



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(21/08/2023-25/08/2023)

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.

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	3086/23
Application Type	Permission
Applicant	Truceside Ltd
Location	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.
Registration Date	24/08/2023
Additional Information	Clarification of Add. Information Recd.
Proposal:	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.

Area	Area 1 - South East
Application Number	4336/23
Application Type	Permission
Applicant	Urbana Beauty Distribution Limited
Location	The rear at 57 South William Street, Dublin 2, D02HP23
Registration Date	21/08/2023
Additional Information	
Proposal:	PROTECTED STRUCTURE: PERMISSION: Alterations to Previously Approved Development for a healthcare related consultancy (Application No. 4464/22) to include; a) New internal fitout with minor internal alterations to existing building, b) New shopfront, c) New external mechanical plant equipment on flat roof of first floor to the rear At 57 South William Street, Dublin 2, D02 HP23, which is a PROTECTED STRUCTURE (RPS Ref. 8594)

Area	Area 1 - South East
Application Number	4340/23
Application Type	Permission
Applicant	Highgate Design Limited
Location	16 Herbert Street, Dublin 2
Registration Date	21/08/2023
Additional Information	

Proposal: PROTECTED STRUCTURE: the development will consist of a change of use from office to residential and comprise the sub-division of residential units, including 2 x 1 bed units (measuring 47 sq.m. and 52 sq.m.) and 9 studio units with an average area of 29 sq.m. The proposed works extend to an overall site area of circa. 210 sq.m. and shall comprise the following:

- (1) removal of non-original elements to the rear. This includes (i) the modern L-shaped basement structure at basement level; (ii) the modern plan room structure at ground floor level and brick flue enclosure to above eaves level; (iii) the modern steel deck which extends across the rear facade of no. 16 at first, second and third floor level; (iv) the toilet block constructed on the roof of the original 2-storey return structure; (v) the 2 no. projecting bay windows to the north and east elevations of the original 2-storey return; (vi) the single storey flat roofed modern extension to the rear at the former garden level;
- (2) new construction works to the former garden level, comprising a new 40 sq. single storey structure at basement level with a green roof (to provide a 1 bed apartment unit) to replace a non-original 50 sq.m. office structure constructed at ground floor level;
- (3) new construction works to the original 2-storey return at the rear, comprising a 3.6 sq.m. semi-circular extension to the original gable to include a new stair, the reinstatement of the original mansard type roof structure (following the removal of the modern toilet block) and new window opening to the north facade,
- (4) general external upgrade works and construction repairs to the building envelope to include (i) replacing the finishes to the historic double pitch roof and valley gutter, (ii) installing a new automatic openable roof vent over the stair, (iii) replacement of existing front UPVC rainwater goods to the front elevation; (iv) replacement of the non-original external steel access stair to front lightwell; (v) cleaning of all original brickwork; (vi) repair of the original windows; (vii) new services/plant to replace existing in the existing cellar / front lightwell;
- (5) various internal upgrade works and conservation repairs; incorporating works required to achieve compliance with current building regulations, including : (i) removing the non-original lift; (ii) removing the non-original steel stair from ground floor level to basement, (iii) damp proofing works to the basement; (iv) internal dry lining works to the basement; (v) upgrade of existing timber floors to meet fire and acoustic performance requirements; (vi) new concrete floor construction to the basement; (vii) new electrical and mechanical services installations to serve the residential units; (viii) historic plasterwork repairs.

Area	Area 1 - South East
Application Number	4345/23
Application Type	Permission
Applicant	Gerry and Anne Kelly
Location	5 Rathfarnham Road, Terenure, Dublin 6W
Registration Date	22/08/2023
Additional Information	
Proposal:	PERMISSION: Permission to reinstate no.5 Rathfarnham Road, Terenure, Dublin 6W from commercial use to a three bedroom dwelling unit.

Area	Area 1 - South East
Application Number	4351/23
Application Type	Permission
Applicant	ALC Aircraft Ltd
Location	22, 22A AND 23 Earlsfort Terrace with part-frontage to Adelaide Road, Dublin 2, D02E277, D02FK33
Registration Date	22/08/2023
Additional Information	

Proposal: PROTECTED STRUCTURE: PERMISSION: The buildings are Protected Structures. (R.P.S. No.2422 and 2423). The development consists of the following external works to 22, 22A and 23 to include: 1) replacement of non-original uPVC windows throughout with double glazed, painted timber windows to match historic fenestration pattern, 2) reinstatement of diagonal slate finish at mansard level to replace non original rubber roof finish (No.22-22A), 3) reinstatement of decorative timber surrounds to mansard level windows to Nos.22-22a, 4) the provision of universal access to premises through the formation of an opening in existing balustrade at pavement level on Adelaide Road, the provision of lightweight bridge (2.8m in length) over existing lightwell (House No.22) and removal of existing railings to same, 5) reconfiguration of existing porch entrance at No.22 by way of formation of new Portico to match that at No.23, 6) provision of new entrance door screen to No.22, 7) modifications to and upgrade of external balustrading throughout, 8) replacement of non-original external finishes, 9) demolition of existing non original five storey stair core and lift to rear of 22A (90sqm) and replacement with five storey extension (80 sqm) to include full height four storey naturally ventilated glazed atrium, 10) modifications to existing rear return (House No.23) to include the demolition of a series of miscellaneous non original extensions (72 sq.m in extent) at the rear of No.23 and the formation of a landscaped garden of 77 sq.m for both office and residential use. This garden will contain a bicycle parking facility. The adjoining laneway to the rear will not be interfered with, but the current access door onto the laneway will be relocated. 11) removal of non-original rooflight to No.22 and provision of new Automatic Opening Vent (AOV) in the roof of No.23; The following internal alterations are proposed. (a) Internal alterations to facilitate universal including access, the provision of new internal passenger lift (House No.22); (b) Creation of openings at ground, first, second and third floor so as to permit the offices in number 23 to operate in association with the existing offices in No. 22/22A. (c) Modifications to non-original basement stair (House No.22); (d) Minor alterations to original stair at ground floor and first floor levels (House No.22); (e) Removal of non-original floors to facilitate the reinstatement of original stair hall (House No.22) and provision of new stair to same, from first to third floor; (f) Removal of non-original stairs at basement and ground floor levels (House No.23); (g) Removal of internal walls, non-original boxing out and services on all levels, across all buildings; (h) Modifications to internal walls and openings on all levels, across all buildings; (i) Provision of some new internal partitions on all levels, across all buildings; (j) Provision of larger meeting rooms at first and second floors (House No.22a); (k) Removal, at ground and first floor, of disused chimney breast (House No.22a); (l) Removal of section of floor to House No.22a to facilitate formation of double height hall; (m) Provision of new WCs and kitchenettes; (n) Upgrade fire and acoustic performance of floors throughout; (o) Provision of new services throughout including new services risers and all ancillary works necessary to facilitate the development . Nos. 22 and 22A have been in single operation as offices and will continue to do so. Number 23, currently vacant, was used as a wide variety of uses such as offices and residential, and is now proposed to be used for residential at basement level with offices on the upper 4 floors.

Area	Area 1 - South East
Application Number	4353/23
Application Type	Retention Permission
Applicant	Hugo Boss Limited
Location	67/68 Grafton Street, Dublin 2
Registration Date	23/08/2023

Additional Information

Proposal: RETENTION PERMISSION : the development consists of (a) the installation of external illuminated fascia signage, (b) all associated site works. The building is located within Grafton Street.

Area	Area 1 - South East
Application Number	4355/23
Application Type	Retention Permission
Applicant	Heights Hospitality Operations Ltd
Location	7 Westmoreland Street, Dublin 2, D02 XF76 and 39 Fleet Street, Dublin 2, D02 EK07, 40-47 Fleet Street, Temple Bar, Dublin 2, D02 NX25
Registration Date	24/08/2023

Additional Information

Proposal: PROTECTED STRUCTURE :PERMISSION/ RETENTION: planning permission for retention works at ground and basement level restaurant and change of use at upper floor levels from office to hotel use at 7 Westmoreland Street, Dublin 2, D02 XF76 and 39 Fleet Street, Dublin 2, D02 EK07 and associated development works, a protected structure and alterations to Temple Bar Inn hotel at basement, ground and fourth floor levels at 40-47 Fleet Street, Temple Bar, Dublin 2, D02 NX25. Retention permission is for :

1. modification to mezzanine level at ground floor,
2. retention of basement opening connection to Temple Bar Inn,
3. retention of rear yard deck at ground floor level,
4. retention of alteration of existing window at ground floor to form an opening to rear yard,
5. retention of dumb waiter unit between basement (restaurant) and ground floor (restaurant).

Development works consist of :

1. upgrade of the building to include passive fire upgrade works, alarm and detection system, electrical and mechanical services upgrade for adaptive reuse to hotel from office use,
2. refurbishment of interior and reordering layout to provide 10-bedroom suites with ancillary facilities,
3. alterations to including extension of existing lift shaft at rear to provide new lift serving all floors,
4. new internal connection to the Temple Bar Inn Hotel, 40-47 Fleet Street at basement and ground level,
5. new secondary means of fire escape enclosed external link at the rear providing internal connection between third and fourth floor to the Temple Bar Inn Hotel, 40-47 Fleet Street with enabling works to rear facade and alterations to chimney stack base at the rear,
6. removal of external fire escape stairs at fourth floor level of Temple Bar Inn Hotel,
7. new dormer windows to mansard roof onto Fleet Street,
8. alterations to ground floor shopfront,
9. removal of modern secondary internal casement windows at first floor level,
10. provision of an aov rooflight above stair well at roof level.

Area	Area 1 - South East
Application Number	4357/23
Application Type	Permission
Applicant	Mount Argus Monastery Ventures Limited
Location	On lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W
Registration Date	24/08/2023

Additional Information

Proposal: PERMISSION: The development will consist of works to include:- Construction of 12 no. residential units in a 3-storey building;. The duplex arrangement will provide 6 no. 1-bed own-door apartments at ground floor level and 6 no. 2-bed duplexes across first and second floor levels with associated terraces and balconies; 10 no. car parking spaces and bicycle parking; Landscaping boundary treatments, bin store and all associated site works and services.

Area	Area 1 - South East
Application Number	4367/23
Application Type	Permission
Applicant	Trinity College Dublin (c/o Estates & facilities Directorate)
Location	Trinity College Dublin, Botanic Gardens, Palmerston Park, Dublin 6, D06 W226
Registration Date	25/08/2023

Additional Information

Proposal: The development will consist of the demolition of an existing single storey glasshouse and the construction of a new single storey glasshouse in place of the existing one and works to the existing garden path to provide part M compliant access to the new glasshouse.

Area	Area 1 - South East
Application Number	4369/23
Application Type	Permission
Applicant	Noel Callaghan
Location	Rear of 2 Londonbridge Road, Dublin 4, D04 X084
Registration Date	25/08/2023

Additional Information

Proposal: Planning permission to construct a 4 bed 2 storey detached family dwelling, 190sqm, with traditional pitched roof, 2 no. roof lights to front over entrance hall pitched roof, pedestrian & vehicular access to lane and all associated site works to rear.

Area	Area 1 - South East
Application Number	4373/23
Application Type	Permission
Applicant	Osteria Lucio
Location	Osteria Lucio, The Malting Tower, Grand Canal Quay, , Clanwilliam Terrace, Dublin 2
Registration Date	25/08/2023

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION PERMISSION: Osteria Lucio, The Malting Tower, Grand Canal Quay, Clanwilliam Quay, Clanwilliam Terrace, Dublin 2. The property fronts onto Clanwilliam Terrace to the west and is south of Grand Canal Quay Railway Bridge which is a protected structure (RPS Ref. 883/3276). The development consists of the following temporary retention (for 3 years) of outdoor seating area structure (c. 23.2sq.m) comprising aluminium and glass enclosure with retractable roof (c. 2.9 metres height, c 1.74 metres width and c. 11.1 metres length) permitted under DCC reg. ref. 3447/19 ABP reg. ref. 305391-19 , retention (for 3 years) of exterior signage. A small area of the site falls within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area, however the majority of the site is outside the DSZ Planning Scheme area. The specific development the subject of this retention application is located outside the SDZ Planning Scheme area.

Area	Area 1 - South East
Application Number	4374/23
Application Type	Permission

Applicant	Respond Housing Authority
Location	53a, Keeper Road, Drimnagh, Dublin 12 (Eircode D12 FD40), bounded by Keeper Road to the south and, laneways to the rear of Keeper Road to the north and east
Registration Date	25/08/2023
Additional Information	
Proposal:	PERMISSION: 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 and services installations, as well as upgrading the footpath bounding the site to the east in accordance with DCC standards, with the provision of a vehicle set-down area on this side street. The proposed car park access point is off 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 D.C.C. and DHPLG standards, including three which meet 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.

Area	Area 1 - South East
Application Number	DSDZ3762/23
Application Type	Permission
Applicant	DHG Dalton Limited
Location	Clayton Hotel, No's 3-5 Cardiff Lane, Dublin 2
Registration Date	22/08/2023
Additional Information	Additional Information Received
Proposal:	PERMISSION: The development will consist of: (1) Demolition of No's 3-5 Cardiff Lane. (2) The construction of an extension to the north of the existing hotel of 10 storeys to include the following: (a) 117no. new bedrooms in total consisting of 8no. bedrooms at Upper Ground Floor Level, 13no. bedrooms at each of Levels 1-7, and 18no. bedrooms at Level 8 (5no. of these bedrooms which are over the existing hotel). (b) Ground floor cafe / retail unit with associated signage. (c) Ground floor covered redirected escape route. (d) Ground floor back-of-house service area for the hotel with associated delivery access and loading bays (as approved under Reg. Ref. DSDZ3268/19). (e) Furniture Store for adjacent Conference Centre (as approved under Reg. Ref. DSDZ2599/18) at Upper Ground Floor Level. (3) Office at Level 1 on the flat roof of the existing hotel restaurant. (4) Extension to the Level 8 plant room. (5) All associated site works. This application relates to land within the North Lotts and Grand Canal Docks Strategic Development Zone.

Area	Area 1 - South East
Application Number	DSDZ4372/23
Application Type	Permission

Applicant GCS Hotels Limited
Location Anantara, The Marker Dublin Hotel, Grand Canal Square, Dublin 2, D02 CK38
Registration Date 25/08/2023

Additional Information

Proposal: Permission for development at this site at the Anantara The Marker Dublin Hotel, Grand Canal Square, Dublin 2, D02 CK38. The site is bound 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 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 PWSDZ4341/23
Application Type Permission
Applicant Pembroke Beach DAC
Location Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4
Registration Date 21/08/2023

Additional Information

Proposal: Planning permission for development comprising modifications to a permitted mixed-use scheme (Referred to as Phase 1B) at a site including lands known as Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The site is identified as being within the A3 Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019).

The proposed development consists of a change of plan and a change of unit types from that permitted under Dublin City Council Planning Reference PWSDZ3406/22. The proposed development will comprise a total of 324 no. residential units (as permitted).

The amendments related to the replacement of 8 no. 2 bed units with 8 no. 1 bed units resulting in an overall unit mix of 100 no. 1 beds, 166 no. 2 beds, and 58 no. 3 beds. These unit modifications are to facilitate the construction of an additional stairs from the 10th to 17th storey within the permitted development to address fire safety requirements. The proposal will result in minor elevational changes.

Area 1
DOMESTIC

Area Area 1 - South East
Application Number 4334/23
Application Type Retention Permission
Applicant Oran and Cathal Morris
Location 12, Oaklands Terrace, Terenure, Dublin 6
Registration Date 21/08/2023

Additional Information

Proposal: RETENTION: Permission is sought for proposed retention of ground floor kitchen extension to rear of property.

Area Area 1 - South East
Application Number 4350/23

Application Type	Permission
Applicant	Herbert Mews Developments Ltd together with Con and Pam Creedon
Location	129 and 131, Tritonville Road Sandymount, Dublin 4 and rear of 127 Tritonville Road, Sandymount Dublin 4
Registration Date	22/08/2023
Additional Information	
Proposal: PERMISSION:Sought for 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 in 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 by 2 new off street car parking spaces on foot of this application for 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. Herbert Mews Developments Ltd together with Con and Pam Creedon.	

Area	Area 1 - South East
Application Number	4358/23
Application Type	Permission
Applicant	Ogive Limited
Location	Apartment 5, Raglan Court, 14 Raglan Road, Dublin 4, D04 Y362
Registration Date	24/08/2023
Additional Information	
Proposal: PROTECTED STRUCTURE: Permission for the refurbishment of the existing apartment to include widening of existing door between hall and living room; creation of opening between kitchen and living room; removal of door between hall and kitchen; creation of ensuite shower room and guest wc; removal of family bathroom; new bathroom and kitchen fit outs and all ancillary works.	

Area	Area 1 - South East
Application Number	4359/23
Application Type	Permission
Applicant	Nigel Clarke & Fidelma Whelan
Location	6 Cullenswood Park, Ranelagh, Dublin 6, D06KN77
Registration Date	24/08/2023
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	4360/23
Application Type	Retention Permission
Applicant	Mark Hickey

Location No.8 Wilson's Place, Dublin 2
Registration Date 24/08/2023
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 Area 1 - South East
Application Number WEB1701/23
Application Type Permission
Applicant Laura Flood and Mark McDonagh
Location 94, Stannaway Road, Kimmage, Dublin 12
Registration Date 21/08/2023
Additional Information
Proposal: Partially single and partially two storey extension to the side and front, single storey porch to the front, Velux type roof lights to the front, side and rear of the existing roof, some internal alterations, and associated site works.

Area Area 1 - South East
Application Number WEB1706/23
Application Type Permission
Applicant Emer McGrath
Location 34, Rathdown Park, Terenure, Dublin 6w D6W AP22
Registration Date 24/08/2023
Additional Information
Proposal: Alterations to existing house including the conversion of the existing roof space to habitable accommodation including the construction of a Dutch gable and the construction of two dormer windows to the rear

Area Area 1 - South East
Application Number WEB1709/23
Application Type Permission
Applicant Emer McGrath
Location 34, Rathdown Park, Dublin 6w D6W AP22
Registration Date 24/08/2023
Additional Information
Proposal: Alterations to an existing house including conversion of roof space to habitable accommodation including construction of Dutch gable and construction of two dormer windows to the rear

Area Area 1 - South East
Application Number WEB1715/23
Application Type Permission
Applicant Padraig Kilgannon
Location 76, Sandymount Road, Dublin 4 D04 XP79

Registration Date 25/08/2023

Additional Information

Proposal: The development will consist of a new 2 storey extension to the rear, together with the extension of the main roof existing ridge to the side and a new roof level end gable wall, with a dormer rooflight to the rear of the extended roof and a velux rooflight on the front roof pitch, and upgrading the main house internally, all to an existing two storey detached dwelling which has an existing attic conversion.

**Area 1
Decisions**

Area Area 1 - South East

Application Number 0204/23

Application Type Section 5

Decision SPLIT DECISION - EXPP

Decision Date 24/08/2023

Applicant Liam Lynch

Location 81 Waterloo Road, Ballsbridge, Dublin 4.

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 0276/23

Application Type Section 5

Decision ADDITIONAL INFORMATION

Decision Date 21/08/2023

Applicant Conor Maguire and John Russell

Location 12, Gilford Drive, Sandymount, Dublin 4, D04 FE02

Additional Information

Proposal: EXPP: The alteration and extension of the existing two storey semi-detached house at 12, Gilford Drive, Sandymount, Dublin 4, D04 FE02.

Comprising of construction of a new single storey flat roof rear extension and modifications to the internal layout with associated site development.

Area Area 1 - South East

Application Number 0278/23

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 23/08/2023

Applicant	Cormac O'Reilly
Location	7A, Eaton Road, Terenure, Dublin 6W/ (To the rear of 7 Eaton Road)

Additional Information

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

Area	Area 1 - South East
Application Number	0280/23
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	24/08/2023
Applicant	HPREF Ireland (Georges Quay and Court) DAC
Location	Georges Quay House, Townsend Street, Dublin 2

Additional Information

Proposal: EXPP: Whether the proposed erection of 150 no. photovoltaic (PV) panels with a total area of approximately 298 sq.m on the roof of Georges Quay House, Townsend Street, Dublin 2 is or is not exempted development.

Area	Area 1 - South East
Application Number	0286/23
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	25/08/2023
Applicant	LEO Laboratories
Location	285, Cashel Road, Crumlin, Dublin 12, D12 E923

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	3137/23
Application Type	Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	22/08/2023
Applicant	Electricity Supply Board
Location	Lands within the Poolbeg Generating Station complex, Pigeon House Road, Dublin 4, D04 XD82

Additional Information

Proposal: The proposed development will consist of:

1. Demolition of the existing Babcock Store building; 1 No. Hydrogen Tank; the temporary Control Building; 1 No. Water Tank within the National Oil Reserves Agency (NORA) Bunded Area
2. Construction/ installation of an OCGT generating unit and associated plant and equipment, comprising the following main components:
 - An exhaust stack approx. 40m in height (approx. 8m diameter and 40m H)

- Gas Turbine Air Intake (approx. 24m L x 18m W x 26m H)
 - Generator Enclosure (approx. 24m L x 18m W x 14.5m H)
 - Gas turbine enclosure including Gas Turbine auxiliaries and loading / rotor turning area (approx. 53m L x 15m W x 26m H)
 - Exhaust Diffuser (approx. 14.5m L x 10.4m W x 10.5m H)
 - Gas Turbine Power Control and Electrical Control & Instrumentation (C&I) Module (approx. 24m L x 18m W x 10m H)
 - 9No. Fin Fan Coolers (approx. 27m L x 19m W x 8m H)
 - Main Transformer (approx. 12.2m L x 7.5m W x 9.3m H), including
 - 17.5m x 18m bund; and
 - 3No 12m high Blast Walls
 - Auxiliary Transformer (approx. 4.9m L x 4.7m W x 6.9m H)
 - 6.8m x 7.5m bund; and
 - 2No 12m high Blast Walls
 - Demineralised Water Treatment Plant (approx. 20m L x 10m W x 5.4m H)
 - Demineralised Water Tank (approx. 22.3m diameter and 14.6m H)
 - Raw/Fire Water Tank (approx. 15.2m diameter and 14.6m H)
 - 8,000m³ Distillate Fuel (Secondary Oil Tank (approx. 27.2m diameter and 17.6m H)
 - Including 8No 1.7m high Baffle Walls surrounding the tank
 - Fuel Oil Forwarding Pump (approx. 8.9m L x 7.8m W x 2.2m H)
 - Fire Fighting Pumphouse (approx. 12m L x 7m W x 5.4m H)
 - 1 No. <1 MW thermal output emergency diesel generator 250KWe (approx. 10m L x 4m W x 5m H)
 - Generator Circuit Breaker (approx. 8.8m L x 5.1m W x 4m H)
 - 2 No. Water (replacement) Firewater Tanks for NORA (approx. 13m diameter and 14.6m H)
 - 3-Bay 220kV Indoor Switchgear Building (approx. 30m L x 18m W x 18m H) and 3 No. bolted connections (approx. 12.5m L x 15m W x 15m H)
 - Gas Conditioning Compound (approx. 42.2m L x 11.4m W x 3.6m H) which includes:
 - Gas Compressor and Auxiliaries Building (approx. 24m L x 7.5m W x 5m H)
 - Gas Compressor Reducing Building (approx. 8m L x 6m W x 6m H); and
 - Gas Compressor Cooler (approx. 7m L x 4m W x 5m H)
 - Hydrogen Storage Compound (approx. 6m L x 3.5m W x 3m H)
 - Continuous Emissions Monitoring System (CEMS) (approx. 3.5m L x 2.5m W x 5m H)
 - CCGT Stores Building (approx. 15m L x 14m W x 10m H)
 - Workshop, Stores and Administration Building (approx. 23m L x 22m W x 15m H)
3. Connection to the existing gas Above Ground Installation (AGI);
4. Connection to the National Grid via the existing 220kV Poolbeg Substation; and
5. All associated works to facilitate the development (e.g. temporary construction compound, perimeter fencing, blast and baffle walls, above-ground pipe racks, underground cables, a new lighting arrangement, lightning and telecommunication masts, parking and surface water drainage network including a new stormwater outfall. All works will take place within the grounds of the ESB Poolbeg Generating station complex. The development consists of an activity for which an Industrial Emissions Licence is required. An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I 296 of 2018 and a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.

Area	Area 1 - South East
Application Number	3698/23
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 21/08/2023
Applicant Banqueting Foods Systems Limited
Location 49, Baggot Street Lower, Dublin 2
Additional Information Additional Information Received
Proposal: The development will consist of:

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

Area Area 1 - South East
Application Number 3724/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/08/2023
Applicant The Kelly Clinic
Location 1, Molesworth Place, Dublin 2
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number 4032/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/08/2023
Applicant Piperbrook Limited
Location 10 Pembroke Place, Ballsbridge, Dublin 4
Additional Information

Proposal: Permission for development comprising change of use from office to medical use (c.655 sqm gfa) at first floor of existing mixed use medical and office building.

Area Area 1 - South East
Application Number 4033/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/08/2023
Applicant Musgrave Operating Partners Ireland Limited
Location Supervalu Sundrive Sundrive Shopping Centre, Unit 14/15 Sundrive Road, Kimmage, Dublin 12, D12 NA09

Additional Information
Proposal: The proposed development will consist of the following :
demolition of existing external storage containers (27 sq. m., 20 sq. m. and 20 sq. m.) and

demolition of existing external storage shed (155 sq. m); demolition of existing structures at ground floor (67 sq. m.) and demolition of existing first floor mezzanine are (149 sq.m); change of use at ground floor from existing storage use to retail use (263 sq. m.) with ancillary off licence use (147 sq. m.); construction of new one storey extension to the southeast of the existing retail building (343 sq. m.); permeable asphalt surfacing within the yard area (333 sq. m.); 1no. 9,000L rainwater harvesting tank at the end of the single storey storage extension to the shopping centre (9m3 storage capacity); building elevational changes to include 4no. new fire escape doors, 1no. new roller shutter door, new automatic door & glazing, new banner signage & amendments to existing totem signage, relocation of ATM internally and all associated site and drainage works. The proposed development contains amendments to application reference 3888/22, previously permitted, at this location (15/11/2022).

Area	Area 1 - South East
Application Number	4034/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	21/08/2023
Applicant	Eoin and Oda Foyle
Location	11 Charleville Road, Rathmines, Dublin 6, D06 Y2R0

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: To construct a new single-storey-over-basement dwelling unit at the rear of No. 11 Charleville Road, Rathmines, Dublin 6, D06 Y2R0. The unit will comprise two bedrooms, two bathrooms, kitchen and living area, hall toilet and two external private courtyard spaces, one at basement level and one at ground level, enclosed by solid full-height walls. The building will have a maximum height of 3.15 metres above ground level and will contain a total internal floor area of 114 sq. m., distributed over two levels, while the two private open spaces will comprise a total of 46 sq. m. All windows will be internal to the site and no windows will face outwards from the site. Existing mixed brickwork and blockwork masonry walls to the garden will be retained and the proposed new garden wall to the south of the dwelling will be of drystone construction. No undermining or underpinning of existing boundary walls is occasioned by this proposal, and a method statement for these works accompanies this application. Pedestrian access will be provided from Charleville Road via a two-metre-wide passageway along the eastern boundary of the site. A new opening will be made in the existing front boundary wall, similar to the existing entrances on Charleville Road, with railings and a pedestrian gate, which will be constructed of ironwork to match exactly the original railings. The site is within the curtilage of a Protected Structure at No. 11 Charleville Road. No alterations are proposed to the existing Protected Structure itself, other than the new pedestrian access in the garden areas within its curtilage.

Area	Area 1 - South East
Application Number	4036/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/08/2023
Applicant	Claire Fitzgerald and Jason Lambert
Location	23, Windmill Park, Crumlin, Dublin 12

Additional Information

Proposal: PERMISSION: The development will consist of a single storey living room and porch extension to the front of the dwelling.

Area	Area 1 - South East
Application Number	4041/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	21/08/2023
Applicant	Wave Point Ltd.
Location	21, Ship Street Great, Dublin 8

Additional Information

Proposal: PERMISSION: For an extension comprising an additional floor level with penthouse suite to the existing hotel at 21 Ship Street Great, Dublin 8. The development consists of; a) Construction of an additional floor level to the existing 8 storey building to provide for a 180sq.m penthouse suite associated with the existing hotel. b) Provision of a terrace at the proposed eighth floor level (9th floor above ground level) fronting Ship Street Great, and 2No. terraces to the rear of the site. c) Relocation of solar panels to 2No. open flow forge deck structures behind screened areas to the rear of the site, as well as to the proposed roof d) All associated changes to elevations and materials associated with the works. The proposed total floor area of the hotel development with the extension is 6677.5sq.m, a gross increase of 225sq.m. The floors of the existing building below the proposed penthouse level will remain unchanged, and the overall height of the hotel including the proposed will be a maximum of 30.02m to the highest ridge line from finished internal ground floor level.

Area	Area 1 - South East
Application Number	4044/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/08/2023
Applicant	David Ryan & Karla Doran
Location	49, Grosvenor Lane (Rear of 49 Leinster Road), Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of revisions to the granted Application under Application Number 3394/15 (Extension Permission Planning Planning of granted under Application Number 3394/15/X1 until 04/02/2026). The original development proposed consisted of the construction of a first floor extension to the rear of the existing dwelling for use for domestic purposes and associated internal windows, alterations, new changes to elevations etc. The proposed revisions relate to proposed design changes to the proposed rear first floor extension including to the elevations, roof, windows, first floor internal alterations etc. as described within the drawings lodged.

Area	Area 1 - South East
Application Number	4045/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/08/2023
Applicant	Aidan Brennan & Shane O'Neill
Location	80, Kenilworth Square, Rathgar, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for refurbishment works to

the front facade. Works to include the repair and repointing of the brick facade and the repair and the maintenance of existing cast iron railings.

Area	Area 1 - South East
Application Number	4049/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/08/2023
Applicant	Morgan Weymes
Location	Home Studios, 74 Clareville Road, Harolds Cross, Terenure, Dublin 6W, D6W PH48

Additional Information

Proposal: PERMISSION: The development will consist of (i) Alteration to existing carpark comprising a reduction in the number of car parking spaces from 19 no. to 2 no.; (ii) 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 with associated private amenity space to the north and west and 2 no. on-curtilage vehicular parking spaces; and, (iii) all ancillary works, inclusive of revisions to internal layout/ external finishes, provision of bin store area and boundary treatments necessary to facilitate the proposed development. The proposed works will reduce the size of the commercial building from 633sq.m to 317sq.m.

Area	Area 1 - South East
Application Number	4050/23
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	21/08/2023
Applicant	RGRE J&R Valery's Ltd
Location	Site at the junction of Appian Way and Leeson Street Upper, Dublin 6 (adjacent to No., 1 Leeson Street Village and the Mitchel House Apartments).

Additional Information

Proposal: RETENTION: The development consists of the erection of hoarding featuring branding graphics fixed to existing metal railings facing Appian Way and Leeson Street Upper.

Area	Area 1 - South East
Application Number	4052/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/08/2023
Applicant	Leo Laboratories Ltd
Location	285, Cashel Road , Crumlin, Dublin 12, D12 E923

Additional Information

Proposal: PERMISSION: The development will consist of the construction of 2 x lean-to type canopy structures along with all associated sites work at the above address: 1 - Lean-to canopy structure to be attached to the building known as "Building C". 2 - Lean-to canopy structure to be attached to the building known as "Building T"

Area	Area 1 - South East
Application Number	4053/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/08/2023
Applicant	Robert Doyle
Location	Site at 23 Durrow Road, Crumlin, Dublin 12

Additional Information

Proposal: PERMISSION:a. 2 storey detached dwelling with dormer to rear. b. New vehicular access to provide for off street car parking and dishing of footpath to accommodate same.c. All associated site works on site at 23 Durrow Road, Crumlin, Dublin 12.

Area	Area 1 - South East
Application Number	4056/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/08/2023
Applicant	Veterinary Council of Ireland
Location	53 Lansdowne Road, Ballsbridge, Dublin 4, D04 NY29

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of

- (a) creation of a new main entrance to building via existing side entrance gate at lower ground floor level. The opening will be centred and replaced with glazed door, with glazed porch area to rear of new entrance door leading to proposed single storey side extension to provide an internal hallway on the west elevation;
- (b) construction of a single storey rear extension to the south elevation (c.98sqm gross) which will be connected to the existing building at lower ground floor level via a double height glass link leading to the proposed new side entrance hallway. In total the lower ground floor area will increase by c. 134.4 sqm gross;
- (c) replacement of aluminium windows with traditional timber sash windows to the front (north) elevation only;
- (d) removal of lower ground floor original window, side door and wall section on west elevation to connect existing building to new side entrance;
- (e) removal of existing lower ground floor non-original windows on rear (south) elevation and window ope to be extended to first floor level to allow for provision of a new external door;
- (f) internal alterations and reconfiguration of the lower ground floor including removal of a number of internal partition walls to create: (i) new accessible reception area,
- (ii) 3no. new WC's one to be accessible with shower facilities.
- (iii) 3 no. break out rooms;
- (g) removal of non-original access ramp on west elevation and non-original boiler house to rear of buildings and provision of new plant room to rear of existing building;
- (h) alterations to realign the existing vehicular entrance on Lansdowne Road including the removal and reinstatement of part of the existing low wall/railing and provision of double gates;
- (i) provision of bicycle parking (10no. short stay spaces to north (front) of building and 12no. long stay sheltered spaces within rear garden);
- (j) improvements to front garden including hard and soft landscaping and including reduction in car parking area to provide 2no. car parking spaces. Demolition of existing wall within the site to the rear of the garden and the creation of 4no. car parking spaces to the rear of the building via existing access off Shelbourne Avenue.
- (k) the development will also include for all associated and ancillary site development works including hard and soft landscaping.

Area	Area 1 - South East
Application Number	4057/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/08/2023
Applicant	EirGrid plc
Location	Poolbeg 220kV Electrical Substation and adjacent land, Pigeon House Road, Dublin 4 on site measuring 3.6ha.

Additional Information

Proposal: The development will consist of construction of a new 220kV gas insulated switchgear (GIS) Switchboard building measuring 65.2 x 51.8m and 17m high; construction of 2no. new shunt reactor units (each within a 4.3m x 8.2m x 5.5m enclosure) and 1no. new series reactor unit (within a 4.7m x 12.7m x 16.6m enclosure), associated connections to the 220kV GIS switchboard building an decommissioning and removal of 2no. existing shunt reactors; an extension of the existing internal access road around the new GIS switchgear building and 4no. car parking spaces; all ancillary and associated works to facilitate the development including removal of existing perimeter berm and new 2.6m high boundary fence around extended substation compound, perimeter planting, 3m high lightning protection to new GIS switchboard building, surface water drainage network including an attenuation pond, lighting and laying of 2 temporary cable circuits for the construction and commissioning period connection the existing AIS building to the new GIS switchboard building and all other associated site excavation, raising of site levels, infrastructural and site development works above and below ground. Planning permission is sought for a period of 10 years. A Natura Impact (NIS) will be submitted to the Planning Authority with the application .

Area	Area 1 - South East
Application Number	4059/23
Application Type	Retention Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	24/08/2023
Applicant	Bronagh Keane
Location	Lockwood House, 3 Percy Place, Dublin 4, D04 X8Y6

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION/ RETENTION PERMISSION : the proposed development of a protected structure comprising

- (i) amalgamation of 2no. apartments at upper ground floor and first floor level to form a single independent 3 bed dwelling;
- (ii) the change of use at lower ground floor level from use as an apartment to use as a dental surgery;
- (iii) installation of 6no. secure bicycle parking spaces to front;
- (iv) proposed works including
 - (a) replacement of existing non-original PVC windows with appropriate timber frame sliding sash windows to front and rear elevations;
 - (b) installation of painted timber casement windows to the north east elevation and lowering the sill of the lower ground floor window to the return in the rear (southeast) elevation to form French doors onto the garden;
 - (c) a small freestanding low level enclosure housing services to the back;
 - (d) removal of kitchen and relocation of toilet at upper ground floor level;
 - (e) landscaping, garden wall repairs and all related site works.

Retention permission is also sought for works to the protected structure involving

- (i) the removal of inappropriate interventions to the building;
- (ii) removal, erection and alterations of modern non-original partition walls;
- (iii) thermal upgrading of walls in rooms without corncicing,
- (iv) re-instatement of windows in the return at lower ground floor and upper ground floor level.

Area	Area 1 - South East
Application Number	4060/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/08/2023
Applicant	Roy and Tara McKeown
Location	The Moorings, 59 Merrion Road, Dublin 4, D04 N6P9
Additional Information	

Proposal: Permission for the development consisting of adaption and modifications of existing flat roof kitchen extension to rear south west elevation to include removal of existing flat roof and roof light and replacement with new pitched plain tiled roof with apex roof light, 2 new bay windows to the south west and south east elevations of existing kitchen extension, removal of existing flat roof to rear south west facing bay window of family room and replacement with lean to tiled roof, removal of existing non original bay window to rear south west facing drawing room and provision of new covered external seating area with new pitched roof and apex rooflight along with lean to roof to BBQ area to rear, all associated landscaping and services to rear terrace areas. Internal alterations to provide new pantry/boot room and wc, closing up of door between drawing room and family room to provide new larger ope within existing floor plan. Retiling and upgrading works to existing main roof, upgrading works to original windows and minor alterations to existing drainage.

Area	Area 1 - South East
Application Number	4066/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/08/2023
Applicant	SW Restaurant Limited
Location	18-19, South William Street and 47 Drury Street, Dublin 2

Additional Information

Proposal: PERMISSION: The development will consist of the change of use of the existing basement car park (369sqm) at 47 Drury Street to restaurant use, the change of use of the existing ground floor retail (35.1 sqm) at 47 Drury Street to restaurant use and the associated extension of the existing SOLE Restaurant out to 47 Drury Street at ground floor and basement levels. It will include the relocation of the restaurant entrance from 18-19 South William Street to 47 Drury Street along with associated internal modifications to the existing building. The relocation of the entrance will involve the remodelling of the shop / carpark entrance frontage to form a new shopfront to 47 Drury Street including new signage, lighting and a demountable canopy awning over the new restaurant entrance.

Area	Area 1 - South East
Application Number	4069/23
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 25/08/2023
Applicant Catherine Duggan and Ray McCarthy
Location 9, Palmerston Park, Rathmines, Dublin 6, D06 RH10

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: Consisting of the construction of an external stairs with landing to the rear of house leading from the return level landing of the existing internal stairs to the outside garden level. The proposal includes extending the bottom level of the existing rear window opening downwards, at the stairwell landing of the existing house, to create a doorway accessing the external stairs. The stairs is proposed as a painted steel structure, to match the original Victorian ironwork of the house. The existing brickwork detail to the rear window surround will be retained. The house is a Protected Structure.

Area Area 1 - South East
Application Number 4070/23
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 25/08/2023
Applicant Devina Brady and Eoin Caffery
Location 24, Lennox Place, South Circular Road, Portobello, Dublin 8

Additional Information

Proposal: RETENTION: Permission for development at this site, Number 24 Lennox Place, South Circular Road Portobello, Dublin 8. The retention application consists of the retention of a first floor habitable extension and all ancillary works.

Area Area 1 - South East
Application Number 4071/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/08/2023
Applicant Paul Smith
Location Oscar House, 309A Galtymore Road, Drimnagh, Dublin 12

Additional Information

Proposal: Permission is sought to convert existing offices, one on ground floor and office on first floor to 2 no. 2 bedroom apartments, minor alterations to house to allow for conversion and all associated site works.

Area Area 1 - South East
Application Number 4073/23
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 25/08/2023
Applicant Angela Grehan
Location 45 Rathmines Road Upper, Rathmines, Dublin 6, D06 C2H9

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: the development consists of retention & permission to a protected structure (Dublin City no. 7260 RPS). The development consists of :

1. retention for modifications to development previously permitted under Reg. 3054/00;
 2. retention sought for single storey extension to rear;
 3. planning permission is sought for the change of use of the entire building for the sake of obtaining a valid fire certificate.
1. the modification for retention permission consists of :
 - (a) alterations to the front of the ground floor level building to include amendments to the internal layout by combining two pre '63 bedsit units into one accommodation unit;
 - (b) alterations to the rear of the ground floor level to include amendments to the internal layout by conversion of the approved storage area into one accommodation unit (Ref: 3054/00);
 - (c) alterations to the rear of the first floor & second floor of the previously permitted rear three-storey extension (Ref: 3054/00): to include for amendments to the internal layout which separates the single first & second floor duplex unit, into two separate accommodation units on each floor, each accessed from common circulation space;
 2. retention sought for 14.4m² single-storey extension to the rear which extends the ground floor accommodation of unit 3;
 3. planning permission is sought for the material change of use of this entire pre'63 multi-use house with an extension, to be changed in full to a shared accommodation building with a shared facility (conversion of a PRE '63 bedsit in the basement into a shared laundry / social facility) for the use of all occupants at the above address. The proposed changes will result in a reduction in the current number of units of 10 to 9 units in total. The original pre '63 building, without the benefit of the 2002 extension was a 9-unit building.

Area	Area 1 - South East
Application Number	4317/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/08/2023
Applicant	Luke Harris and Eileen Sweeney
Location	14, Pleasants Street, Dublin 8, D08 N2F6

Additional Information

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

Area	Area 1 - South East
Application Number	4323/23

Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/08/2023
Applicant	Philip James Halton
Location	Newbridge Mews, Rear 45 Tritonville Road, Dublin 4

Additional Information

Proposal: PERMISSION: The development will consist of the demolition of the existing single storey garage, and the construction of a single two storey 3-bedroom mews house with vehicular access to a single car parking space. The house will have a pitched roof, a brick & plaster façade, and a rear & front garden.

Area	Area 1 - South East
Application Number	5112/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/08/2023
Applicant	Paddy Stephens
Location	Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1

Additional Information Additional Information Received

Proposal: The development will consist of

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

Area	Area 1 - South East
Application Number	5180/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/08/2023
Applicant	Kevin Moloney & Catriona Weafer
Location	Existing garden at Cois Cuan, 45A Pigeon House Road, Dublin 4, D04 V4F3

Additional Information Additional Information Received

Proposal: Planning permission for the erection of 2 No. two storey 3 bedroom bedroom detached dwelling houses (112.9m2 gross area each, total 225.8m2), with on site car parking provision within site curtilage, vehicle & pedestrian access via existing access laneway, partial existing tree removal with new landscaping & planting, retention of existing boundaries with partial demolition of existing low stone wall & gate, new foul sewer & water services connections, on site surface water disposal & associated site works on site (325m2 (0.0325ha) area approx) in existing garden.

Area	Area 1 - South East
Application Number	5217/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/08/2023

Applicant Paddy Stephens
Location Site of c. 0.0844 hectares at Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin 4, D04 P6K1
Additional Information Additional Information Received
Proposal: The application site is accessed via a shared private lane via Pigeon House Road. The proposed development comprises of 1 no. two bed part single, part two storey dwelling of circa 238 sq.m gross floorspace to the front (north) of the existing dwelling (Bayview Cottage) on the site. The proposed development includes the demolition of a small shed on the site, provision of private open space for the new dwelling, 2 no. car parking spaces for the new dwelling, creation of new vehicular entrance to the site from the private shared lane, and all associated site development works, including drainage and hard & soft landscaping, and all other ancillary works.

Area Area 1 - South East
Application Number 5512/22
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 23/08/2023
Applicant Mia Taverns Ltd
Location Birchalls Of Ranelagh Public House, 127-129, Ranelagh, Dublin 6, D06 W8X4

Additional Information
Proposal: Proposed erection of retractable awning covering additional new area for outdoor dining / drinking on Anna Villa and proposed erection of retractable awning covering additional new area for outdoor dining / drinking on Ranelagh Road.

Area Area 1 - South East
Application Number 5527/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 22/08/2023
Applicant Cleo Limited
Location Basement of 18, Kildare Street, Dublin 2, D02 YW63
Additional Information Additional Information Received

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

Area Area 1 - South East
Application Number DSDZ4048/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/08/2023
Applicant Google Ireland (Limited)
Location Site of 1.089 ha known as The former Boland's Mill incorporating 33 & 34 Barrow Street together with, 35A Barrow Street & 35 Barrow Street, at Ringsend Road and Barrow Street, Dublin 4

Additional Information
Proposal: PROTECTED STRUCTURE: PERMISSION: The application relates to a proposed

development within a Strategic Development Zone Planning Scheme area. The site accommodates 4 protected structures including: Blocks A & B referred to as 1 Ringsend Road (RPS 7377); Block D comprising nos. 33 and 34 Barrow Street (RPS 483, 484); two-storey brick gables of warehouses to south of Boland's Mill (the 'factory' building) (RPS 485). The subject application relates to Block D at nos. 33 and 34 Barrow Street (RPS 483, 484) only. The proposed development seeks amendments to the previously permitted development DSDZ3796/14, as amended. The proposed amendments relate to Block D only and will consist of: Removal of arched side gable under external stairs fronting Barrow Street and installation of bespoke louvre vent grill at lower ground floor /lightwell level. External staircase to basement courtyard area accessed via proposed gate from Barrow Street. 2 no. lamp standards at entrance steps fronting Barrow Street. Light fittings to external walls at courtyard at eastern elevation and to chimneys at roof level. Modified side entrance door on northern elevation of permitted extension to the west.

Area	Area 1 - South East
Application Number	WEB1359/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/08/2023
Applicant	Derek Hennessy and Michele Van Valey
Location	10, Greenlea Park, Terenure, Dublin 6w D6W AW70
Additional Information	A.I Article 35 Received

Proposal: The development will consist/consists of permission for amendments and alterations to previously permitted development under Reg. Ref.: Web 1436/21 at 10 Greenlea Park, Terenure, Dublin 6W. The development will consist of the construction of an extension over garage and to rear of the first floor level. Change to tiled pitched roof over existing flat roof to front of property. The conversion of attic to include dormer to rear. The application shall seek to revoke conditions 3(b) the half hipped roof element shall be set in 0.5 metres from the boundary with 12 Greenlea Park and 3(c) The extended half hipped roof shall be set down from the ridge of the existing dwelling. This application shall also include a new application for a garden room to the rear of property and to align the first floor rear facade with those at nos. 6 and 14 Greenlea Park.

Area	Area 1 - South East
Application Number	WEB1374/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/08/2023
Applicant	Jake, Hayley, Carly & Mitchell Jacobson
Location	6, Sundrive Road, Dublin 12 D12 VN26
Additional Information	Additional Information Received

Proposal: Change of use from retail to Café for sale of hot and cold food on and off the premises and internal

Area	Area 1 - South East
Application Number	WEB1540/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/08/2023
Applicant	Blondie Issuer Designated Activity Co.

Location 143-149, Rathmines Road Lower, Dublin 6

Additional Information

Proposal: Installation of new signage to Co-Living development at Rathmines House, 143-149 Rathmines Road Lower, Rathmines, Dublin 6. The application includes 1 No. illuminated wall mounted building sign to the front entrance at Williams Park and 2 No. illuminated projecting building signs to the east façade at Rathmines Road Lower, all in association with granted permission: 4568/19.

Area	Area 1 - South East
Application Number	WEB1553/23
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	25/08/2023
Applicant	Nicole & Cian Hughes
Location	2, Lansdowne Gardens, Shelbourne Road, Ballsbridge, Dublin 4 D04 V2N7

Additional Information

Proposal: Retention planning permission for the vehicular access to the front of our home at 2 Lansdowne Gardens, Shelbourne Road, Ballsbridge, D04 V2N7, Dublin on the corner of Crampton Avenue and Shelbourne Road. This access was temporarily created in October 2022 for machinery and equipment access during exempted renovation works, and if retention planning permission is granted will provide off-street parking for 2 vehicles.

Area	Area 1 - South East
Application Number	WEB1676/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/08/2023
Applicant	Astrid & Miyu Ireland Limited
Location	2, South Anne Street, Dublin 2 D02 KR65

Additional Information

Proposal: Shopfront Signage and Redecoration of Shopfront.

Area	Area 1 - South East
Application Number	WEB1682/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/08/2023
Applicant	Crumlin Bowling Club
Location	Crumlin Bowling Club, 17A Saint Mary's Road, Crumlin, Dublin 12

Additional Information

Proposal: Demolition of existing changing rooms and store and erection of new single storey changing rooms with accessible toilet and shower facilities. Adjacent paving levels to be re-graded to allow for level access

Area	Area 1 - South East
Application Number	WEB1687/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/08/2023
Applicant	Irene Richardson
Location	71, Derrynane Gardens, Sandymount, Dublin 4 D04 NH02
Additional Information	

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

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3853/23
Appeal Type	Written Evidence
Applicant	City Break Apartments
Location	12 Leinster Street South, Dublin 2, D02 H367

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of a change of use from current office/travel agents to self-catered short stay holiday let units with

1. five 1 bed studio apartments and one 3 bed apartment,
 2. to include an additional floor of accommodation at roof level of existing building,
 3. with screened plant area over on new proposed flat roof,
 4. ground floor reception area to incorporate management facilities and the relocation of existing side entrance door,
 5. a new traditional shop window to incorporate a new corner window feature,
 6. also to include all associated windows, drainage and all associated site works necessary to facilitate the development.
-

Area	Area 1 - South East
Application Number	3861/23
Appeal Type	Written Evidence
Applicant	Insignia Investments Ltd
Location	"The Barn", Riversdale Avenue, Bushy Park Road , Dublin 6

Additional Information

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

storey, part single storey 3 bedroom houses. 3. Alterations, reconfiguration and extension of the 2 no. 2 bedroom, two storey semi-detached houses. 4. The proposed amendments will include changes to the elevations. 5. The quantity of carparking spaces is increased to 11 no. 6. Amendments to the associated site development works and landscaping.

Area	Area 1 - South East
Application Number	WEB1462/23
Appeal Type	Written Evidence
Applicant	Karina Melvin
Location	1, Portobello Place, Dublin 8 D08 W7C6

Additional Information

Proposal: Conversion of her attic to storage and a bathroom, including a dormer window to the rear elevation, 2 conservation roof lights to the front elevation all at roof level and a balcony at first floor level to the rear.

Area 1
Appeals Decided

Area	Area 1 - South East
Application Number	3112/23
Appeal Decision	REMOVE CONDITIONS
Appeal Decision Date	@21/08/2023
Applicant	Iliane Perdu-Rouchouse and Laurent Domergue
Location	184, Corrib Road, Terenure, Dublin 6W, D6W KT93

Additional Information

Proposal: Permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs, 1no. roof window to the front and flat roof dormer to the rear.

Area	Area 1 - South East
Application Number	3172/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@24/08/2023
Applicant	Jessica Ryan, Ian Marron and Craig Marron
Location	21, Kenilworth Square North, Rathgar, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The development will consist of works to existing 3 storey period property including; provision of a new rear staircase and balcony to provide access to the rear garden, timber privacy screen to boundary and replacement of existing sash window with a French style door with over light to the rear elevation and all associated site development works.

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

34/23

(21/08/2023-25/08/2023)

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Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area	Area 1 - South East
Application Number	0311/23
Application Type	Social Housing Exemption Certificate
Applicant	Kevin McErlean & Niki Weir
Location	31, Ailesbury Park, Dublin 4 D04 K7P0.
Registration Date	25/08/2023
Additional Information	
Proposal:	SHEC: Two-storey bedroom dwelling integrating existing garage in side garden.

Area	Area 1 - South East
Application Number	0312/23
Application Type	Social Housing Exemption Certificate
Applicant	Highgate Design LTD
Location	16 Herbert Street, Dublin 2
Registration Date	21/08/2023
Additional Information	
Proposal:	SHEC: Change of use from office to residential, incorporating the repair and refurbishment of the former Georgian townhouse, a Protected Structure, the demolition of non-original modern extensions and the construction of a new extension works to rear.



Dublin City Council

SECTION 5 EXEMPTIONS

34/23

(21/08/2023-25/08/2023)

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Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area	Area 1 - South East
Application Number	0198/23
Application Type	Section 5
Applicant	Giulio Takacs and Enza Avolio
Location	13, Parnell Road, Harold's Cross, Dublin 12, D12 X433.
Registration Date	22/08/2023
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE: Replacement of 3 front aluminium windows (one damaged) to sash timber windows.

Area	Area 1 - South East
Application Number	0307/23
Application Type	Section 5
Applicant	Patrick Nolan & Joan Nolan
Location	55, Anglesea Road, Ballsbridge, Dublin 4, D04 V8Y8
Registration Date	22/08/2023
Additional Information	
Proposal:	EXPP: Extension (Single Storey) to rear of property, constructed in 2005. Confirmation sought to see of Exempted Development.
