



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(07/08/2023-11/08/2023)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3627/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Bartholdi Limited
<b>Location</b>	Laurel House, 122 Ranelagh, Dublin 6, D06 W2T3
<b>Registration Date</b>	09/08/2023
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: permission is sought for change of use from its current use of offices to a childcare facility, the construction of a new 143m<sup>2</sup> part two-storey part one-storey extension to the rear, and refurbishment of the existing 254m<sup>2</sup> three-storey with mezzanine semi-detached building, removal of external stone staircase to the rear, partial removal of stone wall at rear to create opening for circulation to new extension. Refurbishment works will include replacement of existing PVC windows with timber sash windows, rewiring, replumbing and structural works where required. All protected elements to be retained and repaired where required. Removal 9 no. car parking spaces, addition of 5 no. bicycle stands and a covered bin store.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4274/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Tetrarch Aparthotel GP Limited
<b>Location</b>	Ground Floor Unit, Block 4, 49-53 Townsend Street, Dublin 2
<b>Registration Date</b>	08/08/2023
<b>Additional Information</b>	

**Proposal:** Permission for the change of use from restaurant to convenient retail with subsidiary off-licence element at the ground floor of Block 4, 49-53 Townsend Street, Dublin 2. The premises has rear service access from a courtyard at Bracken's Lane. The proposal includes minor external alterations to the front (shopfront) elevation to include an automatic sliding entrance door and an over door louvre. Pin mounted individual backlit (LED lighting) letters and an internally illuminated projecting sign area proposed to advertise the use. It is proposed to alter the rear service entrance to include a louvre screen and louvered access doors. A louvered screen to the plant room and a widened access door are proposed to the courtyard elevation.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4281/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Kateo Investments Ltd
<b>Location</b>	Thomas Moore Inn, 12 Aungier Street and the corner of Longford Street Little, Dublin 2
<b>Registration Date</b>	10/08/2023
<b>Additional Information</b>	

**Proposal:** RETENTION PERMISSION: the description of the development is as follows: retention permission required for

- (i) 4 no. flagpoles on the west elevation to Aungier Street,
- (ii) 3 no. advertising canopies: 1 no. located on the west elevation to Aungier Street and 2 no.

located to the north elevation to Longford Street Little,

(iii) 3 no. wall mounted historical advertising signs on the north elevation to Longford Street Little,

(iv) 3 no. wall mounted benches on the north elevation to Longford Street Little.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4283/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Amarition Ltd
<b>Location</b>	34 Lennox Street, Dublin 8
<b>Registration Date</b>	10/08/2023
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION PERMISSION for a fully retractable awning to the front facade.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4287/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Liam Farrell
<b>Location</b>	4 Inns Court, Winetavern Street, Dublin 8, D08 XY00
<b>Registration Date</b>	11/08/2023
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the following :
	(i) alterations to rear opes at ground floor level inclusive of the removal of existing garage door and provision of 2 no. new opes to facilitate access to bin store provided at ground floor level from St. Michael's Close and fenestration to living room with external wall finishes to match that as existing along St. Michael's Close;
	(ii) alterations to rear opes at first floor level including the removal of glazed screen and door and replacement with new insulated external wall and external access doors;
	(iii) alterations to rear opes at second floor level including the removal of 2 no. existing opes and provision of 1 no. ope to provide fenestration with finishes to match that as existing;
	(iv) alterations to northern elevation within existing courtyard inclusive of replacement of existing windows at first and second floor level with insulated masonry rendered to match existing and replacement of existing windows at first, second and third floor level with 60-minute fire rated windows;
	(v) removal of steps and guarding at first floor rear terrace and replacement with pedestal paving and glass barrier all along St. Michael's Close;
	(vi) demolition of existing internal walls and provision of new partition walls and internal doors where required at ground, first, second and third floor levels, and provision of new kitchen and bathroom fittings to each unit;
	(vii) demolition of brick recessed opening to the front at third-floor level and replacement with new window opening with finish to match that as existing;
	(viii) a temporary 5-year change of use of the existing property from office to short-stay residential use through the provision of 4 no. short-stay apartment units (1 no. studio, 1 no. one-bed and 2 no. two-bed units);
	(ix) all ancillary works, inclusive of planting, all to facilitate the proposed development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4289/23
<b>Application Type</b>	Permission

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**Applicant** Karl McHugh  
**Location** 32 Mount Street Upper, and 32 Stephen's Lane, Dublin 2  
**Registration Date** 11/08/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of the replacement of the existing 31sq.m sub-standard, single storey prefabricated structure at basement level to the rear of 32 Mount Street Upper with a new 31sq.m single store structure with a sedum/green flat roof together with a replacement stepped approach down to the rear basement structure & all associated site works. 32 Mount Street Upper is a 4-storey over basement building and there are minor works proposed to the main property which will consist of the opening of an original window ope on basement level to the rear elevation that is currently blocked up and a new window is proposed within the original ope. 32 Mount Street Upper is listed as protected structure in the current Dublin City Council Development Plan and is located within an Architectural Conservation Area. The development will also consist of the change of use of the existing two-storey mews building from office space to a dwelling house at 32 Stephen's Lane, the removal of an existing 2 sq.m glazed porch to the rear of the building, the construction of a new single storey extension to the rear of the building, the replacement of the existing pitched roof with a new copper/zinc barrel/vaulted roof, the inclusion of a second storey level within the new roof and the provision of a new balcony to the rear of the building, together with all associated site works at 32 Stephen's Lane.

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**Area** Area 1 - South East  
**Application Number** 4293/23  
**Application Type** Permission  
**Applicant** MammaMia Grattan Properties Limited  
**Location** 1A, St. Marys Terrace, Bath Street, Dublin 4  
**Registration Date** 11/08/2023

**Additional Information**

**Proposal:** Planning permission for the infill site at the rear. The proposed development consists of: Demolition of the existing disused metal and block sheds abutting the northern boundary, and block shed abutting the southern boundary; Construction of a 2-storey 2-bedroom detached house with an internal balcony from the first-floor level on the southeast elevation. 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.

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**Area** Area 1 - South East  
**Application Number** PWSDZ4276/23  
**Application Type** Permission  
**Applicant** Pembroke Beach DAC  
**Location** Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4  
**Registration Date** 09/08/2023

**Additional Information**

**Proposal:** Planning permission for development comprising modifications to a permitted mixed-use development (referred to as Phase 1 located at this site which is identified as being within the A3 lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019). The wider site also includes the lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The amendments relate to the Block O tower of the development permitted under Dublin City Council Planning Reference PWSDZ3207/21 only. The proposed development consists of the following modifications:

1. change of facade material from polished concrete to aluminium unitised panels on the permitted tower of Block O,
2. partial reconfiguration of the basement and ground floor of block O to provide for additional residential amenity space,
3. alteration of the permitted entrance to Block O.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1481/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Robert Gray
<b>Location</b>	4, Belville Mews, Stillorgan Road, Donnybrook, Dublin 4
<b>Registration Date</b>	09/08/2023
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> Reconfiguring and extending to change from 1no. 4 bedroom dwelling house over 2 storeys [area: 146 square metres] to 2 no. three bed apartments over three floors. Apartment A will be 120 square metres and Apartment B, 95 square metres. Works include retaining of existing stone front and rear elevations along with pedestrian and vehicular entrances, internal demolitions, 2 no. new ground floor courtyards at entrance level, balcony on first floor for each apartment behind the front stone wall, set back three storey brick façade with glazing and flat roof in the central massing and 2 storey set back brick facades with glazing and flat roof on either side.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1676/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Astrid & Miyu Ireland Limited
<b>Location</b>	2, South Anne Street, Dublin 2 D02 KR65
<b>Registration Date</b>	10/08/2023
<b>Additional Information</b>	
<b>Proposal:</b> Shopfront Signage and Redecoration of Shopfront.	

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### Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4272/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Sean and Niamh Hennessy
<b>Location</b>	2A Belmont Gardens, Donnybrook, Dublin 4
<b>Registration Date</b>	08/08/2023
<b>Additional Information</b>	
<b>Proposal:</b> Permission is sought for proposed removal of 2 no. velux rooflights and construction of dormer window to rear of property.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4277/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Barry & Aine Balfe
<b>Location</b>	36 Sandymount Avenue, Ballsbridge, Dublin 4, D04 T384
<b>Registration Date</b>	09/08/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of removal of part existing lime render to internal face of external walls and application of proprietary insulated lime render in its place and application of proprietary insulated lime render over contemporaneous render to original rear external wall and permission sought for provision of photovoltaic solar panels on existing roof and contemporaneous roof and associated services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4284/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Macken Capital Limited and MBC Management Limited
<b>Location</b>	Fourth Floor at 7 Angelsea Street, Dublin 2
<b>Registration Date</b>	10/08/2023

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: : Planning permission is sought for :

- (i) the renovation of existing converted attic level,
- (ii) new metal clad dormer to rear roof,
- (iii) new rooflight windows to roof,
- (iv) new solar panels to roof,
- (v) repairs to existing roof,
- (vi) restoration to existing chimney brickwork and all associated ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1091/16/X2
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Eamon MacGiolla Bhui
<b>Location</b>	20, Victoria Street, & 20 Avenue Road, Portobello, Dublin 8
<b>Registration Date</b>	11/08/2023

**Additional Information**

**Proposal:** EXT. OF DURATION: Demolition of existing flat roofed single-storey garage at the end of the rear garden facing Avenue Road and subsequent construction of a flat roofed two-storey building at the rear garden of the two-storey terraced dwelling. Works include the construction of a ground floor storage area & first floor home study & connection to existing services & all associated site development works on a 0.02 hectare site at 20 Victoria Street & 20 Avenue Road, Portobello, Dublin 8.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1678/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Damien Lee
<b>Location</b>	61, Sandymount Avenue, Ballsbridge, Dublin 4 D04 K033

**Registration Date** 10/08/2023

**Additional Information**

**Proposal:** Construction of a new two storey mews building comprising of a home office, home schooling area and gym to the rear of my existing dwelling with all associated site development works including connections to the existing public services.

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**Area 1  
Decisions**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0255/23
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Goulding Integrity Investmens Limited Partnership
<b>Location</b>	Rere of 128 Rathmines Road Lower, Rathmines, Dublin 6.
<b>Additional Information</b>	
<b>Proposal:</b> SHEC: Demolition of existing commercial building, construction of a new 3 storey, 3 bedroom dwelling.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0265/23
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Grafton Residence ULC
<b>Location</b>	"Textile House", located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3086/23
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	10/08/2023

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<b>Applicant</b>	Truceside Ltd
<b>Location</b>	35 Harcourt Street, Dublin 2 (Protected Structure) extending to 35 Camden Place Dublin 2, (with connections to the yards (front & rear) of the Dean Hotel at 34 Harcourt Street/Camden Place, & to the rear block of the new hotel at No 36 Harcourt Street.
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Permission for the following at no 35 Harcourt Street, Dublin 2 (Protected Structure) extending to 35 Camden Place Dublin 2, (with connections to the yards (front and rear) of the Dean Hotel at 34 Harcourt Street/ Camden Place, and to the rear block of the new hotel at No 36 Harcourt Street (Protected Structure)/ Camden Place, Dublin 2): a) The demolition of late twentieth century single storey store-rooms to the rear, at no. 35 Camden Place street level; b) Change of use of the entire remaining premises from commercial use to Hotel; c) The construction of a four-storey building to the rear, abutting Camden Place and the rebuilding of the current ground level element of the block connecting the front and rear. d) General alterations including the following: provision of bathrooms, relocation of internal partitions, reinstatement of original 2nd to 3rd floor stairs, installation of building services, upgrading of fire resistance of doors and floors, repair of sliding sash windows, repair and repointing of brick façade, and recovering of roof. The entire to have 21 no bedrooms, spa, and restaurant, with service access via the rear yard of the Dean Hotel at No 34 Harcourt Street; interconnections in the new rear block, at four floor levels, to the rear block of new hotel at 36 Harcourt Street/Camden Place, Dublin 2; and external connection between the front basement area of Nos 35 and 34 Harcourt Street, Dublin 2.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3690/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/08/2023
<b>Applicant</b>	Signal Infrastructure Limited
<b>Location</b>	Royal Irish Academy of Music, 36-38 Westland Row, Dublin 2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Planning permission to install 3no. Antenna and 2no. transmission dishes on supporting poles together with equipment cabinets, cabling and associated site works at the roof level of Royal Irish Academy of Music, 36-38 Westland Row, Dublin 2, D02 WY89 (Protected Structures in Dublin City Council Development Plan 2022-2028, RPS Ref. No. 8508).

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3945/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Esprit Investment Ltd
<b>Location</b>	1A Maxwell Road, Rathgar, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b>	Permission for development at this site 1A Maxwell Road, Rathgar, Dublin 6, bounded by Maxwell Road to the south east, house no. 1 on Maxwell Road to the east, house no.'s 1 to 10 on Frankfort Avenue to the south west and house no.'s 156 & 157 on Rathgar Road the west and north. The development will consist of



- (1) 4no. 3 bed, two-storey terraced houses to the north east of the existing mews lane from Maxwell Rd. with provision for 5no. off street car parking spaces and communal covered bicycles storage off the existing mews lane;
- (2) demolition of existing single storey structures;
- (3) all ancillary site works including hard and soft landscaping , individual refuse storage areas and infrastructure all on the land totally 0.098 hectares.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3950/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Stephen Tierney
<b>Location</b>	73 Monasterboice Road, Dublin 12

**Additional Information**

**Proposal:** Permission to widen existing entrance to create a new vehicular entrance with kerb dishing for off street parking for one car.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3953/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Jamie & Lucy Rohan
<b>Location</b>	32, Ailesbury Road, Dublin 4, D04 C5V2

**Additional Information**

**Proposal:** The development consists of: Internal and external works to facilitate the renovation of an existing dwelling and provide for residential extensions and alterations to landscaping. The proposal comprises: 1) (i) the removal of 2 no. chimneys and 2 no. outbuildings and existing tennis court within the rear garden; (ii) internal and external alterations and reconfiguration to accommodate the proposed development; and (iii) the partial demolition of roof and attic space to accommodate proposed works. 2) The proposal provides for the extension and reconfiguration of the existing property at ground, first and attic levels to accommodate a 5-no. bedroom semi-detached dwelling, as follows: (i) the extension along the rear at ground floor level (112sqm) to accommodate a living room with 2 no. external stores to the west, dining room, kitchen, and 3 no. roof lights. Extensions and alterations (23sqm) along the front and eastern facade to accommodate a new office at ground floor level and (ii) at first-floor level the rear extension provides for a 51sqm master bedroom and ensuite, and 1 no. dormer window. The extension along the front and eastern elevation provides for 1 no. new 20sqm bedroom with ensuite at first-floor level. (iii) the attic level extension will provide for 89sqm of non-habitable attic space for storage and 1 no. new flat-roofed dormer window to front elevation, to match adjoining dwelling at No. 34 Ailesbury Road: (iv) The proposal comprises alterations to the roof profile to facilitate the development of the extensions including (a) the provision of 1 no. roof light to the rear and 3 no. flat roof sections to the front, rear, and side including the flat roof over dormer window at attic level, (v) and all associated facade and external works, including the provision of new windows, doors, and opes, necessary to facilitate the alterations and extensions proposed. 3) Permission is also sought for (i) widening of the existing vehicular entrance off Ailesbury Road and installation of new brick piers (to match existing), and new entrance gates to accommodate 3 no. car parking spaces and (ii) hardscape and landscape works to the rear to facilitate private open space. 4) The proposal also includes all

other associated engineering works, landscaping, and ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3954/23
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Killian & Avril Whelan
<b>Location</b>	'Thorndale', 31, Temple Road, Dublin 6, D06 K138

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of alterations to the existing grant of planning permission under reg. ref. 3242/20 and ABP-308645-20 proposed works to Thorndale 31 Temple Road, Dublin 6, D06 K138, a protected structure, as follows: for (i) A proposed new low level window facing north at ground floor of the permitted north extension; (ii) Proposed layout changes internally in the permitted west extension to reconfigure the closet and en-suite bathroom at first floor; (iii) Proposed clear glass in lieu of obscured glazing in the west facing balustrade at first floor in the permitted north extension. This balustrade to reduce in height from 1.8m high to 1.1m high; (iv) Proposed clear glass in lieu of obscured glazing in the north facing balustrade at first floor in the permitted west extension. This balustrade to be 1.1m high throughout; (v) Proposed 1.8m high obscured glazed screen to the west side of the first floor balcony in the permitted west extension, and additional screening to be provided by the proposed 1.1m high timber fence above the existing west boundary wall of the rear garden; (vi) Proposed relocation of the external stair at the first floor balcony of the permitted west extension from the east end of this balcony to the west, adjoining the west boundary of the site and screened by the obscured glass at (v) above; (vii) Omission of the 2 no. north facing garage doors at ground floor of the permitted west extension; (viii) Increased height and width of the north facing first floor opening of the permitted west extension; (ix) omission of the permitted door opening from the original main house onto the permitted west facing balcony of the northern extension, and (x) Proposed layout changes internally in the master suite of the original main house consisting of minor revisions to the existing en-suite bathroom.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3955/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Kevin & Consilla Dunne
<b>Location</b>	5, Nutley Road, Ballsbridge, Dublin 4, D04W2P1

**Additional Information**

**Proposal:** PERMISSION: Sought for 1) Demolition of existing later porch and formation of new porch to side of house 2) Removal of existing flat roofed single storey kitchen/utility/boiler room extension to rear and formation of new single storey living room extension with pitched roof to rear of house 3) reduction in size of existing bay window to bedroom 4 (former garage) and formation of extension to rear comprising ensuite shower room and utility room with pitched roof over 5) formation of bedroom, shower room and storage within roof space including dormer window to rear and roof lights 6) increase in width of existing vehicular access gates from 2.68m to 3.50m, reconstruction of gate pier and installation of new gates 1.8m high 7) internal alterations and 7) external site works to facilitate development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3958/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Martin Reynolds
<b>Location</b>	41, Upper Leeson Street, Dublin 4, D04 E8K1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: For new vehicular access, 2No. parking car spaces, alterations to railings, new gates, landscaping and associated works at 41 Upper Lesson St. Dublin 4. D04 E8K1.(Protected structure).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3960/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Kells ICAV
<b>Location</b>	Retail Units 1 & 2 at recently completed development on the site comprising No.60-63 Dawson Street, & No.3 Duke Lane (Hibernian House) No.64-65 Dawson Street &, No.34-39 Nassau Street (Hibernian Corner) & No.40-43 Nassau Street (Nassau House),, Dublin 2

**Additional Information**

**Proposal:** PERMISSION:The proposed development consists of alterations to Retail Unit 1 (Gross Floor Area (GFA) of 1,493 sqm) and Retail Unit 2 (GFA of 1,416 sqm), including: (a) The sub-division of Retail Unit 1 to provide two separate units, comprising Retail Unit 1 entirely at ground floor level and Unit 1A at ground floor and lower ground floor levels. It is also proposed to incorporate part of the lower ground floor area of Retail Unit 2 within the proposed Unit 1A. The proposed amendments result in Retail Unit 1 having a total GFA of 613 sqm, Unit 1A having a total GFA of 1,021 sqm and Retail Unit 2 having a total GFA of 1,263 sqm; (b) The provision of a new ground floor level entrance to Retail Unit 1 onto Nassau Street; (c) Change of use of Unit 1A from Retail to Leisure and Recreational Use, providing a commercial Virtual Reality (VR) facility at lower ground floor level, with an associated reception area at ground floor level, together with all associated and ancillary works. The proposed VR facility incorporates 5 no. VR gaming areas ('holodecks'), a guest lounge, ancillary licensed bar areas, restrooms and back of house and staff areas (including plantroom, stores, staff restroom, staff office/ meeting room, maintenance workshop and server room) at lower ground floor level. A dedicated circulation stairwell and lift is proposed to connect the ground floor reception area to the lower ground floor level. (d) The provision of fascia signage (measuring approximately 2660mm (length) x 400mm (height) x 75mm (depth)) comprising back-lit individual white lettering SANDBOX VR and an associated logo to the front of the proposed Leisure and Recreational Unit 1A onto Nassau Street. (e) The provision of 2 no. internal shopfront window display TV monitors (measuring approximately 831mm (length) x 1,477mm (height) respectively), associated with the use of the proposed Leisure and Recreational Unit 1A, fronting onto Nassau Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3962/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Ulster Bank Limited
<b>Location</b>	105-106 Grafton Street/16-17 Suffolk Street, Dublin 2, Co. Dublin, D02 HN59

**Additional Information**

**Proposal:** PERMISSION: To carry out external works for the removal of an ATM, to be replaced with shop front glazing to match existing, as well as the removal of the Ulster Bank raised lettering shop signs on Grafton Street and Suffolk Street and general blue signage. Carry out internal works for the removal of the ATM, as well as the removal of loose furniture and the removal of Ulster Bank signage and merchandise on all floors.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3967/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Glenberg Investments Unlimited Company
<b>Location</b>	3 Grafton Street, Dublin 2, D02 ET86

**Additional Information**

**Proposal:** The development will consist of

1. demolition of parts of front facade onto Grafton Street at ground & first floor level including removal of existing shopfront, surrounds and signage at ground floor level and removal of existing oriel window installations at first floor level;
2. construction of alterations to front facade onto Grafton Street at ground & first floor level including construction of existing shopfront, surrounds and signage at ground floor level and construction of new oriel window installations at first floor level;
3. amalgamation of two existing shop units in the building by amalgamating the existing ground floor/basement shop unit with the existing upper levels shop unit including ground floor access stairwell area;
4. demolition of part of second floor level at rear of building including associated stairs and roofs;
5. construction of new flat roof over first floor level at rear of building including associated amendment to perimeter walls;
6. general upgrades & alterations to internal areas at all levels;
7. all consequent ancillary alterations, site services and boundary treatments.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3970/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	10/08/2023
<b>Applicant</b>	Emmett and Joyce Rice
<b>Location</b>	2 Herbert Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:PERMISSION/ RETENTION PERMISSION : retention of development and development on lands (c.0.2ha) . Retention permission is sought for change of use of the existing building from office to provide a childcare facility at ground and first floor levels

with associated offices at second floor level. Permission is also sought for change of use from vacant office to childcare facility at basement level (93.9 sqm) which includes minor demolition and development works at basement level to return the existing building to original plan form, refit kitchenette units and upgrade bathroom facilities at this level. Permission is sought for fire upgrade works to windows and doors at basement, ground floor and first floor levels, the existing floor at all levels and the provision of a fire escape gate through the rear boundary wall with the adjoining property at No. 3 Herbert Street. Third floor level remains unchanged as residential use. The building is currently arranged as follows: basement (vacant office), ground floor (childcare facility, previously permitted under 5 year permission Reg. Ref. 4813/06, now expired), first floor (childcare facility, previously permitted under 5 year permission Reg. Ref. 4813/06, now expired), second floor (existing office use) and third floor (existing residential use).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3971/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/08/2023
<b>Applicant</b>	Kate Doran
<b>Location</b>	9, Garville Avenue, Rathgar, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission is sought for demolition of rear extension (29.2 sq m), ground floor single storey extension at rear (46.8 sq m), alterations to windows and doors, alterations to internal layouts, including new openings to existing walls, new internal partitions, new double glazed sash windows to replace existing, new services throughout, new internal insulation at roof level, new internal insulation on existing walls, new insulated concrete floor at ground floor level, damp proof treatment to existing walls, reinstatement/restoration of original features, demolition of one garden shed, new roof and door to shed, new gates at rear boundary; and all ancillary renovation and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3973/23
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	10/08/2023
<b>Applicant</b>	Diarmaid Scully
<b>Location</b>	35, Lennox Street, Dublin 8, D08 F5C2

**Additional Information**

**Proposal:** Planning permission for demolition of an existing ground floor lean-to to the rear of the house; the change of use of the existing two bedroom two storey dwelling to a medical practice and the extension of the medical practice with a two storey extension to the rear providing five consulting rooms; a new side gate onto Lennox Place in to the rear yard together with all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3976/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	10/08/2023

**Applicant** Auveen & Douglas McMahon  
**Location** 25, Auburn Avenue, Dublin 4

**Additional Information**

**Proposal:** The development will consist of: (i) extension at first floor level to the side/east of the existing dwelling; (ii) the provision for 1 no. staircase from first floor to attic level and the conversion of the attic into habitable space; (iii) the provision of a new dormer window to the rear at attic level; (iv) the omission of the existing window on the side/west façade at first floor; (v) the provision of 2 no. rooflights to front, 2 no. rooflights to side/west and 1 no. rooflight to rear; and (vi) all ancillary works inclusive of landscaping necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3979/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/08/2023  
**Applicant** Hermitage Estates Ltd.  
**Location** 27-28, Mountpleasant Avenue Lower, Rathmines, Dublin 6, D06 YA72

**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 3984/23  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 11/08/2023  
**Applicant** The Schoolhouse Hotel Limited  
**Location** The Schoolhouse Hotel, 2-8, Northumberland Road, Ballsbridge, Dublin 4, D04 P5W8

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: The development consists of the retention 3 no. signs located at the Northumberland Road boundary of the site as follows: 2 no. double sided, free-standing pressed metal panels black in colour with illuminated text cut outs (Sign no. 1 is 3.08m in height and Sign no. 2 is 2.24m in height.) Sign no. 3 (single-sided) consists of an illuminated perspex menu sign and is attached to the front railing along Northumberland Road. All 3 no. signs have been erected on site to demarcate the existence of The Schoolhouse Hotel at this location and replace pre-existing signs.

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**Area** Area 1 - South East  
**Application Number** 3986/23

<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Mark Egan and Fergus Fitzpatrick
<b>Location</b>	14, Fitzwilliam Place, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: (i) Provision of external stairs to front lightwell, connecting lower ground floor and street levels; (ii) Modification to existing front railings and granite plinth wall to provide pedestrian access to same; (iii) Replacement of existing perspex signage with brass sign on front elevation at upper ground floor; (iv) Provision of signage to front railings; and (v) Provision of 2 no. angular wall mounted flag poles to front façade at first floor level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4139/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	SHAWL Property Investment
<b>Location</b>	44 Pembroke Road, Dublin 4, D04 K5A0

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the following works:

- (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. en suites previously serving 2 no. bedrooms to now provide for a kitchen/living/dining room within original dwelling,
- (b) at ground floor level permissions is sought for
  - (i) the removal of the kitchen sink/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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4160/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Respond Housing Association
<b>Location</b>	53a Keeper Road, Drimnagh, Dublin 12 FD40

**Additional Information**

**Proposal:** Permission for development of a site at 53a Keeper Road, Drimnagh, Dublin 12, D12 FD40), bounded by Keeper Road to the south and laneways to the rear of Keeper Road to the north and east. The proposed development consists of demolition of the former Fr. Lar Redmond Community Centre (one-storey, circa 160 sq.m.) and the construction of an older persons 'age-in-place' development consisting of a four, five and six-storey community facility / apartment building in its place. The accommodation proposed consists of 20no. one-bedroom (two-person) units and a community room at (upper) ground floor level, as well as off-street under-croft car parking (3no. spaces), 8no. bicycle spaces, plus residents lock-ups, refuse storage and services infrastructure. The development is laid out in a horse-shoe arrangement around an open-air lightwell / courtyard,, with an external roof terrace for the amenity of residents at fourth floor level. The proposed development includes all associated site works, landscaping, boundary treatments an services installations, as well upgrading the footpath bounding the site to the east in accordance with DCC standards, with provision of a vehicle stet-down area on this side street. The proposed car park access point is of the rear laneway, with entry to the apartment lift and stair core provided from both the parking area and the footpath running along the eastern elevation. Access to the (upper) ground floor community room is provided directly off Keeper Road and from the rear parking area. The apartment units, from the first to fifth floors, are designed to be fully compliant with DCC and D H P L G standards, including three which met with the Irish Wheelchair Association Best Practice Housing Guidelines. The majority are dual aspect and have balcony terraces along the northern, eastern and southern elevations. The total floor area of the proposed development is 1,569 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4223/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Mr and Mrs G. Kelly
<b>Location</b>	5 Rathfarnham Road, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Permission to reinstate no. 5 Rathfarnham Road, Terenure, Dublin 6W from commercial use to three bedroom dwelling unit.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	PWSDZ4217/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

**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 PWSZ3406/22. 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1504/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Iseult Ní Chuinneagain
<b>Location</b>	137, Oliver Plunkett Avenue, Ringsend, Dublin 4 D04 YY83

**Additional Information**

**Proposal:** The development of a two-storey rear extension to the existing property and a new rooflight to the existing rear slope, together with all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1506/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Myles Miley
<b>Location</b>	193, Downpatrick Road, Crumlin, Dublin 12, D12 A2N3

**Additional Information**

**Proposal:** Two-story and single-storey extensions to the side and back of the house

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1510/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/08/2023
<b>Applicant</b>	Rachel and Colm Byrne
<b>Location</b>	2, Pembroke Street, Dublin 4

**Additional Information**

**Proposal:** The proposed demolition of the existing ground floor level Utility, Storage, Boiler area of the existing end of terrace house and the proposed construction of a new two storey, flat roof rear extension to provide a ground floor level lounge / dining area, and a proposed first floor level additional bedroom and balcony, with a proposed covered rear yard amenity area, with Perspex lean-to roof and rear door street access and all associated internal reconfigurations and external works to facilitate the development at 2 Pembroke Street, Irishtown Dublin 4 D04 V973.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1514/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Raichal Ó Meiscill
<b>Location</b>	8, Glenealy Road, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	New vehicular access with dropped kerb, removal of part of the front wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1620/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Jennifer O'Hare and Thomas Quinn
<b>Location</b>	9, Hazelbrook Road, Terenure, Dublin 6w
<b>Additional Information</b>	
<b>Proposal:</b>	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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1621/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Irene Richardson
<b>Location</b>	71, Derrynane Gardens, Dublin 4 D04 NH02
<b>Additional Information</b>	
<b>Proposal:</b>	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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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1637/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	Tom & Siobhan O'Dowd
<b>Location</b>	47, Rathdown Park, Terenure, Dublin 6w
<b>Additional Information</b>	
<b>Proposal:</b>	Modifications to widen the existing vehicular entrance off Rathdown Park

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1646/23
<b>Application Type</b>	Permission

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<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	11/08/2023
<b>Applicant</b>	GABRIEL COPPINGER
<b>Location</b>	123 Winter gardens, Pearse Street, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	Change of use from previously granted Planning Permission (Ref. 3334/16) for change of use of the proposed bedroom from storage into bedroom residential accommodation.

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### Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3816/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	JD Wetherspoon plc
<b>Location</b>	Keavan's Port, 1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2

#### Additional Information

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5254/22
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Greenfield Ideas Ltd.
<b>Location</b>	43-44 Baggot Street Lower, Dublin 2, 11A Fitzwilliam Street Lower, Dublin 2

#### Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention planning permission for: a) change text on sign fascia; b) provide external wall mounted heaters; c) changes to shopfront (minor); d) provide planters; e) make a new window opening; f) serve coffee through window and g) restore granite plinth, wall and railing.

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### Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3979/21
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	08/08/2023
<b>Applicant</b>	Tullington Limited, General Partner on behalf of the Victoria Limited Partnership
<b>Location</b>	1 and 2 Haddington Road (also known as Victoria

### Additional Information

**Proposal:** Permission for development at a site of 0.0514 ha (514 sq.m).

The development will principally consist of : the removal of plant equipment at roof level of No. 2 Haddington Road and the provision of an office extension of c. 369 sq.m comprising 1 no. storey vertical extension (c. 318 sq.m) increasing the height of No. 2 Haddington Road from 4 no. storeys over basement to 5 no. storeys over basement and the provision of a lateral extension (c.51 sq.m) at third floor level (infilling of balconies).

The development will also include: associated elevational changes; screened plant, sedum roof and all associated site and development works above and below ground.

There are no works proposed to No. 1 Haddington Road which forms part of the subject site.

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**Area** Area 1 - South East

**Application Number** 4976/22

**Appeal Decision** APPEAL WITHDRAWN

**Appeal Decision Date** @08/08/2023

**Applicant** Ciaran McGrath

**Location** 29, Ailesbury Road, Dublin, D04YW28

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: 1. Construction of a new single-storey addition to the rear Ground Floor, and removal of the existing single-storey addition to the rear of the building;  
2. Construction of a new 2-storey addition to the Ground & 1st Floor east side, and removal of the existing single-storey addition to the east side of the building;  
3. Reconfiguration and refurbishment of the existing Ground Floor apartment unit, to include new services, finishes & fixtures;  
4. Formation of new patio doors to the existing door & window openings to the rear.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

32/23

(07/08/2023-11/08/2023)

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0295/23
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	MammaMia Grattan Properties Limited
<b>Location</b>	Infill site ar 1A, St. Marys Terrace, Bath Street, Dublin 4, D04 A593.
<b>Registration Date</b>	11/08/2023

**Additional Information**

**Proposal:** SHEC: Demolition of the existing disused metal and block sheds abutting the northern boundary, and block shed abutting the southern boundary; Construction of a 2-storey 2-bedroom detached house with an internal balcony from the first-floor level on the southeast elevation. 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.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

32/23

(07/08/2023-11/08/2023)

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0288/23
<b>Application Type</b>	Section 5
<b>Applicant</b>	Denis O'Brien
<b>Location</b>	Rosalins, 42, Dunville Avenue, Ranelagh, Dublin 6, D06 VX34.
<b>Registration Date</b>	08/08/2023

**Additional Information**

**Proposal:** EXPP: Change the large format granite tile to the front facade and replace with smaller 150mm x 150mm glazed tile. Front facade to existing flat roof lean-to on left hand side of existing tiled area, to be repainted in colour to compliment new tiled finish.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0293/23
<b>Application Type</b>	Section 5
<b>Applicant</b>	BP Developments Ltd
<b>Location</b>	46 South Dock Street, Dublin 4, D04 XY05.
<b>Registration Date</b>	10/08/2023

**Additional Information**

**Proposal:** EXPP: Works consist of re-organisation of WC's to rear of site. Part of site was previously adapted to serve lands to rear of 46-64 South Dock Street. Works proposed re-established use of WC's in association with 46 South Dock Street. Internal modifications and roofing works required in association with works.