



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(04/09/2023-08/09/2023)

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	3137/23
Application Type	Permission
Applicant	Electricity Supply Board
Location	Lands within the Poolbeg Generating Station complex, Pigeon House Road, Dublin 4, D04 XD82
Registration Date	08/09/2023
Additional Information	Clarification of Add. Information Recd.

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 compiles 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	3872/23
Application Type	Permission
Applicant	Carrolls Irish Gifts
Location	6-8 College Green, Temple Bar, Dublin 2, D02 VP48
Registration Date	07/09/2023
Additional Information	Additional Information Received

Proposal: Permission for development for proposed shopfront signage. The proposed development will consist of the erection of 3 no. signs on the south, east and southeast building elevations to serve the retail unit located at ground and first floor levels. The signs will include 1 no. metal box sign to the existing canopy at ground floor level and 2 no. individually mounted metal lettering signs, both spanning ground and first floor level and all other associated site works. The total signage area is 2.66 sq. m.

Area	Area 1 - South East
Application Number	4410/23
Application Type	Permission
Applicant	Tim O'Connor
Location	217/219, Rathmines Road Lower, Rathmines, Dublin 6
Registration Date	04/09/2023
Additional Information	

Proposal: PERMISSION & RETENTION: For the addition of 1 no. external wall mounted retractable awning and outdoor seating area to the rear of the property and retention of 4 no. external wall mounted retractable awnings to the south facade of Martin B. Slattery's Pub at 217/219 Rathmines Road Lower.

Area	Area 1 - South East
Application Number	4413/23
Application Type	Permission
Applicant	Red Rock BPRKH Ltd.
Location	The Paddock, Bushy Park Road Rathgar, Dublin 6 (Formerly No. 59 Bushy Park Road Rathgar, Dublin 6)
Registration Date	04/09/2023
Additional Information	

Proposal: PERMISSION & RETENTION: The development consists of: Alterations to development previously approved under Reg. Ref. 3760/18 (and later amended under Reg. Ref. 3874/19 & Reg.

Ref. 4788/19) comprising the omission of Condition 13b as attached to Reg. Ref. 3760/18 and the attachment of a replacement condition to allow for the provision of a management company; and, retention planning permission for the revision of the site layout plan to provide 1 no. additional car parking space (total no. of car parking spaces increased to 13 no.) with associated general revision to landscaping areas.

Area	Area 1 - South East
Application Number	4419/23
Application Type	Permission
Applicant	Heights Hospitality Operations Limited
Location	7, Westmoreland Street, D02 XF76 and 39 Fleet Street D02 EK07. 40-47 Fleet St, Temple Bar, Dublin 2, D02NX25
Registration Date	05/09/2023

Additional Information

Proposal: PROTECTED STRUCTURE:PERMISSION & RETENTION:Works at ground and basement level change of use at upper floor levels restaurant and from office to hotel use at No.7 Westmoreland Street, D02 XF76 and 39 Fleet street D02 EK07 and associated development works, protected structure, and alterations to Temple Bar Inn hotel at basement, ground and fourth floor levels at 40-47 Fleet St, 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) Planning Permission for development works to 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 façade and alteration 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	4420/23
Application Type	Permission
Applicant	Government of the Kingdom of the Netherlands
Location	160, Merrion Road, Dublin 4
Registration Date	05/09/2023

Additional Information

Proposal: The development will consist of the following:

- demolition of the existing single storey rear extension with double height atrium (130sqm),
- construction of a new single storey rear extension (265sqm),
- external alterations including alterations to be first-floor window openings, alterations to the first-floor balustrade, replacement of the existing fire escape, addition of PV panels, formation of rooflights,

- internal alterations including reconfiguration of the internal layout and a new staircase,
- general repair and refurbishment of the original building (372sqm) including thermal upgrades, replacement of windows and doors and repointing the front façade,
- site works including widening of existing vehicular gates, the provision of a new pedestrian entrance gate to the front, the addition of 10 cycle spaces and 2 no. electric car charging points,
- landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	4432/23
Application Type	Permission
Applicant	Aviva Life & Pensions Ireland Designated Activity Company
Location	Site (c. 0.067 ha) at 13 & 13a Merrion Row and 12a, 12b, 12c, 12d and 5 Merrion Court, Dublin 2
Registration Date	06/09/2023

Additional Information

Proposal: PERMISSION: The development will consist of: A) Demolition of the existing 1 and 2 no. storey buildings (c. 601.8 sqm) at 13 and 13a Merrion Row & 12a and 12b Merrion Court, on part of the site. B) The construction of a part 4 and 5 no. storey (c. 18.5 metres parapet height) mixed-used development (including setback upper floor with c. 17.7 sqm terrace at northern elevation, sedum roof, plant and PV panels at roof level) comprising retail/restaurant use (c. 186 sqm) and office reception, bike store (19 spaces) and changing facilities at ground floor level and 4 no. floors of office space (c. 1,434 sqm) above with access taken from PL Merrion Row. C) Signage zones of 43 sqm on northern and western elevations. D) Refurbishment, restoration and part change of use of existing buildings at 12c, 12d & 5 Merrion Court (c. 246 sqm) from restaurant/residential/wine bar to provide 3 no. two storey residential townhouses (maximum height c. 8.2 metres) each accessed from Merrion Court. E) A separate storage unit (c. 22 sqm area) providing a refuse store serving the office & restaurant/retail use and residential refuse store (c. 8 sqm area) adjacent at the west side of Merrion Court. F) All plant and all associated site development works.

Area	Area 1 - South East
Application Number	4437/23
Application Type	Permission
Applicant	Eoin Quinn and Jeremy Wales
Location	4, Chelmsford Close, Ranelagh , Dublin 6 , D06XW20
Registration Date	07/09/2023

Additional Information

Proposal: Development at this site on lands to the side and rear of existing dwelling. The development will consist of the construction of a new 2-storey 2 bedroom house with study to the side of existing dwelling, with pedestrian/ cycling access to the front off Chelmsford Close and to the rear off Westmoreland Park, and the construction of a single storey extension to the rear of existing dwelling. For the new house, two onsite bicycle spaces are proposed in lieu of an onsite car parking space.

Area	Area 1 - South East
Application Number	4441/23
Application Type	Permission
Applicant	24 South Frederick St. Propco Limited

Location 0.037 Ha. site at Nos. 24 and 25 Frederick Street South, Dublin 2

Registration Date 07/09/2023

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The development will consist of the change of use from Art Gallery, Retail, Yoga Studios, and Offices to Hotel use, which will be operationally linked to the Trinity Townhouse Hotel located at Nos. 12, 29 and 30 Frederick Street South, Dublin 2. The development will comprise 25 No. bedrooms and ancillary lounge areas and will function as an extension to the existing Trinity Townhouse Hotel. The development will include the demolition of the non-original rear annexes from lower ground level to 2nd floor level (c. 155 sq m); and the construction of a ground floor level rear extension (c. 122 sq m) over an extension at lower ground floor/basement level (c. 114 sq m). The development will increase the gross floor area of Nos. 24 and 25 Frederick Street South from c. 800 sq m to c. 881 sq m. The development will also comprise of: the replacement of the non-original PVC windows to the rear of the existing properties with sliding sash timber windows; internal room modifications including an interconnecting link between No. 24 and 25 at ground floor level; signage; lighting; bin storage; plant; green and blue roofs; hard and soft landscaping; and all associated site works above and below ground.

Area Area 1 - South East

Application Number 4442/23

Application Type Permission

Applicant Crossville Properties Ltd

Location Rear of 10 Ely Place, Dublin 2

Registration Date 07/09/2023

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The proposed development consists of: the demolition of a two storey structure, 75sq.m in size, in commercial use at the rear of 10 Ely Place, Dublin 2, and the removal of 10 no. parking spaces, the construction of a replacement 2 storey, 3-bedroom mews dwelling 178 sq.m in size, with 2 no. gated parking spaces and associated open space. The proposal will include roof lights, green roof and all associated site development works.

Area Area 1 - South East

Application Number 4449/23

Application Type Permission

Applicant Colm Carvill

Location 26 Eustace Street, Dublin 2

Registration Date 08/09/2023

Additional Information

Proposal: PERMISSION: For change of use from office to tourist bureau at ground floor level of 26 Eustace Street, Dublin 2 and to carry on all activities of a tourist office including a Bureau de Change. In addition to erect domed awnings over the front ground floor windows.

Area Area 1 - South East

Application Number DSDZ4443/23

Application Type Permission

Applicant Dunnes Stores Unlimited Company

Location Dunnes Stores, The Anchor Unit 1 of the Point Village Shopping Centre, Dublin 1

Registration Date 08/09/2023

Additional Information

Proposal: PERMISSION: To consist of the provision of alcohol off-licence sales as part of the existing retail premises at the ground floor (level 0) including all associated site works and services. This application relates to a proposed development within the Grand Canal Dock/North Lotts Strategic Development Zone.

Area Area 1 - South East

Application Number WEB1750/23

Application Type Permission

Applicant American Vintage (UK) Ltd

Location 32 & 34, Exchequer Street, Dublin 2 D02 HY88

Registration Date 06/09/2023

Additional Information

Proposal: 2No. new fascia signs and 2No. new bus stop signs to existing Shopfronts of No.32&34 Exchequer Street.

Area 1
DOMESTIC

Area Area 1 - South East

Application Number 3991/23

Application Type Permission

Applicant Edward Rogan and Emma Rogan

Location 17 Farney Park, Sandymount, Dublin 4, D04E129

Registration Date 08/09/2023

Additional Information Additional Information Received

Proposal: PERMISSION: To demolish the existing one storey kitchen annexe to the rear of the existing house at No 17 Farney Park, Sandymount, Dublin 4 D04E129 and to replace it with a part one storey flat roofed extension to the rear containing kitchen, dining, utility room and a part two storey pitched roof extension with set back containing family room, bathroom, stairs and (garage replacement) playroom to the front at ground floor and new bedroom, family and master bathrooms plus master bedroom at first floor. It is proposed that the existing attic space at second floor level be enlarged to extend for the full width of the house including the garage area and is to contain a new dormer window with recessed glazing to avoid overlooking and 3 No. Velux rooflights to the rear plus two smaller 'conservation style' rooflights to the front. In addition planning permission is sought to construct a small garden shed in the rear garden.

Area Area 1 - South East

Application Number 4423/23

Application Type Permission

Applicant Kathyryn Burns

Location 68, Derrynane Gardens, Sandymount, Dublin 4

Registration Date 05/09/2023

Additional Information

Proposal: Planning permission to widen existing pedestrian entrance to create a new vehicular entrance to facilitate off street parking and EV charging for one car.

Area Area 1 - South East
Application Number 4425/23
Application Type Permission
Applicant Lorraine Fitzsimons
Location 9, Seafort Gardens, Sandymount, Dublin 4, DO4HW99
Registration Date 06/09/2023

Additional Information

Proposal: PERMISSION: To construct single storey extension to existing garden recreational room and storage rooms to rear garden and all associated site works.

Area Area 1 - South East
Application Number 4431/23
Application Type Retention Permission
Applicant Kate Bunworth & Andrew Wilkinson
Location 83 Terenure Road West Terenure, Dublin 6W.
Registration Date 06/09/2023

Additional Information

Proposal: RETENTION: The works will comprise of the widening of the vehicular entrance gates, from the existing width of 2.550 metres to a new width of 3.6 metres, along with the relocation and building of new gate piers. In addition, works will see revisions and widening of the existing dishing area.

Area Area 1 - South East
Application Number 4444/23
Application Type Permission
Applicant Peter Mac Cormack
Location 30, Kenilworth Park, Harolds Cross Dublin 6W
Registration Date 08/09/2023

Additional Information

Proposal: The development will consist of car parking space and provision of vehicular access with alterations to front garden wall, also vehicle charging point.

Area Area 1 - South East
Application Number 4445/23
Application Type Retention Permission
Applicant Oran and Cathal Morris
Location 12, Oaklands Terrace, Terenure, Dublin 6
Registration Date 08/09/2023

Additional Information

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

Area Area 1 - South East
Application Number 4450/23
Application Type Retention Permission
Applicant Catherine and Paul Meleady
Location 16 Isolda Road , Ringsend, Dublin 4

Registration Date 08/09/2023

Additional Information

Proposal: RETENTION: For a Cabin in the rear Garden Comprising 31m² for habitable purposes and 60m² remaining space to rear and side garden.

Area Area 1 - South East
Application Number 4453/23
Application Type Permission
Applicant Fergal O'Boy
Location 88, Beech Hill Drive, Dublin 4
Registration Date 08/09/2023

Additional Information

Proposal: The development will consist of a ground and first floor extension to the rear of the existing two storey 3 bedroom dwelling. (1) Ground floor extension of 32m² and internal layout alterations to accommodate new kitchen, dining, living area. (2) First floor extension of 18m² and internal alterations to accommodate one additional bedroom. The house will become 4 bedrooms in total. (3) New rooflights to ground floor extension and also to roof of main dwelling. (4) Removal of section of existing wall to allow for 3.5m wide vehicular driveway and construction of new wall piers and all associated works to necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1741/23
Application Type Permission
Applicant Helen & Derek Daly
Location 17, Brendan Road, Donnybrook, Dublin 4
Registration Date 04/09/2023

Additional Information

Proposal: Conversion of attic space to habitable room, new dormer to rear and bin storage to the front & all associated site works

Area Area 1 - South East
Application Number WEB1743/23
Application Type Permission
Applicant Pauline Cox
Location 104, Merrion Road, Ballsbridge, Dublin 4
Registration Date 04/09/2023

Additional Information

Proposal: The development will consist of an amendment to the permitted development granted under DCC Reg. Ref. 4157/21, which principally consisted of residential extensions to the existing dwelling.

The proposed amendment comprises the construction of a single storey home office to the rear (north-east) of the existing dwelling (c. 8.5 sq m); and all associated works above and below ground.

Area Area 1 - South East
Application Number WEB1746/23
Application Type Permission

Applicant Tom & Siobhan O'Dowd
Location 47, Rathdown Park, Terenure, Dublin 6w D6W XE65
Registration Date 05/09/2023
Additional Information
Proposal: Planning permission is sought for modifications to widen the existing vehicular entrance off Rathdown park.

Area Area 1 - South East
Application Number WEB1747/23
Application Type Permission
Applicant Brian Fallon
Location Minore, 23, Saint Kevin's Park, Dartry, Dublin 6
Registration Date 05/09/2023
Additional Information
Proposal: The demolition of an existing non-original first floor dining room window to the east elevation and construction of a new painted hardwood oriel window (based on historic photos) with glazed, stained glass sash windows (to match existing) and painted metal finial guardrail to roof.

Area Area 1 - South East
Application Number WEB1748/23
Application Type Permission
Applicant Seán and Catriona Curran
Location 24, Greenfield Park, Donnybrook, Dublin 4 D04 H1F9
Registration Date 06/09/2023
Additional Information
Proposal: (1) Widening of existing Vehicular access, (2) reopening of existing pedestrian entrance with installation of gate (3) 6 No. Dormers (2 toto rear & 4 to front/side (4) single storey extensions to rear/side, (5) demolition of existing single storey extension to rear & chimney stacks (6) Change of roof profile from flat roof to pitched roof to existing garage & extension of garage to rear to accommodate shed & minor alterations to fenestration to existing house and all associated site works

Area Area 1 - South East
Application Number WEB1752/23
Application Type Permission
Applicant Mark Nugent
Location 62b, Fortfield Road, Terenure, Dubliin 6w, D6W EH70
Registration Date 06/09/2023
Additional Information
Proposal: For single storey vehicular car garage/shed to rear garden with sloped roof and external covered canopy. Approx area of internal garage floor 40.7m2 with 15.9m2 covered canopy

Area Area 1 - South East
Application Number WEB1760/23
Application Type Permission
Applicant Kirk McCormack & Katie Farrell
Location 17, Harmony Avenue (at corner with Brookvale Road),

Registration Date

08/09/2023

Additional Information

Proposal: The development will consist of the demolition of existing single storey rear extension and construction of a new two storey rear and rear-side extension with first floor terrace along with new boundary wall and associated site works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0160/23
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	06/09/2023
Applicant	Methodist Centenary Church
Location	Wesley House, Leeson Park, Dublin 6
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: 1. Essential maintenance to the external walls. 2. Essential maintenance to the flat roofs of Wesley House. 3. Upgrading the thermal performance of the external fabric.

Area	Area 1 - South East
Application Number	0288/23
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	04/09/2023
Applicant	Denis O'Brien
Location	Rosalins, 42, Dunville Avenue, Ranelagh, Dublin 6, D06 VX34.

Additional Information

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

Area	Area 1 - South East
Application Number	0293/23
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	06/09/2023
Applicant	BP Developments Ltd
Location	46 South Dock Street, Dublin 4, D04 XY05.

Additional Information

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

Area	Area 1 - South East
Application Number	0295/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	06/09/2023
Applicant	MammaMia Grattan Properties Limited
Location	Infill site at 1A, St. Marys Terrace, Bath Street, Dublin 4, D04 A593.

Additional Information

Proposal: SHEC: Demolition of the existing disused metal and block sheds abutting the northern boundary, and block shed abutting the southern boundary; Construction of a 2-storey 2-bedroom detached house with an internal balcony from the first-floor level on the southeast elevation. All with associated site works, drainage, bins store, bike store, landscaping, boundary treatment and access to the development is provided from the existing laneway off Bath Street, Dublin 4.

Area	Area 1 - South East
Application Number	0299/23
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	06/09/2023
Applicant	Arranmore Resident's Association
Location	Apt 8, Arranmore Apartments, Garden Level, 13-19 Arranmore Apts, Pembroke Road, Dublin 4, D04 AK15.

Additional Information

Proposal: EXPP: No structural or material alterations are proposed. This application applies to an original planning Grant (2022/87) that is placing a restriction on one apartment in the building to be used exclusively for a no longer required Building warden. All stakeholders want the planning restriction lifted.

Area	Area 1 - South East
Application Number	3627/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Bartholdi Limited
Location	Laurel House, 122 Ranelagh, Dublin 6, D06 W2T3
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: permission is sought for change of use from its current use of offices to a childcare facility, the construction of a new 143m² part two-storey part one-storey extension to the rear, and refurbishment of the existing 254m² three-storey with mezzanine semi-detached building, removal of external stone staircase to the rear, partial removal of stone wall at rear to create opening for circulation to new extension. Refurbishment works will include replacement of existing PVC windows with timber sash windows, rewiring, replumbing and structural works where required. All protected elements to be retained and repaired where required. Removal 9 no. car parking spaces, addition of 5 no. bicycle stands and a covered bin store.

Area	Area 1 - South East
Application Number	4119/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	04/09/2023
Applicant	Coolcor Investments Ltd.
Location	Rear of 11 Palmerston Park (fronting Palmerston Gardens), Rathmines, Dublin 6, D06T625

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The proposed development consists of: Construction of 2 no. two-and-a-half storey semi-detached mews dwellings to site at rear of existing four-storey dwelling. Mews dwelling No.1 is a 3 bedroom dwelling with a gross floor area of 115 sq. metres. Mews dwelling No.2 is a 4 bedroom dwelling with a gross floor area of 149 sq. metres. Development to include (to both dwellings) - new vehicular and pedestrian access from rear laneway (Palmerston Gardens), off-street car- parking (2 separate garages), rear south facing 1st floor balconies, provision of roof-lights to front and rear roof slopes, and roof-mounted photo-voltaic panels to rear, together with associated drainage, new garden boundary walls/fences, landscaping and ancillary site works.

Area	Area 1 - South East
Application Number	4122/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	David Francis
Location	Lauriston, 19 Park Drive, Ranelagh, Dublin 6, D06 H6C7

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of renovation, alteration, conservation and extension works to existing three storey semi-detached period property, to include:

- (1) demolition of existing non-original single storey extension (50m²) to side, and construction of a new replacement single storey extension (58m²) to the side with roof lights / roof-glazing,
- (2) alterations to existing external walls and door/window opens of ground floor rear return and installation of new glazed patio doors to east elevation and new projecting timber bay window to south elevation,
- (3) alterations / reconfiguration of existing layout and internal partitions to ground & 1st floor return rooms,
- (4) formation of new door openings in existing internal walls at ground, first & second floor,
- (5) internal insulation/ thermal upgrade works to selected existing external walls and existing suspended timber floor,
- (6) replacement of existing defective roof finishes to domed roof turret,
- (7) re-slating of pitched roof and general repairs and conservation works to roof, chimneys, fascia's & rainwater goods;
- (8) installation of photovoltaic (PV) solar panels to southern roof facade at rear,
- (9) facade conservation works including lime repointing and brickwork repairs, repair/replacement of existing external dash-render finishes and cleaning / conservation works to stonework,
- (10) upgrading and refurbishment works to existing timber casement windows, doors and external timberwork,
- (11) general refurbishment and conservation works to interior & exterior of existing period structure,
- (12) associated site works.

Area	Area 1 - South East
Application Number	4123/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	Randomness and Integrity Services Ltd
Location	12 Fitzwilliam Street Upper, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: development will consist of renewal of mechanical & electrical installations, sanitary and kitchen fittings, removal of modern internal partitions, demolition of modern porch in yard , reopening of blocked window and provision of new replica sash window, provision of new rooflight and solar/PV panels to main roof and general interior redecoration.

Area	Area 1 - South East
Application Number	4126/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	04/09/2023
Applicant	Philip Ryan
Location	Site at Spire View Lane, to the rear of 28 Rathgar Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: For the removal of the existing tarmac surface, entrance gate, damaged boundary fence to the north, the demolition of the existing shed, nominally 26M2, & the construction of a new sedum flat roof detached two storey single family dwelling of nominally 116M2 on a site at Spire View Lane, to the rear of & within the historical curtilage of no. 28 Rathgar Road, a Protected Structure, & accessed from Spire View Lane using the existing vehicular & pedestrian access. Entrance hall, accessible WC, bedroom, storage & open plan kitchen/dining/ living with 1 rooflight, external storage & carport with one car space & bin store on the ground floor with bathroom, 2 bedrooms, ensuite, storage, double height void & 5 rooflights to the first floor & PV photovoltaic panels to the first floor flat roof. Associated works including enabling, temporary, drainage & landscape works to the front, sides & rear, including the retention of the existing tree, a new granite wall to match existing to the boundary with no. 28 Rathgar Road to the east, new wall to the boundary with the adjoining house the mews' to the north east & north west, new sliding entrance gate, permeable surfaces & terrace, planting, trees & air to water heat pump.

Area	Area 1 - South East
Application Number	4127/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	The Institute of Education
Location	On Stable Lane accessed off Lesson Street Lower, Dublin 2, adjacent to Hall Block, (Institute of Education) and to the rear of Protected Structures, No. 22 Pembroke Street Upper, D02 DH02 and 23 Pembroke

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site, on Stable Lane accessed off Lesson Street Lower, Dublin 2, adjacent to Hall Block (Institute of Education) and to the rear of Protected Structures No. 22 Pembroke Street Upper, D02 DH02 and 23 Pembroke Street Upper, D02 AK20 (RPS Ref. No.6670 and RPS Ref. No.6671 respectively). Development will consist of the change of use and part demolition of three existing single storey flat roof garages and storage (GIA 91.0 sqm) to ancillary administration office with accessible WC / shower and kitchenette (GIA 83.3 sqm) for the Institute of Education, 79-85 Lesson Street Lower, D02 PX56. The development will include internal modifications to existing building, new flat roof with skylights and solar panels, works to the Stable Lane elevation, and all ancillary works and services. These garages are within the curtilage of protected structures No. 22 Pembroke Street Upper, D02 DH02 and 23 Pembroke Street Upper, D02 AK20 (RPS Ref. No.6670 and RPS Ref. No.6671 respectively) and are accessed via Stable Lane off Lesson Street Lower, Dublin 2.

Area	Area 1 - South East
Application Number	4128/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	04/09/2023
Applicant	Grafton Residence ULC
Location	"Textile House", located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2

Additional Information

Proposal: PERMISSION: For development at a site known as "Textile House" located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2. The site is located adjacent/proximate to a number of protected structures No. 1 Johnson's Place (RPS Ref. 4063), No. 2 Johnson's Place (RPS Ref. 4064), former Mercer Hospital, Mercer Street (RPS Ref. 5074), and No. 39 William Street South (RPS Ref. 8580). The proposed development will comprise the demolition of all existing commercial buildings on site (c.612 sq.m) and the construction of a mixed-use development up to 8 storeys in height over 2 no. levels of basement and comprising the following: Restaurant/Bar and Retail unit at ground floor and basement levels; Hotel providing a total of 61 no. bedrooms (all ensuite), along with gym and all ancillary facilities/ plant associated with the hotel provided at basement to fifth floor. The hotel bedrooms will be located from first to fifth floor. This proposed hotel facility will operate as an extension to, and will be managed by, the existing nearby Grafton Hotel. 6 no. residential apartments (located on the sixth and seventh floors), comprising 2 no. 1-bed, 3 no. 2-bed and 1 no. 3-bed units, ranging in size from c.54 sq.m to c.128 sq.m and with balconies to the south/east/north/ west elevations. The total gross area of the building including basement is c. 4,361.6 sqm All associated site development works, plant areas, landscaping, waste management areas, and services provision.

Area	Area 1 - South East
Application Number	4129/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	The Little Sisters of the Assumption
Location	Assumption Convent, Church Park Court, Mount Argus Road, Harold's Cross, Dublin 6w, D6W ED60

Additional Information

Proposal: Permission for additions and alterations to include the construction of a covered fire escape staircase from first floor to ground level to the rear of the property and associated alterations to rear elevations of the property to include incidental and ancillary works.

Area	Area 1 - South East
Application Number	4132/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Muireann McCaughey & Sam Boles
Location	46A, Grove Park, Rathmines, Dublin 6, D06 TN67 & D06 AN28

Additional Information

Proposal: The development will consist of: A) The demolition of the single storey garage to the east side of the existing dwelling, B) The construction of a new part single storey, part two storey extension to the east side and rear of the existing dwelling, C) Provision for bin and bicycle storage bunkers to the front garden, D) Existing vehicular entrance to be widened, and E) all other associated site works and services.

Area	Area 1 - South East
Application Number	4133/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Alan & Ciara Leahy
Location	26, Fortfield Road, Terenure, Dublin 6W, D6W YX96

Additional Information

Proposal: The proposed development will consist of; a) Demolition of existing annex to the rear, b) Demolition of existing shed abutting the boundary wall to the rear c) Demolition of chimney to the side, d) Single storey flat roof extension to rear with rooflights e) two storey flat roof extension to the rear and side f) External insulation to the existing house g) Widening of existing vehicular entrance to 3.5m and all associated site works.

Area	Area 1 - South East
Application Number	4135/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Mark & Margaret McGowan
Location	44, The Cloisters, Terenure, Dublin 6W, D6W NN24

Additional Information

Proposal: The development will consist of the following:

- 1) The conversion of attic space to attic store with a new dormer window to the rear roof and 1 new rooflight to rear roof.
 - 2) 1 new 1 sqm double glazed pvc window with permanent obscured glazing in the side gable wall of the house at ground floor kitchen/dining room.
 - 3) and all associated site works.
-

Area	Area 1 - South East
Application Number	4136/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	The Society of African Missions
Location	84, Ranelagh Road, Dublin 6

Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of the installation of roof mounted solar panels in the internal valley of the m-shaped roof.

Area	Area 1 - South East
Application Number	4144/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/09/2023
Applicant	Goulding Integrity Investments Limited Partnership
Location	Rear 128 Rathmines Road Lower, , accessed from Observatory Lane , Rathmines , Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of :

- (a) demolition of existing commercial building on site.
 - (b) construction of a new 3 storey, 3 bedroom dwelling. The proposed dwelling is two storeys to laneway with the 2nd floor level set back from the building line of the front elevation and has a mansard roof to rear elevation. The development includes a landscaped courtyard, a roof terrace and balconies to front of dwelling,
 - (c) all associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.
-

Area	Area 1 - South East
Application Number	4145/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2023
Applicant	The Board of St Patrick's Cathedral
Location	St. Patrick's Deanery , 40 Kevin Street Upper, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The works will consist of:-a) the structural strengthening and repair of the original timber staircase of St Patrick's Deanery (a protected structure RPS ref. no 4188 & 4189 and Recorded Monument DU 018-020113). b) the replacement and upgrade of the existing central heating system

Area	Area 1 - South East
Application Number	4146/23
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	06/09/2023
Applicant	Rory Godson and Hilary Hynes
Location	18, Morehampton Road, Dublin 4, D04 P2N5

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at 18 Morehampton Road Dublin 4, D04 P2N5, a Protected Structure (RPS Ref. No. 5303). The development will consist of alterations to lower ground floor layout including removal of existing partition wall, provision new door, formation of new opening between rooms, new glass partition in existing ope, new kitchen and utility joinery; provision of new ensuite shower room at first floor and reinstatement of first floor fireplaces.

Area	Area 1 - South East
Application Number	4148/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	06/09/2023
Applicant	Gordon Properties Ltd
Location	11/12 Richmond Street South , D02HX76 , 13 Richmond Street South and 17 Richmond Street South 9 (now demolished).

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a site of 0.22 ha generally bounded by Richmond Street South to the west, Richmond Street Villas to the north and east and by 18/19 Richmond Street South, Dublin 2 (now demolished) to the south. The site contains 11-12 Richmond Street South, D02, HX76, 13 Richmond Street South and 17 Richmond Street South (now demolished). The site is to the west of the Charlemont Square scheme. The application site contains a protected structure, 11-12 Richmond Street South (former Bernard Shaw Public House, RPS Ref. 7361).

The development consists of the following:

- (i) Demolition of non-original extension to the protected structure and demolition of No. 13 Richmond Street South;
- (ii) The provision of a new mixed-use building of up to 8 no. storey with setback at 2nd, 4th and 6th Floor levels;
- (iii) Repair and refurbishment of protected structure (11-12 Richmond Street South) including removal of non-original features;
- (iv) provision of 9,347 sq.m. office space from basement to 7th floor level with lobby/informal meeting space at ground floor level;
- (v) provision of 3 no. cafe/retail/restaurant units (370 sq.m.) over ground and first floor level;
- (vi) provision of 362 sq.m. of arts/cultural space at basement level;
- (vii) provision of atrium terrace with external terrace at 2nd floor level;
- (viii) provision of 2 no. external terraces on the western elevation fronting Richmond Street South at 6th floor level;
- (ix) provision of 1 no. lightwell on the eastern elevation at ground and basement level and 1 no, lightwell on the southern elevation from basement to roof level;
- (x) the provision of 7 no. car parking spaces at ground floor level accessed from Gordon Place and 184 no. bicycle parking spaces including 4 no. cargo bike spaces at ground and basement level with associated shower and changing facilities;
- (xi) provision of 568 sq.m. of green roof at roof level;
- (xii) all ancillary and associated site development, demolition, works, site clearance, landscaping, public realm works, substation, infrastructural works, hoarding during construction and provision of

plant;

The overall development consists of 14,314 sq.m. gross floor area.

Area	Area 1 - South East
Application Number	4151/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2023
Applicant	Joe Seely
Location	14 The Hutchins, Lansdowne Place, Ballsbridge, Dublin 4

Additional Information

Proposal: The development consists of the construction of a 24sqm single storey, steel frame and aluminium clad pergola on the 7th floor private roof terrace.

Area	Area 1 - South East
Application Number	4155/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/09/2023
Applicant	OCOURT Limited
Location	94 Terenure Road East, Dublin 6, D06 C434

Additional Information

Proposal: PROTECTED STRUCTURE : RPS Ref: 8131: the development will consist of permission for change of use of existing restaurant to medical/dental/orthodontic use including minor internal works such as internal surgery rooms/offices/waiting areas etc. and all associated site works.

Area	Area 1 - South East
Application Number	4158/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2023
Applicant	The Sisters of St Louis
Location	8, Grosvenor Road, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: For the installation of a domestic three storey lift constructed within the confines of their house.

Area	Area 1 - South East
Application Number	4159/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2023
Applicant	Shane and Catherine Cullinane
Location	41 Palmerston Road, Rathmines, Dublin 6, D06 R5W0

Additional Information

Proposal: PROTECTED STRUCTURE: permission is sought for the following works:

1. demolition of a single storey annex and store to side,
2. construction of single storey side and rear extension,
3. internal alterations / refurbishments to existing house at ground, first, second and third floor,
4. installation of 4no. rooflights to new extension and 3no. rooflights to valley of existing house,
5. PV array to valley of existing house,
6. re-pointing of brickworks, replacement of uPVC pipework with painted cast iron on front and side facade,
7. Refurbishment of all windows and doors and associated site works.

The house is a protected structure, semi-detached and end of terrace. The house shares a boundary with and has vehicular access from Cowper Road to the side and pedestrian access to Palmerston Road to the front. There is a private lane to the rear with vehicular / pedestrian access onto Cowper Road.

Area	Area 1 - South East
Application Number	4161/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2023
Applicant	Oonagh Delargy
Location	24 Saint John's Street, Dublin 8, D08 E1W9
Additional Information	

Proposal: Permission for the development will consist of demolitions and alterations to the existing single-storey rear extension; a 10m2 first floor extension to the rear with obscured-glass window and screened window; 2no. new rooflights to the rear; demolition of internal partitions and stairs; new windows and external doors throughout; associated drainage works and ancillary works within the curtilage of the site.

Area	Area 1 - South East
Application Number	4162/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2023
Applicant	Micheal Twomey & Josephine Lynch
Location	115 Anglesea Road, Ballsbridge, Dublin 4
Additional Information	

Proposal: PROTECTED STRUCTURE: Permission : the development will consist of alterations of the full-width garden level extension and provision of hall-level pitched-roof extension accessed off the stair landing to the main house to provide a new bedroom; pitched-roof single storey extension towards garden and modifications to lane elevation of rear garage to provide ancillary use incidental to the main house with associated internal alterations and landscaping.

Area	Area 1 - South East
Application Number	4164/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	08/09/2023
Applicant	Grattan O'Brien

Location 18, Terenure Road North, Dublin 6W, D6W XF59
Additional Information
Proposal: Permission for the proposed extension and alterations to an approved off-licence previously granted under planning permission number 3503/22 with the existing first floor accommodation to remain in suit as is and all associated site and development works

Area Area 1 - South East
Application Number 4378/23
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/09/2023
Applicant Stage Door Cafe Ltd
Location 10B-11 Essex Street East, Temple Bar, Dublin 2, D02 PW83

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION PERMISSION sought to retain cafe/restaurant use of ground floor level commercial unit with external frontage signage and retractable open fabric type awing/canopy over signage.

Area Area 1 - South East
Application Number 4391/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/09/2023
Applicant Peter Mac Cormack
Location 30 Kenilworth Park, Harolds Cross. Dublin 6W

Additional Information

Proposal: Permission is sought for car parking space and provision of vehicular access with alterations to front garden wall, also vehicle charging point.

Area Area 1 - South East
Application Number 4401/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 07/09/2023
Applicant Pro Pan Wines Ltd T/A Le Clos Wines
Location 4, Harry Street, Dublin 2 (abutting Balfe Street and Chatham Lane)

Additional Information

Proposal: PROTECTED STRUCTURE a) Change of use of the First Floor and Second Floor Attic from Licensed Wine and Spirit Shop to Licensed Restaurant and the shared use for both Shop and Restaurant of the Ground Floor Entrance Hall and Stairs and associated minor works including an external sign on Balfe Street; and b) Alterations to the existing roof mounted ventilation equipment.

Area Area 1 - South East
Application Number 4404/23

Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/09/2023
Applicant	Pat & Adrienne Maher
Location	3, Beach Drive, Sandymount, Dublin 4, D04PK26
Additional Information	
Proposal:	PERMISSION: For construction of new vehicular entrance, dishing of footpath, and associated site work.

Area	Area 1 - South East
Application Number	4410/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2023
Applicant	Tim O'Connor
Location	217/219, Rathmines Road Lower, Rathmines, Dublin 6
Additional Information	
Proposal:	PERMISSION & RETENTION: For the addition of 1 no. external wall mounted retractable awning and outdoor seating area to the rear of the property and retention of 4 no. external wall mounted retractable awnings to the south facade of Martin B. Slattery's Pub at 217/219 Rathmines Road Lower.

Area	Area 1 - South East
Application Number	4413/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/09/2023
Applicant	Red Rock BPRKH Ltd.
Location	The Paddock, Bushy Park Road Rathgar, Dublin 6 (Formerly No. 59 Bushy Park Road Rathgar, Dublin 6)
Additional Information	
Proposal:	PERMISSION & RETENTION: The development consists of: Alterations to development previously approved under Reg. Ref. 3760/18 (and later amended under Reg. Ref. 3874/19 & Reg. Ref. 4788/19) comprising the omission of Condition 13b as attached to Reg. Ref. 3760/18 and the attachment of a replacement condition to allow for the provision of a management company; and, retention planning permission for the revision of the site layout plan to provide 1 no. additional car parking space (total no. of car parking spaces increased to 13 no.) with associated general revision to landscaping areas.

Area	Area 1 - South East
Application Number	WEB1481/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	05/09/2023
Applicant	Robert Gray
Location	4, Belville Mews, Stillorgan Road, Donnybrook, Dublin 4
Additional Information	Additional Information Received

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

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

Area	Area 1 - South East
Application Number	WEB1572/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	George and Annette Anton
Location	98, Rathdown Park, Terenure, Dublin 6W

Additional Information

Proposal: The construction of a 13.5sqm single storey extension to the side and rear, raising the roof of an existing single storey extension to the side, removal of existing chimneys, widening the existing vehicular entrance to a width of 3.5m, provision of a rooflight to the front and raising the head of the existing front door

Area	Area 1 - South East
Application Number	WEB1651/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	04/09/2023
Applicant	Siobhán Bereen
Location	16A, Adrian Avenue, Harolds Cross, Dublin 6w D6W KP23

Additional Information

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

Area	Area 1 - South East
Application Number	WEB1717/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2023
Applicant	Kirk McCormack & Katie Farrell
Location	17, Harmony Avenue, (at corner with Brookvale Road), Donnybrook, Dublin 4

Additional Information

Proposal: The development will consist of the demolition of existing single storey rear extension and construction of a new two storey rear and rear-side extension with first floor terrace along with new boundary wall and associated site works.

Area	Area 1 - South East
Application Number	WEB1723/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	04/09/2023
Applicant	Mary Freeman
Location	52, Grosvenor Road, Dublin 6

Additional Information

Proposal: The development will consist of: works to the existing three-storey detached house comprising demolition of existing single and two-storey returns to the side and rear, and the construction of a new double-height entrance porch to the side (6.7sq.m) and new single storey extension to the rear (28.2 sq.m), as well as internal reconfigurations, replacement of the existing roof finish to the front bay window with slate, reconfiguration of window opes at second floor level, and re-rendering of the wall of the upper gable. It is also proposed to alter the existing vehicular entrance, which requires the removal of a public on-street parking space, and the provision of a new pedestrian entrance. Additional proposed works include replacement of the existing windows with double-glazed sash windows to match existing, the addition of rooflights to the main roof, general energy upgrades, a new surface water soak pit, and all associated site works

Area	Area 1 - South East
Application Number	WEB1726/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2023
Applicant	Cian Maher and Susan Roche
Location	46, Gilford Road, Sandymount, Dublin 4 D04 DY86

Additional Information

Proposal: 1. Reconstruction and conversion of the existing garage to habitable space with a new window to replace the garage door;
2. Construction of a new addition to the 1st floor front above the garage to the north-west side;
3. Construction of a part 1-storey & part 2-storey addition to the rear of the existing house.

Area	Area 1 - South East
Application Number	WEB1738/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/09/2023
Applicant	Mark Nugent
Location	62b, Fortfield Road, Terenure, Dublin 6, D6W EH70

Additional Information

Proposal: For single storey vehicular car garage/shed to rear garden with sloped roof and external covered canopy. Approx area of internal garage floor 40.7m2 with 15.9m2 covered canopy area.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3925/23
Appeal Type	Written Evidence
Applicant	Eoin & Jennifer Smartt
Location	Rear of No. 22, Sandymount Road, Dublin 4, D04 TD63
Additional Information	

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

Area	Area 1 - South East
Application Number	3973/23
Appeal Type	Written Evidence
Applicant	Diarmaid Scully
Location	35, Lennox Street, Dublin 8, D08 F5C2
Additional Information	

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

Area	Area 1 - South East
Application Number	3984/23
Appeal Type	Written Evidence
Applicant	The Schoolhouse Hotel Limited
Location	The Schoolhouse Hotel, 2-8, Northumberland Road, Ballsbridge, Dublin 4, D04 P5W8
Additional Information	

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

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3248/23
Appeal Decision	REMOVE CONDITIONS
Appeal Decision Date	@08/09/2023
Applicant	Garrett O'Neill
Location	163, Corrib Road, Terenure, Dublin 6W, D6WDF88

Additional Information

Proposal: PERMISSION: The development consists of permission for the development of a new rear single storey garage that will be ancillary to the existing house. The garage will comprise of an area of 65 sq.m in total. Planning permission will also provide for vehicular access via a roller shutter door via the existing rear lane.

Area	Area 1 - South East
Application Number	3302/22
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	08/09/2023
Applicant	Rathdrinagh Investments Limited
Location	16-18, Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63

Additional Information

Proposal: Permission for development to amend a previously permitted hotel scheme (Dublin City Council Reg. Ref. 2245/16 & An Bord Pleanála Ref. PL29S. 246463; as extended by Dublin City Council Reg. Ref. 2245/16X1; and as amended by Dublin City Council Reg. Ref. 4264/18 & An Bord Pleanála Ref. ABP-303942-19) at a 0.138 ha site at Nos. 16-18 Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63. The site is principally bounded to the: northwest by buildings on Windsor Place; northeast by No. 15 Pembroke Street Lower and buildings on Mackies Place, and Windsor Place; southeast by Pembroke Street Lower; and southwest by Nos. 51-52 Fitzwilliam Square West, Dublin 2. The proposed development, which provides for alterations to the permitted hotel development with related hotel facilities including restaurant, public bar, reception and seating areas, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking, will consist of: replacement of the existing (84 sq m) storage room at Fourth Floor Level with the construction of a 411 sq m Fourth Floor Level accommodating hotel bedrooms and a new plant enclosure with set backs from the front (southeast) and (northwest) facades; and alterations at the Third Floor Level to accommodate access to the floor above. The proposed development will result in an increase in floor area of 313 sq m and 9 No. additional hotel bedrooms, resulting in a 6 storey (including mezzanine level) over basement and lower ground floor level hotel building with 111 No. bedrooms and a total gross floor area of 5,833 sq m. The proposed development also consists of associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

Area	Area 1 - South East
Application Number	4707/22
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	04/09/2023
Applicant	Carrol Estates Dublin Limited

Location

Mews at Little Fitzwilliam Place to the rear of 33,
Baggot Street Lower, Dublin 2

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission is sought for material alterations to the existing two storey mid-terrace mews office building (ridge height circa 7 metres above ground level). The mews was rebuilt in mid 20th Century and is within the curtilage of a protected structure listed in the Dublin City Council Record of Protected Structures (RPS) No 357. The application includes the following works: - Removal of existing corrugated asbestos sheets roof and replaced with natural slate roof and reinstated to the original Mews ridge height (7.3 Meters above Ground Level) to align with adjacent terrace buildings. - Alterations to elevation to Little Fitzwilliam Place consisting of new door opening, new window opening and timber sliding sash at first floor, replacement of mid-20th Century casement window with timber sliding sash at first floor. - Removal of sand/cement render and replacement with lime harling coat finish. - Construction of first floor single storey extension (9.4 sqm) to rear to incorporate wc facilities and winter garden balcony at first floor. - Internal alterations to include new access stairs at ground floor (5 sqm), re-organisation of first floor office area (39.6 sqm) featuring an open-plan office with new kitchenette. - New mechanical and electrical works throughout.

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

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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

36/23

(04/09/2023-08/09/2023)

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Area	Area 1 - South East
Application Number	0326/23
Application Type	Social Housing Exemption Certificate
Applicant	JOM Investments Unlimited
Location	The Lodge, Nothumberlands, Grand Canal Street Lower, Dublin 2,
Registration Date	07/09/2023
Additional Information	
Proposal: SHEC: The development consists of the retention of a 1 no. storey 2 no bedroom residential unit ' The Lodge' (C.85 sq.) and associated private terrace area (c. 14 sqm) on site of c . 122 sq.	

Area	Area 1 - South East
Application Number	0327/23
Application Type	Social Housing Exemption Certificate
Applicant	Noel Callaghan
Location	Rear of 2, Londonbridge Road, Dublin 4, D04 X084.
Registration Date	07/09/2023
Additional Information	
Proposal: SHEC: 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.	

Area	Area 1 - South East
Application Number	0329/23
Application Type	Social Housing Exemption Certificate
Applicant	Eoin Quinn & Jeremy Wales
Location	Lands to the side and rear of existing dwelling at 4 Chelmsford Close, Ranelagh, Dublin 6, D06 XW20
Registration Date	07/09/2023
Additional Information	
Proposal: SHEC: The construction of a new 2-storey 2 bedroom house with study to the side of existing dwelling, with pedestrian/ cycling access to the front of Chelmsford Close and to the rear off Westmoreland Park, and the construction of a single storey extension to the rear of existing dwelling. For the new house, two onsite bicycle spaces are proposed in lieu of an onsite car parking space.	



Dublin City Council

SECTION 5 EXEMPTIONS

36/23

(04/09/2023-08/09/2023)

WEEKLY PLANNING LISTS

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Area	Area 1 - South East
Application Number	0330/23
Application Type	Section 5
Applicant	Engineers Ireland
Location	22, Clyde Road, Dublin 4
Registration Date	08/09/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works are for the repair of existing windows and replacement of modern plate glazing is selected sash windows. The repair of the reveals of 3no. rendered window jambs with lime mortar is also included. We submit that the proposed works to the windows and selected window jambs are in accordance with best conservation practice and will protect the fabric of the protected structure.
