



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(31/07/2023-04/08/2023)

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	3726/23
Application Type	Permission
Applicant	Granthams Cafe Ltd
Location	5/6, Camden Market, Grantham Street, Dublin, D08 FYK8
Registration Date	02/08/2023
Additional Information	Additional Information Received

Proposal: RETENTION & PERMISSION: PROTECTED STRUCTURE: The development will consist of: This development is located to the rear of a protected structure. Extension of the existing restaurant into existing storage to the rear, change of use of this area from storage to restaurant - alterations to the roof in the extended area rear ground floor. Part glass pitched roof with an additional nine roof windows. Change of use, retention of front area of number 5 from retail to restaurant. Change in opening hours to 11.30 pm all seven days.

Area	Area 1 - South East
Application Number	4239/23
Application Type	Permission
Applicant	Sandymount Neuromuscular & Sports Injury Clinic
Location	7A Londonbridge Road, Dublin 4
Registration Date	31/07/2023
Additional Information	

Proposal: Permission for the provision of coffee kiosk, front canopy, 1.8m high screen fencing and customer seating area to the front paving area of the sports injury clinic (permitted by file 3605/21).

Area	Area 1 - South East
Application Number	4249/23
Application Type	Permission
Applicant	Chambers Properties Limited
Location	59, 60 and 61 Dame Street and 1 & 2 Eustace Street, Dublin 2 (also known as 'Shamrock Chambers')
Registration Date	02/08/2023
Additional Information	

Proposal: PROTECTED STRUCTURE: The proposed development will principally consists of:
-a change of use of the existing 5 no. storey over basement building from vacant restaurant, shop and vacant office uses to a hotel;
- and the provision of an additional setback fifth floor level (260 sq m), providing a 6 no. storey over basement building comprising 47 no. en-suite bedrooms and ancillary hotel facilities (2,102 sq m).
The application principally replicate the recently expired permission for a hotel with the provision of an additional storey as granted under DCC Reg. Ref: 3867/17.

The development also proposes:

- internal alterations, reconfigurations and refurbishments to facilitate the development;
- alterations at basement level including the lowering of the floor level and the provision of toilets, kitchen, staff facilities, hotel management/operational rooms and cycle parking;
- alterations at ground floor level and the provision of hotel reception and hotel restaurant/bar;
- alterations at first floor level including demolition and extension works and the provision of a landscaped courtyard and 11 no. en-suite bedrooms;

-alterations and extensions at second, third and fourth floor levels and the provision of 27 no. en-suite bedrooms;

-and new setback fifth floor level and the provision of 9 no. en-suite bedrooms (increasing the building height to 6 no. storeys over basement).

Also proposed as part of the development are the following:

-alterations to all facades, including provision of new ground floor and first floor level 'shopfronts', change of an existing doorway to window and change of 2 no. existing windows to 2 no. entrances;

-removal of existing lift car cage (to facilitate provision of new lift system, which will extend to basement and new fifth floor levels) and its reuse as a feature in the restaurant/bar;

-repair/ renewal of brickworks as required;

-signage on Dame Street and Eustace Street facades;

-north-facing bedroom balconies;

-blue/green roofs;

-rooftop plant and lift overrun;

and all associated works above and below ground.

Area	Area 1 - South East
Application Number	4250/23
Application Type	Permission
Applicant	Paddy Dunning
Location	7, 8 & 8A Crow Street, Dublin 2
Registration Date	02/08/2023

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of addition of 1 new set-back fourth floor level above no.s 7 (protected structure), 8 & 8A Crowe Street, Dublin 2 and for consequent alterations to the existing building consisting of :

1. demolition of part of the existing modern set-back roof/fourth floor level stair enclosure;
2. demolition of the modern existing roof garden and roof level;
3. construction of new set-back fourth floor level incorporation 1no. new 1 bedroom live/work unit along with associated circulation and ancillary areas;
4. construction of new set-back facades/fenestration at new fourth floor level;
5. construction of all consequent internal & external alterations;
6. all ancillary site development and services works.

Area	Area 1 - South East
Application Number	4260/23
Application Type	Permission
Applicant	Ampbay Limited
Location	Lands at 27-32 Parliament Street, Dublin 2, 1-2 Essex Gate, Dublin 8, 7-10 Exchange Street Upper, Dublin 8
Registration Date	03/08/2023

Additional Information

Proposal: PROTECTED STRUCTURE : Permission for development on lands at Nos. 27-32 Parliament Street (nos. 27, 28 & 31 being protected structures) Dublin 2, 1-2 Essex Gate (both protected structures) Dublin 8, 7-10 Exchange Street Upper (nos. 9 & 10 being protected structures) Dublin 8. The proposed development comprises the following:

(a) change of use from office to hotel at 31 Parliament Street (a protected structure) and from vacant restaurant and residential use to hotel at 32 Parliament Street. The hotel use will integrate nos. 31 and 32 into the existing Paramount Hotel and will comprise a new hotel entrance on Parliament Street, a foyer and reception at ground floor level, administration areas at basement

level and the collective amalgamation of both properties with Paramount Hotel at all existing floor levels to provide 28 no. new bedrooms from first to fourth floor levels and the addition of 5 no. bedrooms in a new setback floor behind exiting roof hips at fifth floor level;

(b) the proposal involves the reconfiguration of the internal layout of 29-30 Parliament Street to incorporate a new opening in the existing wall with 31 Parliament Street resulting in a change from a double bedroom to a single bedroom and reconfiguration of the store room with the addition of hallway doors from first to fourth floor level;

(c) demolition of the single storey rear extensions of nos. 31 and 32 Parliament Street and addition of a new courtyard with fully glazed roof extending across the rear of nos. 31 and 32;

(d) reconstruction of the existing front facade of nos. 31 and 32 Parliament Street from first to fourth floor level (no changes proposed to existing protected bay window and ground floor shop front of no. 31);

(e) internal alterations at basement and ground floor levels in all properties except for nos. 27-30 Parliament Street where no changes are proposed;

(f) extension of existing setback of 7-8 Exchange Street Upper at fourth floor level to the street front to match the existing frontage to include the reconfiguration of the internal layout to provide 4 no. bedrooms and lobby;

(g) addition of a setback fifth floor level with the provision of a terrace enclosed by a glass balustrade at 7-8 Exchange Street Upper to include the addition of 3 no. bedrooms, lobby, lift and new staircase. New flat roof over fifth floor with setback louvred plant area in centre of roof to be provided;

(h) provision of 10 no. signage zones on frontages of Parliament Street, Essex Gate and Exchange Street Upper.

The overall development will result in a hotel bedroom count of 108 no. bedrooms (66 existing and 42 proposed) and includes all associated alterations to the existing hotel services and all associated site development works above and below ground.

Area	Area 1 - South East
Application Number	4264/23
Application Type	Permission
Applicant	The Governors of the Schools founded by Erasmus Smith Esq
Location	The High School Dublin, Danum, Zion Road, Rathgar, Dublin 6, D06 YR68
Registration Date	04/08/2023
Additional Information	
Proposal:	Retention permission for development. The development consists of: 10m high retractable ball-stop netting at part of the northern site boundary (to the south of houses at Bushy Park Road), and 12m high permanent ball-stop netting along part of the western site boundary (to the east of Meadowbank).

Area	Area 1 - South East
Application Number	4433/17/X1
Application Type	Extension of Duration of Permission
Applicant	Frontvale Partnership
Location	147-148 Lansdowne Park, Ballsbridge, Dublin 4 Rear of 60 Northumberland Road, Ballsbridge Dublin 4
Registration Date	01/08/2023
Additional Information	
Proposal:	EXT. OF DURATION: PROTECTED STRUCTURE : construction of a 187.5sq.m partial

two storey / partial three storey detached three bedroom dwelling in lieu of existing surface car park, b) Private landscaped courtyard garden to the front and rear of the proposed dwelling with the provision of new private setback terraces at first floor and second floor levels, c) Construction of a boundary wall to Lansdowne Park with an entrance driveway gate to provide access to 1 no. off street car parking space to the dwelling , a pedestrian gate to the dwelling, an entrance driveway and pedestrian gate to a 3.9m vehicular access driveway to north side of the site to access the 4no. relocated car parking spaces which will service 60 Northumberland Road the existing office building (a Protected Structure) d) All soft and hardscaping works associated with the relocated car parking spaces, and e) All associated site works f) Note that there are no works proposed to the Protected Structure as part of this application.

Area	Area 1 - South East
Application Number	5331/22
Application Type	Permission
Applicant	Ria & Loman Cusack
Location	70, Pearse Street, Dublin 2
Registration Date	02/08/2023
Additional Information	Additional Information Received

Proposal: Change of use from existing commercial use to a three-bedroom four-storey house and live-work unit, and modifications to the existing terraced building to include: alterations to front entrance onto Pearse Street, new dormer windows to front and rear, demolition of existing single-storey extension to rear, new vehicle entrance and roller shutter to rear onto Erne Place Lower and provision of 2no. off street parking spaces, associated landscaping works.

Area	Area 1 - South East
Application Number	DSDZ4241/23
Application Type	Permission
Applicant	GCS Hotels Limited
Location	Anantara The Marker Dublin Hotel, Grand Canal Square, Dublin 2, D02 CK38
Registration Date	01/08/2023
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.

Area	Area 1 - South East
Application Number	WEB1665/23
Application Type	Permission
Applicant	The Provost and Fellows of Trinity College.
Location	The Hamilton Building, Trinity College, Dublin 2 D02 YY50
Registration Date	03/08/2023
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.

Area	Area 1 - South East
Application Number	WEB1666/23
Application Type	Permission
Applicant	Jake, Hayley, Carly & Mitchell Jacobson
Location	6, Sundrive Road, Crumlin, Dublin 12 D12 VN26
Registration Date	04/08/2023
Additional Information	
Proposal:	Change of use from retail to takeaway restaurant for sale of hot and cold food on and off the premises and internal alterations and associated works.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3748/23
Application Type	Permission
Applicant	Sean Murphy and Sinead Doherty
Location	10 Windsor Road, Rathmines, Dublin 6
Registration Date	01/08/2023
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: The development will consist of the conversion of a multiple unit tenement building into single family dwelling. The demolition of the non original extension to side of building; the non-original rear garden shed structure; the original rear return at ground floor level; the original rear chimney stack at ground and first floor level internally. The provision of a new single storey rear and side extension with rooflights; a covered bin storage area at front of the property and a new single storey garden store to rear boundary wall with proposed pedestrian entrance from the rear lane. The replacement of existing rooflight at roof level. The proposed works will include the remodelling of existing ground floor pan to cater for new WC; additions of partition walls and storage units on upper floors; general refurbishment works; repointing of front brick works; refurbishment of existing timber sash windows and doors and all landscaping and ancillary site works.

Area	Area 1 - South East
Application Number	4245/23
Application Type	Permission
Applicant	Lucie Pasquet
Location	23 Bath Avenue Gardens, Dublin 4
Registration Date	02/08/2023
Additional Information	
Proposal:	Permission for a first-floor extension over an existing ground floor extension to the rear garden and all associated site works.

Area	Area 1 - South East
Application Number	4251/23
Application Type	Permission
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
Registration Date	02/08/2023

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.

Area	Area 1 - South East
Application Number	4254/23
Application Type	Permission
Applicant	Eoin Mac Aodha
Location	22 Curzon Street, Dublin 8, D08 K4W9
Registration Date	03/08/2023

Additional Information

Proposal: Permission for the construction of a ground floor single-storey flat roof rear extension and a first-floor single-storey pitched roof infill extension of the rear-return over the existing ground floor, adjoining the boundary with no. 23 and all associated site works.

Area	Area 1 - South East
Application Number	4259/23
Application Type	Permission
Applicant	Ronan Kenny
Location	40 Curzon Street, Dublin 8, D08 E3XW
Registration Date	03/08/2023

Additional Information

Proposal: The proposed development comprises the construction of a part one and part two storey extension to lower ground and upper ground floor levels, to the rear of the existing dwelling, to provide for an additional living area at lower ground floor level and a bathroom at upper ground floor level, along with all associated and ancillary works.

Area	Area 1 - South East
Application Number	4261/23
Application Type	Permission
Applicant	Patrick Gardiner
Location	24 Farney Park, Sandymount, Dublin 4, D04 YA97

Registration Date 04/08/2023

Additional Information

Proposal: Permission for development consisting of the following: The demolition of an existing chimney, single storey extension to rear and single storey extension to side comprising converted garage. Construction of a new part single storey part two storey extension to rear, part two storey plus attic extension to the side, attic conversion with new dormer window to rear, solar panels to rear slope of extended roof, replacement of all external windows and doors and widening of existing vehicular entrance, drainage and revised landscaping front and rear.

Area Area 1 - South East
Application Number 4269/23
Application Type Permission
Applicant Annie Shannon
Location 15, Garville Avenue, Rathgar, Dublin 6, D06 YF57
Registration Date 04/08/2023

Additional Information

Proposal: PROTECTED STRUCTURE: Protected Structure - RPS 3143. The development will consist of: (i) demolition of existing two storey sloped roof rear extension, (ii) removal of existing garden canopy structure, balconies and stairs to the rear, construction of: (iii) single storey flat roof rear extension with roof light, (iv) new ground floor window openings to the rear, (v) internal modifications, (vi) alterations to all elevations & all ancillary works to facilitate the development.

Area Area 1 - South East
Application Number WEB1208/23
Application Type Permission
Applicant Laura and Philip Seville
Location 64, Cashel Road, Crumlin, Dublin 12 D12 Y4N2
Registration Date 02/08/2023

Additional Information Additional Information Received

Proposal: Part ground floor part two storey extension to rear removing existing ground floor extension, to extend living room and porch at ground floor to front and side, widening of existing vehicular access and reduce level of front garden to provide car parking, for conversion of roof space to storage with rear dormer and a change of roof profile from hip to gable end with new bathroom window to side and for detached outhouse with workshop and recreation area in rear garden together with connection to all services and associated site works.

Area Area 1 - South East
Application Number WEB1646/23
Application Type Permission
Applicant GABRIEL COPPINGER
Location 123 Wintergardens, Pearse Street, Dublin 2
Registration Date 31/07/2023

Additional Information

Proposal: 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.

Area	Area 1 - South East
Application Number	WEB1651/23
Application Type	Permission
Applicant	Siobhán Bereen
Location	16A, Adrian Avenue, Harolds Cross, Dublin 6w D6W KP23
Registration Date	01/08/2023

Additional Information

Proposal: The development will consist of the construction of a dormer extension to the side of the existing roof, enlargement of the two windows to the front elevation to create doors, a new patio area to the front with a proposed wall to the front of the site, and ancillary works.

Area	Area 1 - South East
Application Number	WEB1653/23
Application Type	Permission
Applicant	Michael Lambert
Location	6, Holyrood Park, Sandymount, Dublin 4 D04 DT82
Registration Date	01/08/2023

Additional Information

Proposal: Permission to 1. Demolish shed to side of existing dwelling - 11.6 sq.m. 2. Construct new single storey extension to rear.- 36.35 sq.m. 3. Convert attic space to storage room with new flat roof dormer and velux roof light to rear also velux rooflight to side and all associated site works.

Area	Area 1 - South East
Application Number	WEB1660/23
Application Type	Permission
Applicant	Alan Gaynor
Location	1, Eglinton Square, Donnybrook, Dublin 4 D04 E2W2
Registration Date	03/08/2023

Additional Information

Proposal: Alan Gaynor is applying for Planning Permission for a development comprising the following key elements at no. 1, Eglinton Square, Donnybrook, Dublin 4, D04 E2W2:

1. Erecting a new single-storey outbuilding for bike & storage with a flat roof at the front of the existing house.
2. Replacement of the existing sub-standard boundary wall facing Eglinton Road with a brick-finished wall with capping, along with all necessary site development works. The proposed boundary wall's height will match the existing brick entrance to Eglinton Square.

Area	Area 1 - South East
Application Number	WEB1661/23
Application Type	Permission
Applicant	Mark Cosgrave
Location	1, The Orchard, Cherryfield Avenue Upper, Ranelagh, Dublin 6, D06 C4A0
Registration Date	03/08/2023

Additional Information

Proposal: Planning Permission is sought for a dormer attic conversion and realignment of main roof structure to replace hipped design with new gable design all to incorporate an ensuite bedroom with store and access staircase to house no. 1 The Orchard, Cherryfield Ave Upper,

Ranelagh, Dublin 6, D06 C4A0. Also, proposed 2no. rooflights to be located on front elevation, proposed 1no. rooflight and 1no. window on the rear elevation and proposed 1 no. window to gable elevation. With connection to existing onsite services, and all associated site works.

Area	Area 1 - South East
Application Number	WEB1662/23
Application Type	Retention Permission
Applicant	Mark Hickey
Location	8, Wilson's Place, Dublin 2 D02 YK33
Registration Date	03/08/2023
Additional Information	
Proposal:	Retention of recent renovations and new flat roof over existing rear extension
	And full planning permission for:
	Permission for new obscured glazed screens over existing parapet wall surrounding flat roof area at first floor level to rear of dwelling.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0200/23
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	04/08/2023
Applicant	Declan Doyle
Location	Rockville House, 1A, Ailesbury Road, Dublin 4
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE:
List of Proposed Works	
Roof:	
	Existing natural slated to be carefully removed, examined and stored for re-use. Entire roof to be stripped back to the ratters, felted with selected breather membrane felt underlay and re-slatted using the best of the salvaged- slates onto new treated battens. Where new slates are required due to delamination cracking etc, of the existing they are to match the original as close as possible and are to be compatible in terms of colour, texture thickness and durability . Sections of new slating are to be confined to the less prominent areas of the roof. Existing clay ridge tiles are to be reused as far as possible. Existing copper valleys, raking valleys and parapet gutters are to be examined and removed where necessary and replaced with new copper laid to best current practice, existing lead flashings to be retained and repaired as necessary. Existing coverings to fat roof sections to be removed and replaced with selected 3 ply bituminous sheeting (Paralon Warm Roof System or equal approved) on insulation on VPL on 18 mm marine plywood - all as per manufacturer's instructions. All works to be carried out on a like for like basis in line with best conservation practice as outlined in the Department of Culture, Heritage and the Gaeltacht's Roofs, A Guide to the Repair of Historic Roofs(2010).
	Existing roof window to be removed and replaced with selected conservation roof light (Velux Heritage conservation roof window or equal approved). Chimney stacks to be examined and re-pointed as required with lime. All facia's, softs, timber eaves brackets etc, to be examined for decay and carefully repaired as required - all details/ mouldings / profiles etc., to match existing. All existing gutters and downpipes to be inspected for leaking, cleaned down and repaired as necessary, Repairs to be in line with Department of Culture, Heritage and the Gaeltacht's 'Iron -

The repair of Wrought and Cast ironwork'

Windows:

Refurbishment of all the existing timber single glazed windows. Works to include installation of proprietary draught excluders to improve thermal efficiency and the careful removal of the existing glazing routing of existing h/w frames to allow for its replacement with LANDVAC insulated vacuum glazing thickness 8.3mm (4mm glass + 0.3mm vacuum +4mm glazing)- all as per specification and detail attached from CozyGlaze Ltd. See Appendix 1.

This is a glazing system that is ideally suited for protected structures due to the fact that when installed the glazing reads as single pane glazing. Cozyglaze are one of the leading specialists in the country for this kind of work. This specification also results in a uValue of 0.4 compared with the current estimated reading of circa 5.6- a significant improvement.

The windows are essentially in reasonable condition and will only require some small localized repairs. It is then intended to prepare, sand and repaint in two coats of water based paint and adjust as required the existing sash weights. -as per schedule See Appendix 3. All works to be carried out in line with best conservation practice as outlined in the Department of Culture, Heritage and the Gaeltacht's 'Windows, A guide to the Repair of Historic Windows'.

Relocation of Front Door:

Our client is very keen to re-instate the front door back to its original location at the front of the house on the East Elevation. Evidence which confirms this location has been identified initially by word of mouth but more recently by way of documents sourced from the Irish Times Archive. See Appendix 2. This is a series of advertisements for the sale of the property by Jackson Stops & McCabe the first from 1920 which indicates in its description of the property the following sentence; 'Outer tiled hall with mahogany glass doors to inner hall'

A separate advert contained a photograph of the front of the house, (see attached advert from the Irish Times Ad of Sept 25th 1943), which clearly indicates that the main entrance was in this location at that time. Further evidence is provided by the repair to the brickwork visible under the sash window (Photo G). It is also noted that the adjoining property at No 1B Ailesbury Road (currently the Pakistani Embassy) is of similar vintage with an almost identical front screen and brick detailing.

The existing door and frame are in reasonable and it is proposed that they are carefully removed from their present location, refurbished in line with best practice and repositioned to their original location on the East Elevation.

Relocation of Sash Window (W.1)

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

Re-Instatement of Outer Hall (G.1)

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

Area	Area 1 - South East
Application Number	0243/23
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	03/08/2023
Applicant	Chris Dardis

Location 47, Raglan Road, Dublin 4

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Re-painting of previously painted external elements. 2. Localised pointing to boundary granite plinth. 3. Clean and paint metal railings and gate. 4. Repair, clean and paint gutters and downpipes. 5. Paint front door and timber windows. 6. Decorate interior throughout. 7. Replace kitchen and shower room fit outs and finishes. 8. Lift some floor boards to fit fire separation system and re-lay floor boards. 9. Replace floor finishes retaining existing floor boards throughout. 10. Remove plants and repoint granite parapet.

Area Area 1 - South East

Application Number 0244/23

Application Type Section 5

Decision ADDITIONAL INFORMATION

Decision Date 03/08/2023

Applicant Mr Barry Finnegan Haines

Location 59, Merrion Square South, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Re-painting of previously painted external boundary ironwork. 2. Localised pointing to granite plinth and granite steps.

Area Area 1 - South East

Application Number 0245/23

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 03/08/2023

Applicant Morgan Weymes

Location Home Studios, 74 Clareville Road, Harolds Cross, Terenure, Dublin 6W, D6W PH48

Additional Information

Proposal: SHEC: The partial change of use of the existing single storey commercial building at No. 74 Clareville Road to allow for the provision of 1 no. three-bedroom residential dwelling.

Area Area 1 - South East

Application Number 0249/23

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 04/08/2023

Applicant Coolcor Investements

Location Site Fronting Palmerstown Gardens, to the rear of 11 Palmerston Park, Rathmines, Dublin 6, D06 T625.

Additional Information

Proposal: SHEC: Construction of 2 no. 2-storey and a half story mews dwelling (1 no. 3-bed and 1 no. 4-bed with off street parking).

Area Area 1 - South East

Application Number 0250/23

Application Type Section 5

Decision Grant Exemption Certificate
Decision Date 04/08/2023
Applicant Ed Martin
Location 34, Shrewsbury, D04E2T7.
Additional Information
Proposal: EXPP: Proposed internal alterations and rear extension (25 sqm) to existing dwelling house at 34 Shrewsbury, Dublin , D04 E2T7.

Area Area 1 - South East
Application Number 0251/23
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 04/08/2023
Applicant Michael O Driscoll
Location 63, Haddington Road, Ballsbridge, Dublin 4, D04TOX3
Additional Information
Proposal: SHEC: Change of use of the upper ground and first floors of the existing building (a two storey building over garden level apartment) from doctors surgery to a single dwelling unit over the existing garden level apartment.

Area Area 1 - South East
Application Number 0253/23
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 04/08/2023
Applicant Philip Ryan
Location Site at Spire View Lane, to the rear of 28 Rathgar Road, Dublin 6
Additional Information
Proposal: SHEC: Demolition of the existing shed and the construction of a new flat roof two storey single family dwelling and associated works including drainage and landscape works.

Area Area 1 - South East
Application Number 3306/23
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 02/08/2023
Applicant Bouwerie Ltd.
Location 196, Rathmines Road Lower, Dublin 6
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE (Ref. No.: 7244):PERMISSION & RETENTION: Planning permission for elevational alterations to the west facing facade, provision of a new kitchen area within the existing ground floor area, a new internal fit out also at ground floor, together with indefinite retention of an existing internal balcony area, and all associated site works.

Area Area 1 - South East
Application Number 3707/23

Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/08/2023
Applicant	DWD Seraluchas Teoranta
Location	11, Kildare Road, Crumlin, Dublin 12
Additional Information	Additional Information Received

Proposal: The development will consist of:

1. Change of use from house to medical practice.
2. Construction of part single storey/part two storey extension to side & rear of property,
3. Construction of new entrance steps, platform lift, parking space, & vehicular entrance to front of property.
4. All associated works.

Area	Area 1 - South East
Application Number	3858/17/X1
Application Type	Extension of Duration of Permission
Decision	ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date	03/08/2023
Applicant	Blanaid Shiel, School Buildings Unit, Department of Education
Location	Nos. 11A (Former Garda Station) & 12-16, Harcourt Terrace, Dublin 2

Additional Information

Proposal: EXT. OF DURATION: The development will consist of the demolition of all structures on site (1,550sqm) and the construction of a four storey over part basement, with part single and part two storey new primary school (4,630 sqm) that will comprise 24 no. classrooms and two special educational needs classrooms as well as all ancillary school accommodation, services and storage. The development will include small inset balconies to its west facing front elevation facing Harcourt Terrace at first, second and third floor level. The development will include 5 no. play areas including a sensory garden in the courtyard of the special educational needs unit, a dedicated special needs play area above the single storey special educational needs unit; a junior play area to the front and bounding Harcourt Terrace; a rooftop play area above the four storey element; and a main play area to the rear. The main pedestrian access to the school is off Harcourt Terrace with a secondary access from Charlemont Place with provision of secure parking for 225 bicycle and scooters to the front and rear of the building. No car parking is proposed within the site with no dedicated set-down areas along Harcourt Terrace. The development will also include a new boundary wall, fencing and gates around the periphery of the site with new entrance along Harcourt Terrace as well as all associated site development and landscaping works.

Area	Area 1 - South East
Application Number	3889/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	31/07/2023
Applicant	Grace Healthcare
Location	Terenure Nursing Home, 122-124, Terenure Road West, Terenure, Dublin 6W PW58

Additional Information

Proposal: Planning permission for extension and modifications of the existing nursing home at 122/124 Terenure Road West, Terenure, Dublin 6W PW58, consisting of the following: (A) 61m2

single storey day-space extension to the south elevation, (B) 6m2 single storey extension to form 2 new offices to the east elevation, (C) Alterations internally to the ground floor to provide single bedroom occupancy with private en-suites to the rear of no.122 only, (D) Other internal minor partition modification to improve the personal space and layout within the shared bedrooms to the ground floor and first floor, (E) Reduction in bed numbers overall from 48 no. beds to 42 no. beds, (F) Two new windows to bedroom no.23, (G) Other minor modification of window openings, (H) All associated sites work above and below ground.

Area	Area 1 - South East
Application Number	3903/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	01/08/2023
Applicant	Ciaran Madden and Lana Fitzsimons
Location	37, Havelock Square, Sandymount, Dublin 4, D04 H298

Additional Information

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

Area	Area 1 - South East
Application Number	3915/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/08/2023
Applicant	On Tower Ireland Limited
Location	Blocks 5 & 6 St. Clare's Park, Harold's Cross Road, Dublin 6

Additional Information

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

Area	Area 1 - South East
Application Number	3916/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/08/2023
Applicant	Pearse & Deirdre Phelan
Location	46 Heytesbury Street, Portobello, Dublin 8

Additional Information

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

Area	Area 1 - South East
Application Number	3925/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	03/08/2023
Applicant	Eoin & Jennifer Smartt
Location	Rear of No. 22, Sandymount Road, Dublin 4, D04 TD63

Additional Information

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

Area	Area 1 - South East
Application Number	3934/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	04/08/2023
Applicant	Eoin Brazil & Genna Dwyer
Location	77, Ranelagh Road, Dublin 6, D06 PP68

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION PERMISSION: Retention permission is sought for various works to the property. Those works are: A. - Retention for the stripping of the render and repointing of the brickwork on the main façade. B. - Retention of an internal opening at lower ground floor level. C. - Retention of the reglazing of the windows in the main, and rear, facades. D. - Retention of the vehicular access/exit on Dartmouth Terrace at the rear of the property

Area	Area 1 - South East
Application Number	3935/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	04/08/2023
Applicant	Sean Rogers
Location	21, Irishtown Road, Dublin 4, D04 AH63

Additional Information

Proposal: PERMISSION: For a development to the rear of 21 Irishtown Road, Dublin 4, D04 AH63. The development will consist of the demolition of the existing industrial shed (Area = 99sqm) at the rear of the property and the construction of a 2 storey, 3-bedroom mews house (Area 109sqm). The proposed house will be accessed from the rear laneway. The proposal subdivides the existing property (Overall site Area = 208sqm) into two properties (Existing House Site=93sqm), (Proposed House site=115sqm).

Area	Area 1 - South East
Application Number	3936/23
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date	04/08/2023
Applicant	St. Vincent's Healthcare Group Ltd.
Location	St. Vincent's Private Hospital, Elm Park, Merrion Road, Dublin 4

Additional Information

Proposal: The development will consist of:

- The construction of a three storey infill extension to St. Vincent Private Hospital at ground, first and second floor levels (c. 330 sqm);
- A new plant room at roof level and associated external fire escape stair;
- All associated works to facilitate the development.

Area	Area 1 - South East
Application Number	3937/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/08/2023
Applicant	Royal Dublin Society
Location	At a site within the Royal Dublin Society (RDS) Grounds, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the redevelopment of the Anglesea Stand to provide a new 3 level grandstand (6,775 person capacity), a 2 level (storey) hospitality and services building (Pocket Building), a club shop and substation (overall 8,892 sq.m. [enclosed areas 3,713 sq.m., concourse areas 2,037 sq.m. with views facing onto the judging rings, External Upper and Lower Tier stand of 3,142 sq.m.]) with concrete, painted steel, metal panels, render and glass finishes to structures.

The proposal will comprise:

- A) Demolition of the existing Anglesea Stand and Anglesea Terrace structure (approx. 7,716 sq.m.), 'lean-to' open fronted shed bounding Simmonscourt Road (approx. 145 sq.m.) and removal of modern terrace (approx. 44 sq.m.) area surrounding the clock tower (a protected structure Ref. No. 5085);
- B) Provision of a new grandstand (7,599 sq.m.) over 3 levels, 21.3m [26.8m OD] in height (with associated floodlighting and acoustic public address within roof of new stand) with a connection (via a glazed bridge link at Level 01) to the new pocket building of (1,175 sq.m. GFA) comprising a 2 level (storey) 10.17m [16.41m OD] in height building including plant (89 sq.m.) at roof level (within a louvered cover) to the east. The roof to the new grandstand will include a zone to enable the installation of photovoltaic array. The new grandstand and pocket building will accommodate seating; security/control rooms; corridor/ circulation areas; bar/servery areas; WC facilities [including disabled & staff facilities]; stores/cold rooms; season ticket/ VIP hospitality areas; and ancillary plant/electric areas. The internal arrangement of the enclosed Level 01 area of the new grandstand and new pocket building (and ancillary areas) will be flexible to accommodate rugby, horse show and other event requirements;
- C) A single storey substation (c. 50 sq.m.) 3.6m in height [9.92m OD] located to the east of existing South Stand; and a single storey double height club shop (C. 49 (sq.m.) 6.7m in height [12.2m OD] located adjacent to existing RDS office building;
- D) Terrace areas at Level 00 and Level 01 within the new pocket building on southern façade as well as views from all levels towards parade rings from the new grandstand and new pocket building;
- E) Provision of signage zones (overall 135.5 sq.m) to north (16 sq.m) and south (115 sq.m) elevations of the new grandstand and north (2 sq.m) and east (2.5 sq.m) elevations of proposed club shop;

- F) Revised landscaping to north of the new grandstand and external areas to include the removal of trees;
- G) Revisions to surface water, drainage, attenuation, storage, telecommunication, servicing arrangements and connections including all associated site development and landscaping works;
- H) Provision of additional bicycle parking; and;
- I) All existing access arrangements and parking provision will remain as per the established layout and operation of the RDS complex.

Area	Area 1 - South East
Application Number	3938/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	04/08/2023
Applicant	Mr and Mrs Robert and Alanna Feely
Location	'Abingdon' No. 1A St. Albans Park, Sandymount, Dublin 4, D04X0K0

Additional Information

Proposal: RETENTION: Permission at a 0.245 hectare / 0.607 acre site located at 'Abingdon' No. 1A St Albans Park, Sandymount, Dublin 4 D04 XOKO. The development comprises of a 2.7 metre high shed with wooden clad panels and an aluminium entrance door at the mid western section of the site. The shed has a gross floor area of 12 square metres. The development includes the repositioning of permitted bedroom window on the south west facing elevation of 'Abingdon' to its west facing elevation to a permitted corridor (Approved in Reg. Ref. 3845/20). The permitted bedroom window was not built on the west facing elevation of 'Abingdon'. The corridor window has a height of 2.6 metres and a width of 1.6 metres.

Area	Area 1 - South East
Application Number	3939/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/08/2023
Applicant	Killian & Emma Kiely
Location	24, Priory Road, Harold's Cross, D6W W022

Additional Information

Proposal: The proposed development will consist of change to previously granted planning application ref no. : 5312-22 which consists of external insulation to existing dwelling and all associated site works.

Area	Area 1 - South East
Application Number	3940/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/08/2023
Applicant	Ulster Bank Limited
Location	166A, Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88

Additional Information

Proposal: To carry out external works for the removal of ATM in brickwork with replacement brick to match existing. Carry out the removal of the Ulster Bank Shop Front signs, bus stop sign and the

removal of all blue Ulster Bank general signage. Carry out internal works for the removal of the ATM's, as well as the removal of loose furniture and general Ulster Bank signage and on all floors.

Area	Area 1 - South East
Application Number	3941/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	04/08/2023
Applicant	Ulster Bank Limited, Mr. Ross McEvan and Mr Howard Davies
Location	33, College Green, Dublin 2, D02 DD76

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: To carry out external works on a protected structure for the removal of ATM's on College Green and Suffolk Street infilled with stone to match the existing. The removal of the night safe front plate on college green, to be infilled with stone to match existing. The removal of the Ulster Bank raised letter blue shopfront signage, bus stop signage and general blue signage on College Green, Church Lane and Suffolk Street elevations. Carry out internal works for the removal of the ATM's, loose furniture, general signage and the removal of Ulster Bank digital signage on Suffolk Street. At 33 College Green, Dublin 2, Co. Dublin, D02 DD76, Ireland.

Area	Area 1 - South East
Application Number	3943/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	04/08/2023
Applicant	Seamus McEnaney
Location	Reilly's Bar, 17 Merrion Street Upper, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: For development at Reilly's Bar, No. 17 Merrion Street Upper, Dublin 2, (a Protected Structure Ref. 5211). The proposed development will consist of the following: (i) replacement of existing non-original shop front with new painted hardwood shop front and associated fascia signage; (ii) replacement of projecting corner signage at first floor level with new signage; (iii) replacement of non-original top-hung PVC windows at upper floors (first, second and third) with traditional hardwood vertical sliding sash windows with thin doubler glazed units.

Area	Area 1 - South East
Application Number	4038/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	01/08/2023
Applicant	Paul & Sylvia Kiernan
Location	49, Eglinton Road, Donnybrook, Dublin 4

Additional Information

Proposal: PERMISSION: For an extension of 4 square metres to existing public footpath dishing at vehicular entrance to front of house.

Area	Area 1 - South East
Application Number	4106/23
Application Type	Retention Permission
Decision	APPLICATION WITHDRAWN
Decision Date	03/08/2023
Applicant	The Governors of the Schools founded by Erasmus Smith Esq
Location	The High School Dublin, Danum, Zion Road, Rathgar, Dublin 6, D06 YR68

Additional Information

Proposal: Retention . The development consists of retention of 10m high retractable ball-stop netting at part of the northern site boundary (to the south of houses by Busy Park Road) and 12m high permanent ball-stop netting along part of the western site boundary (to the east of Meadowbank).

Area	Area 1 - South East
Application Number	4138/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	31/07/2023
Applicant	Nigel Clarke & Fidelma Whelan
Location	6 Cullenswood Park, Ranelagh, Dublin 6, D06KN77

Additional Information

Proposal: Permission for the following development : removal of single storey roof, replace with new roof with glazed link to proposed change of use of existing domestic store to habitable space with associated works.

Area	Area 1 - South East
Application Number	4153/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	01/08/2023
Applicant	Patrick Gardiner
Location	24 Farney Park, Sandymount, Dublin 4, D04 YA97

Additional Information

Proposal: Permission for development consisting of the following demolition of an existing chimney, single storey extension to rear and single storey extension to side comprising converted garage. Construction of a new part single storey part two storey extension to rear, part two storey plus attic extension to side, attic conversion with new dormer window to rear, solar panels to rear slope of extended roof, replacement of all external windows and doors and widening of existing vehicular entrance, drainage and revised landscaping front and rear.

Area	Area 1 - South East
Application Number	4171/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/08/2023
Applicant	Hugh Hannigan & Steve Connolly

Location 2 Strand Terrace, Milltown, Dublin 6, D06 W2Y7

Additional Information

Proposal: The development will consist/consist of

1. partial demolition of the front tiled roof to accommodate the proposed works, including removal of 1no. rooflight,
2. construction of a metal clad first floor extension to provide an additional living space with an openable glazed screen,
3. internal re-modelling.

Area Area 1 - South East

Application Number 4178/23

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 03/08/2023

Applicant N.R. Callaghan

Location Rear of 2 Londonbridge Road, Dublin 4, D04 X084

Additional Information

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

Area Area 1 - South East

Application Number 4186/23

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 04/08/2023

Applicant Barry & Aine Balfe

Location 36, Sandymount Avenue, Ballsbridge, Dublin 4, D04 T384

Additional Information

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

Area Area 1 - South East

Application Number 4187/23

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 03/08/2023

Applicant Elm Park Golf and Sports Club

Location Elm Park Golf and Sports Club, Nutley House, Nutley Lane, Donnybrook, Dublin 4

Additional Information

Proposal: PERMISSION: To a). refurbish, alter and realign existing tennis court nos 6, 7, 8 and 9. b). upgrade lighting on courts 6 and 7 to modern standards to reduce light spill and conserve

energy with 12m Court Sports Lighting masts at corners of courts and install new lighting of the same specification on courts 8 and 9 with 12m Court Sports Lighting masts at corners of courts (10 light masts in total between the 4 courts), c). install new surfaces on all courts incorporating Sustainable Drainage Systems (SuDS; d). upgrade and install new fencing, associated ground works and all associated landscaping/paving & site works.

Area	Area 1 - South East
Application Number	DSDZ3900/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	01/08/2023
Applicant	TikTok Technology Limited
Location	Tropical Fruit Warehouse, 30-32, Sir John Rogerson's Quay, Dublin 2, D02 VX90

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at the Tropical Fruit Warehouse, 30-32 Sir John Rogerson's Quay, Dublin 2, D02 VX90, a Protected Structure (RPS. Reference No. 7548) and at the connected new office building to the rear (south) of the Protected Structure. The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone.

The development will consist of the change of use of the previously permitted café/restaurant to office floorspace and associated alterations at ground floor level (c. 203 sq m). The development will also consist of alternations to the new office building to the rear of the Protected Structure, including modifications to the eastern elevation at ground floor level to partially include opaque glazing on the existing fenestration and the replacement of 1 No. basement car parking space at basement level with ancillary office floorspace.

Area	Area 1 - South East
Application Number	DSDZ3932/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/08/2023
Applicant	Jepview Limited
Location	No. 1 Grand Canal Quay, Dublin 2, No. 2 Grand Canal Quay, Dublin 2, The Malt House, Grand Canal Quay Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: (The Malt House is a Protected Structure RPS Ref. No. 3277), (formerly the Malt House North, The Malt House South and, Nos. 1-4 Malt House Apartments, Grand Canal Quay, Dublin 2). The Malt House is located within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area.

The proposed development will consist of alterations to previously approved developments at No. 1 Grand Canal Quay (Reg. Refs. 2608/20 and 3395/19), No. 2 Grand Canal Quay (Reg. Refs. 5299/22, 4154/22 and 3752/21) and the Malt House (Reg. Refs. DSDZ3254/22 and DSDZ3021/21) including the following:

- (i) the removal of the existing external link bridge which connects the existing 4th floor of the Malt House with the existing 3rd floor of No. 1 Grand Canal Quay, and making good of the associated existing façade openings to the bridge;
- (ii) the provision of a new enclosed, glazed link bridge between the permitted 6th floor of the Malt House and the permitted 5th floor of No. 2 Grand Canal Quay; and

(iii) the provision of a new internal connection between the permitted 5th floor of No. 2 Grand Canal Quay and the permitted 5th floor of No. 1 Grand Canal Quay.

The proposed alterations to the permitted No. 1 Grand Canal Quay development are limited to the 3rd and 5th floor levels.

Alterations to the permitted development at No. 2 Grand Canal Quay (Reg. Refs. 5299/22, 4154/22 and 3752/21) also include :

- (a) amendments to the lift configuration, 3 no. lifts are proposed to serve the development from basement level to 14th floor levels, with an additional 3 no. lifts serving the building from ground to 9th floor levels;
- (b) minor increase in the size of the bicycle lift serving the basement and ground floor levels;
- (c) reconfiguration of the stair core to the rear (west) of the building from basement level to 10th floor level;
- (d) amendments at ground floor level include minor reconfiguration of the ground floor external door positions on the northern elevation, including the provision of a new external door, and, minor reconfiguration of entrance hall and café space;
- (e) omission of the approved integrated PV panels on the eastern, southern and western elevations;
- (f) removal of projecting fins on the external elevations at 1st and 2nd floor levels only and minor amendments to the recess detail on the northern elevation;
- (g) the provision of a revised entrance door design on the eastern elevation; and
- (h) revised landscaping layout and omission of 2 no. previously permitted bicycle parking spaces at surface level.

Alterations to the permitted development at the Malt House (Reg. Refs. DSDZ3254/22 and DSDZ3021/21) also include:

- (i) a minor increase in the area of the approved external café terrace (from 66sq.m as approved to 71.8sq.m); and
- (j) provision of a lightweight steel and glass roofed enclosure to the café terrace along the eastern quay wall in lieu of the previously approved glass and steel balustrade.

The proposed development also includes all ancillary works necessary to facilitate the proposed development.

Area	Area 1 - South East
Application Number	PWSDZ3908/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/08/2023
Applicant	ED&F Man Liquid Products Ireland Limited
Location	Corner of South Bank Road and Whitebank Road, Ringsend, Dublin, D04TC98

Additional Information

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

Area	Area 1 - South East
Application Number	WEB1481/23
Application Type	Permission

Decision	ADDITIONAL INFORMATION
Decision Date	31/07/2023
Applicant	Robert Gray
Location	4, Belville Mews, Stillorgan Road, Donnybrook, Dublin 4

Additional Information

Proposal: Reconfiguring and extending to change from 1no. 4 bedroom dwelling house over 2 storeys [area: 146 square metres] to 2 no. three bed apartments over three floors. Apartment A will be 120 square metres and Apartment B, 95 square metres.

Works include retaining of existing stone front and rear elevations along with pedestrian and vehicular entrances, internal demolitions, 2 no. new ground floor courtyards at entrance level, balcony on first floor for each apartment behind the front stone wall, set back three storey brick façade with glazing and flat roof in the central massing and 2 storey set back brick facades with glazing and flat roof on either side.

Area	Area 1 - South East
Application Number	WEB1487/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/08/2023
Applicant	Fintan Byrne
Location	70, Melvin Road, Terenure, Dublin 6w

Additional Information

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

Area	Area 1 - South East
Application Number	WEB1488/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/08/2023
Applicant	David Walsh
Location	126, Cashel Road, Dublin 12

Additional Information

Proposal: Attic conversion for storage with dormer window to the rear. Single and first-floor extension to the rear
Removal of part of the front wall to provide New vehicular access with dropped kerb

Area	Area 1 - South East
Application Number	WEB1490/23
Application Type	Retention Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	04/08/2023
Applicant	Miriam Browne
Location	Plot adj. 73, Downpatrick Road, Crumlin, Dublin, 12

Additional Information

Proposal: PERMISSION & RETENTION PERMISSION for two bedroom semi-detached house. Already used as a separate dwelling.
New vehicular access to the front with a dropped kerb. Reinstating the garden wall to the rear

Area Area 1 - South East
Application Number WEB1491/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/08/2023
Applicant Shane Grant
Location 294, Sundrive Road, Dublin 12

Additional Information

Proposal: Permission is sought for a vehicular entrance with new 3.5 m gate and permission for dishing of public footpath and all associated site development works.

Area Area 1 - South East
Application Number WEB1494/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/08/2023
Applicant Grafton Capital S.a.r.l.
Location 109, Grafton Street, Dublin 2

Additional Information

Proposal: Grafton Capital S.a.r.l. is making an application for planning permission for change of use from existing commercial to residential use at first floor to fourth floor levels (providing 4 no. 1-bed apartments) together with associated internal reconfiguration and external fenestration works at No. 109 Grafton Street, Dublin 2, D02 YK64.

Area Area 1 - South East
Application Number WEB1495/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/08/2023
Applicant Donal & Barbara McCarthy
Location 3 Parkmore Drive, Dublin 6w

Additional Information

Proposal: Permission is sought for an extension to a semi-detached dwelling. The development will consist of construction of - side extension over an existing garage with a pitch roof, attic conversion with dormer window to rear, velux rooflights to front and side pitched roof, and associated site works.

Area Area 1 - South East
Application Number WEB1496/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/08/2023
Applicant Timothy Braidwood & Sophie Ryan

Location 5, Emorville Avenue, Dublin 8

Additional Information

Proposal: Single story flat roof extension to the rear of the existing building, providing ancillary family accommodation, along with associated site works.

Area 1
Appeals Notified

Area Area 1 - South East
Application Number 3787/23
Appeal Type Written Evidence
Applicant Paula McLoughlin
Location 16, Newgrove Avenue, Sandymount, Dublin 4, D04KW32

Additional Information

Proposal: RETENTION: For off street parking to the front of my residence and vehicular access to same at 16 Newgrove Avenue, Sandymount, Dublin 4. Eircode D04 KW32 and for planning for the erection of new gates to roadside boundary at the same address.

Area 1
Appeals Decided

Area Area 1 - South East
Application Number 3598/23
Appeal Decision APPEAL WITHDRAWN
Appeal Decision Date @02/08/2023
Applicant Alfred Hunt and Abigail Barnett Hunt
Location 125 Anglesea Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: the development consists of internal alterations to the lower ground floor and the introduction of a new external door and an external glazed canopy to the rear garden and the extension of the modern return on lower ground floor level only.

Area Area 1 - South East
Application Number 3389/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 28-Jul-2023
Applicant The Davy Platform ICAV on behalf of its sub fund Elm Real Estate Investment
Location Elmpark Green, Merrion Road, Dublin 4

Additional Information

Proposal: Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:

- Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units
 - Internal revisions to permitted units
-

- The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement)
- Elevational revisions and consequential revisions to the scheme
- Provision of new single storey multi use amenity pavilion within the open space
- Increase in car parking provision from 73 no. to 80 no. within existing basement footprint
- All associated site development works.

*****Amendment to Week 30*****

Area	Area 1 - South East
Application Number	4879/22
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	28-Jul-2023
Applicant	Red Rock Elm Park Limited
Location	Elmpark Green, Merrion Road, Dublin 4
Additional Information	
Proposal:	Permission is sought to amend the residential development permitted under reg. ref. 3743/19 (ABP-307424-20).

The proposed revisions to the scheme comprises:

Increase in residential units from 73 no. to 78 no. with a unit mix of 1 no. studio units; 16 no. 1 bed units; 8 no. 2 bed (3 person) units; 46 no. 2 bed (4 person) units and 7 no. 3 bed units

Internal revisions to permitted units

The proposal provides for an additional floor to the secondary block (resulting in 5 total over basement) and to the primary block (resulting in 10 storeys over basement) including the provision of an additional amenity area and an external swimming pool at 9th floor level

Elevational revisions and consequential revisions to the scheme

Provision of new single storey multi use amenity pavilion within the open space

Increase in car parking provision from 73 no. to 78 no. within existing basement footprint

All associated site development works, revised photovoltaic panels to roof spaces, landscaping and tree removal.

*****Amendment to Week 30*****



Dublin City Council

SECTION 5 EXEMPTIONS

31/23

(31/07/2023-04/08/2023)

Area Area 1 - South East
Application Number 0204/23
Application Type Section 5
Applicant Liam Lynch
Location 81 Waterloo Road, Ballsbridge, Dublin 4.
Registration Date 03/08/2023
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE:
Historical window at front basement to be repaired (see method statement)
All windows replaced front and rear (see method statement)
Existing external rear staircase replaced with a finer steel and timber staircase,
Remedial works carried out on the roof including replacing and repairing lead in the valleys. When more funds are available the manmade slates will be replaced.
We believe that the above works will have a positive impact to the dwelling and will enhance Waterloo road and will bring the property in line with other historical buildings in the area.
Strict conservation techniques will be used and only experienced conservation trades will be used.
See method statement.

Area Area 1 - South East
Application Number 0285/23
Application Type Section 5
Applicant John Kennedy
Location 2, Fitzwilliam Street Upper, Dublin 2
Registration Date 02/08/2023
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Application under Section 5 of the Planning and Development Act 2000, as amended, regarding whether the proposed
1. Replacement of modern 20th century 2-over-2 sliding sashes at the front façade of the house with new single glazed sashes with correct historic profiles. It is proposed to install 6 No pairs of 6-over-6 sashes and 2 No pairs of 3-over-3 sashes.
2. Removal of asbestos cement slates from the four slopes of the double 'A' pitched roof, and reslating of the outer slopes in Blue Bangor stone slates and the inner slopes with approved matching Spanish Stone Slates. Remaking the front and central valley gutters in sheet lead in place of felt and local repair of any defective roof timbers at the valleys. At 2 Fitzwilliam Street Upper, Dublin 2, a protected structure (RPS Ref. 2880), is exempted development.

Area Area 1 - South East
Application Number 0286/23
Application Type Section 5
Applicant LEO Laboratories
Location 285, Cashel Road, Crumlin, Dublin 12, D12 E923
Registration Date 31/07/2023
Additional Information
Proposal: EXPP: Replacement of a tank inside a boiler house. installation of a 100mm diameter pipe onto existing pipe racking that is above ground.

Area	Area 1 - South East
Application Number	0287/23
Application Type	Section 5
Applicant	Yacine Douzane
Location	20, Meghan's Coffee Shop, Ground Floor The Granary Building, Cecilia Street, Dublin, 2
Registration Date	03/08/2023

Additional Information

Proposal: EXPP: Currently the building has. two existing exterior signs, The first one on the north facing elevation' of Cecilia Street and the second sign on the west facing side elevation of Temple Lane; Both signs are made of aluminium and painted in dark brown , Both are the same dimensions :850 x . 850 and both are fixed to the wall at a height of 2.70 and both signs had been designed to flash when switched on, though immediately following receiving the DCC Enforcement Section letter both signs had their electrical flashing elements removed, Thus these two signs in question can never again have the mechanisms to be classified as flashing neon , both would now be only classed as typical standard electric outdoor signs.
