



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 2 COMMERCIAL

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4244/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Eir (Eircom Limited)
<b>Location</b>	Eir, Somerville Park, Crumlin, Dublin 12, D12 A243
<b>Registration Date</b>	01/08/2023

**Additional Information**

**Proposal:** Permission for the construction of telecommunications infrastructure comprised of an 18m monopole (overall height of 19.5m), antennas, dishes and associated equipment, together with new ground level equipment cabinets and all associated sit works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1655/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Therese Wright & James Murphy
<b>Location</b>	The Sheiling, 36B, Chapelizod Hill Road, Chapelizod, Dublin 20, D20 AW80
<b>Registration Date</b>	02/08/2023

**Additional Information**

**Proposal:** The demolition of a single storey side extension comprising walk in wardrobe, en suite bathroom and external storage area to existing 2 storey detached dwelling to facilitate a new access road for the construction of a 2 storey 3 bedroom detached dwelling comprising 3 no. bedrooms, en suite bathroom, home office, utility, storage and bathroom at ground floor level, kitchen / dining / living area, TV room, WC, hall and private terrace at first floor level, sunken enclosed courtyard and terraced garden, bike & bin store, external store and associated site works including 2 no. parking spaces all to the rear of existing 2 storey detached dwelling.

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## Area 2 DOMESTIC

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4257/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Ciaran Hopkins
<b>Location</b>	152 Kimmage Road Lower, Terenure, Dublin 6W, D6W YA70
<b>Registration Date</b>	03/08/2023

**Additional Information**

**Proposal:** The development will consist of construction of two storey extension to the side of existing dwelling comprising of office and en-suite at first floor level and utility room at ground floor level, single storey extension to the rear comprising of open plan kitchen, dining and living areas. Conversion of existing attic space comprising of modification of existing roof structure and flat roof dormer to the rear. Renovation of existing garage and construction of new office and all associated site works. New vehicular entrance and dishing of existing footpath.

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## Area 2

### Large Scale Residential Development

#### Stage 2 Pre-Planning Consultation

**For information purposes only. No documents available to view until application is lodged at Stage 3.**

<b>Area</b>	Area 2 – South Central
<b>Application Number</b>	LRD6036/23-S2
<b>Application Type</b>	Large Residential Development -2
<b>Applicant</b>	The Adroit Company Ltd
<b>Location</b>	Harold's Bridge Court', Harold's Cross Road and Greenmount Lane, Harold's Cross, Dublin 6W
<b>Registration Date</b>	03/08/2023
<b>Additional Information</b>	
<b>Proposal:</b>	Proposed LRD development provides for 182 no. dwellings comprised of studio, 1, 2 & 3 bed apartments & Commercial / retail unit all on a site area of 1.01 hectares.

## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0238/23
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	31/07/2023
<b>Applicant</b>	George Cullen
<b>Location</b>	Site at corner of Old Kilmainham and Shannon Terrace, Dublin 8

### Additional Information

**Proposal:** SHEC: New Terrace of 4 houses.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3904/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	01/08/2023
<b>Applicant</b>	Jason and Ciara Smith
<b>Location</b>	85 Rafters Road, Drimnagh, Dublin 12, D12 X019

### Additional Information

**Proposal:** RETENTION PERMISSION for conversion of existing attic space comprising of modification of existing roof structure, side dormer c/w window, new access stairs and flat roof dormer to the rear. Construction of single storey, extension to the rear comprising dining room.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3912/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/08/2023
<b>Applicant</b>	Sumberry Limited
<b>Location</b>	134, James's Street and the corner of Steeven's Lane, Dublin 8, D08 YV6H

### Additional Information

**Proposal:** PROTECTED STRUCTURE: PERMISSION: The development will consist of: The redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, and the corner of Steeven's Lane, Dublin 8. D08 YV6H (a protected structure) and construction of an annex building/extension to rear to provide a residential development comprising a total of 15 no. residential units (1 no. studio, 9 no. one-bed units and 5 no. two- bed units) as follows: The proposed development will consist of the carrying out of the following works to a protected structure: (i) internal and external modifications, refurbishment and change of use of the existing protected structure from its current recording/rehearsal use to residential (1 no. studio and 3 no. one-bed units within protected structure; (ii) removal of non-original doors, partitions and features across all floors to accommodate proposed use; (iii) Floor level of lower ground floor level to be lowered to accommodate plant room and apartment stores; (iv) Lobby and entrance door to front elevation to be removed and replaced with new hardwood front door; (v) Non original window to front elevation at ground floor level to be removed and replaced with new window; (vi) Existing 6 no. sash windows to front elevation to be replaced with new one over one, sliding sash timber windows with thin double glazing; (vii) removal of existing render and replacement with lime render

to all elevations; (viii) new natural slate roof to replace Asbestos tiles, existing ridge tiles to be retained and reused; and (ix) new painted hardwood fixed window to replace existing non-original/modern door at second floor level to rear elevation/facade. Planning permission is also sought for (x) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of a seven-storey over lower ground floor annex building/extension connected to existing Protected Structure via link at upper ground floor. The proposed annex/extension provides for 11 no. residential units (6 no. one-bed units and 5 no. two-bed units) each provided with private open space in the form of a balcony or terrace; (xi) bin store at lower ground floor; (xii) 12 no. bicycle spaces at upper ground floor level; and (xiii) site and infrastructural works inclusive of SuDS, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4189/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/08/2023
<b>Applicant</b>	Double E Investment Ltd
<b>Location</b>	Kestrel House, 157, Walkinstown Road, Dublin 12, D12NN8A (with frontage to Cromwellsfort Road and Bunting Road)

#### **Additional Information**

**Proposal:** The development will consist of:

- (i) demolition of the existing two storey over basement building (licensed public house and ancillary off-licence);
- (ii) construction of a part-four, part-six, part-seven and part-eight-storey mixed-use development consisting of the following:
  - (a) 52 no. apartments (23 no. one-bed apartments and 29 no. two-bed apartments) from first to seventh floor level, each served by private amenity space in the form of a balcony/terrace and having shared access to 354.5sq.m of external communal amenity space provided via roof terraces at the fourth and sixth floor levels;
  - (b) provision of 3 no. retail units (total of 149.7sq.m) and a public house (total of 368.2sq.m) at ground floor level;
  - (c) provision of refuse storage, a plant room, ESB substation/switch room, 96 no. secure bicycle parking spaces, 1 no. accessible bicycle parking spaces and 2 no. cargo bicycle at ground floor level;
  - (d) erection of 6 no. antennas and 6 no. link dishes mounted on ballast support poles and associated diplexers, remote radio units and lighting finials on a steel mounting support platform together with 2no. outdoor cabinets and stepovers and associated equipment at the rooftop; and,
- (iii) all ancillary works, inclusive of landscaping, green roof, rooflights, solar panels, visitor bicycle parking spaces (40 no.) and all associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4194/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/08/2023
<b>Applicant</b>	Mr. Terry & Ms. Phyll Hobdell
<b>Location</b>	Unit 3B, La Fanu House, Le Fanu Road, Dublin 10

### Additional Information

**Proposal:** PERMISSION: For the amalgamation of 2 adjoining commercial units at Unit 3B, La Fanu House, Le Fanu Road, Dublin 10. The existing units comprise Treasure Tots Nursery (childcare facility) and the adjoining vacant unit previously in use as an employment agency. Permission is also sought for the change of use of the vacant unit from employment agency to childcare facility and minor internal works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1478/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	31/07/2023
<b>Applicant</b>	Catherine & Paddy O'Connell
<b>Location</b>	24, Sperrin Road, Drimnagh, Dublin 12 D12 YD52
<b>Additional Information</b>	
<b>Proposal:</b> RETENTION: Retention permission for side garden wall/boundary wall (east of dwelling house) with associated site works.	

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1488/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/08/2023
<b>Applicant</b>	David Walsh
<b>Location</b>	126, Cashel Road, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b> 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	

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1490/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	04/08/2023
<b>Applicant</b>	Miriam Browne
<b>Location</b>	Plot adj. 73, Downpatrick Road, Crumlin, Dublin, 12
<b>Additional Information</b>	
<b>Proposal:</b> 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	

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1491/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/08/2023

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<b>Applicant</b>	Shane Grant
<b>Location</b>	294, Sundrive Road, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	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.

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## Area 2 Appeals Notified

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	5400/22
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Ixter Property DAC
<b>Location</b>	29, Bow Lane West, Dublin 8, D08V44T
<b>Additional Information</b>	Clarification of Add. Information Recd.
<b>Proposal:</b>	Permission is sought for the demolition of existing dwelling & site structures, and the construction of a six-storey apartment building comprising 13 No. apartment units (9 No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces, the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor terraces, ancillary areas for bicycle parking, refuse storage, apartment storage room, associated plant room at ground floor, amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west, maintaining in place a vehicular access with gate providing wayleave access to the side serving the rear of No 28, Bow Lane West, with associated landscaping & site works.

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## Area 2 Appeals Decided

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

31/23

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

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0283/23
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Therese Wright & James Murphy
<b>Location</b>	36b, The Sheiling, Chapelizod Hill Road, Chapelizod, Dublin, D20AW80
<b>Registration Date</b>	01/08/2023
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Provision of a new detached 2 storey dwelling.

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