

Dublin City Council

(28/08/2023-01/09/2023)

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 1   
COMMERCIAL**

**Area** Area 1 - South East  
**Application Number** 3012/23  
**Application Type** Permission  
**Applicant** DTDL Limited  
**Location** St. Stephen's Green Shopping Centre, St. Stephen's  
 Green, Dublin 2, D02 X309  
**Registration Date** 01/09/2023  
**Additional Information** Additional Information Received  
**Proposal**: The site is bounded by St. Stephen's Green West to the east, King Street South to the north, Glovers Alley to the south (in part) and Mercer Street Lower to the west on a site area of 1,452 ha. The proposal is for the rejuvenation of the Stephen's Green Shopping Centre, involving the internal reconfiguration and partial redevelopment of the centre, while maintaining a number of existing retail units and elements of the existing building structure. The proposal will result in a building of up to 8 no. storeys over basement of retail, cafe/restaurant/bar and office uses (excluding mezzanines in retail/cafe/ restaurant/bar units at ground floor and basement and car park level). The proposal includes the construction of three storeys of offices over the existing car parking structure (with the omission of the existing uppermost car park level). The proposal includes retail and office uses at first floor and the provision of office use at proposed 2nd to 7th floor levels. There is a general increase in height across the development over the existing shopping centre and multi-storey car park, which varies across the site. The maximum height increase over the existing multi-storey car park (which includes plant screen parapets and when measured from the low point on King Street South) is 11.18 metres (existing 30.59m to a proposed 41.77m). The maximum height increase over the existing shopping centre (excluding the multi storey car park) (which includes plant screen parapets/glazed atrium roof and when measured from the low point on King Street South) is 13.27 metres (existing 25.5m to a proposed 38.77m). A total gross floor area of 87,932 sq.m. is proposed, which includes a net reduction of retail floor area to 19,049 sq.m. a net reduction of the existing cafe/restaurant uses to 1,740 sq.m. and a net reduction of bar (public house) uses to 789 sq.m. 35,043 sq.m. of offices and ancillary spaces (including existing floor area where retained) are proposed. The overall net increase in GFA over the existing development is 21,419 sq.m. The proposal will include a reconfigured internal mall opening onto St. Stephen's Green providing access to new and existing retail and cafe/restaurant units at ground and first floor. Retail, cafe/restaurant and bar (public house) units and office entrances area provided on the King Street South frontage and on the St. Stephens' Green West frontage. The proposed development will include 551 no. car parking spaces and 512 no. bicycle-parking spaces. This represents a reduction in 138 no. car parking spaces from the number of spaces at present. The proposed development includes all associated works including demolition of existing structures, utilities connections, roof level plant and telecommunications infrastructure, temporary construction works and site hoarding and public realm works.

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**Area** Area 1 - South East  
**Application Number** 3661/23  
**Application Type** Permission  
**Applicant** The Schoolhouse Hotel  
**Location** The Schoolhouse Hotel, Northumberland Road, Dublin 4  
**Registration Date** 29/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: The proposed development will consist of the use of a lawn area to the front of the Schoolhouse Hotel building (fronting onto Northumberland Road) as an outdoor dining area and to include additional landscaping works. There are no works to the protected structure.

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**Area** Area 1 - South East  
**Application Number** 3858/17/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Blanaid Shiel, School Buidings Unit, Department of Education and Skills  
**Location** Nos. 11A (Former Garda Station) & 12-16, Harcourt  
 Terrace, Dublin 2  
**Registration Date** 31/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: EXT. OF DURATION: The development will consist of the demolition of all structures on site (1,550sqm) and the construction of a four storey over part basement, with part single and part two storey new primary school (4,630 sqm) that will comprise 24 no. classrooms and two special educational needs classrooms as well as all ancillary school accommodation, services and storage. The development will include small inset balconies to its west facing front elevation facing Harcourt Terrace at first, second and third floor level. The development will include 5 no. play areas including a sensory garden in the courtyard of the special educational needs unit, a dedicated special needs play area above the single storey special educational needs unit; a junior play area to the front and bounding Harcourt Terrace; a rooftop play area above the four storey element; and a main play area to the rear. The main pedestrian access to the school is off Harcourt Terrace with a secondary access from Charlemont Place with provision of secure parking for 225 bicycle and scooters to the front and rear of the building. No car parking is proposed within the site with no dedicated set-down areas along Harcourt Terrace. The development will also include a new boundary wall, fencing and gates around the periphery of the site with new entrance along Harcourt Terrace as well as all associated site development and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 3874/23  
**Application Type** Permission  
**Applicant** MG Developments Ltd  
**Location** 23-24 Mountain View Avenue, Dublin 6 & rear 226-230  
 Harold's Cross Road  
**Registration Date** 28/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist/consists of alterations to existing planning granted permission ref. no. 2409/19 and 4403/22. The proposed alterations will consist of :Alterations to 8 no. previously approved apartments granted under planning application 2409/19, consisting of material changes to the eastern and western elevations; rear returns, balconies, additional window openings on the western elevation at third floor, circulation veranda to second floor, removal of under croft gates, modifications to lift location and size together with internal alterations to proposed apartment layouts and updates to site layout changing the car parking, bicycle parking, bin storage and communal area arrangement.Alterations to 4 no. previously approved townhouses granted under planning application 2409/19. Proposed alterations would consist of material changes to the elevations, providing an escape window in each house to the fourth floor on the eastern elevation and guarding to windows on the western elevation. Incorporating right of way to rear of townhouses, with associated lighting, planting and gating. Rear boundary walls amended for gated entry on northern elevation and extending boundary wall on southern elevation.

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**Area** Area 1 - South East  
**Application Number** 4376/23  
**Application Type** Permission  
**Applicant** Eircom Limited  
**Location** Maldron Hotel, 99-107 Pearse Street, Dublin 2, D02  
 RK37  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: The proposed development will consist of the installation of telecommunications equipment including pole mounted tri-sector antennae, dish, remote radio units (RRU'S), GPS, cabinet, steelwork, supporting fixtures and all associated site development works on the rooftop to provide for high speed wireless data and broadband services.

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**Area** Area 1 - South East  
**Application Number** 4378/23  
**Application Type** Retention Permission  
**Applicant** Stage Door Cafe Ltd  
**Location** 10B-11 Essex Street East, Temple Bar, Dublin 2, D02  
 PW83  
**Registration Date** 28/08/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** 4395/23  
**Application Type** Retention Permission  
**Applicant** Wappinger Food Corporation Limited  
**Location** Roly's Bistro, 7 Ballsbridge Terrace, Dublin 4  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: RETENTION PERMISSION for a temporary period for continued use of the external seating enclosure adjoining Roly's Bistro, 7 Ballsbridge Terrace, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 4396/23  
**Application Type** Permission  
**Applicant** Takeda Pharmaceuticals International AG Ireland Branch  
**Location** Block 2, Miesian Plaza, 50-58 Baggot Street Lower,  
 Dublin 2  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE (RPS Ref. 370) : the development will consist of the provision of 1 no. internal illuminated sign c. 0.7m in height and c. 1.4m in length within the existing building at ground floor level, adjacent to the south-western elevation of Block 2, facing Baggot Street Lower.

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**Area** Area 1 - South East  
**Application Number** 4401/23  
**Application Type** Permission  
**Applicant** Pro Pan Wines Ltd T/A Le Clos Wines  
**Location** 4, Harry Street, Dublin 2 (abutting Balfe Street and  
 Chatham Lane)  
**Registration Date** 01/09/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1473/17/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Nick Finnerty  
**Location** 9, Rathdown Villas, Terenure, Dublin 6w  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: EXT. OF DURATION: Demolition of a 27 sq.m, 1 storey garage. Construction of one 153 sq.m, 2.5 storey over ground level (3 storey total) detached dwelling house with underground basement to the side of an existing dwelling house at 9 Rathdown Villas. Alterations to the existing boundary wall to form a new car entrance off Rathdown Villas. 2 new car parking spaces onsite. Connection to public water and foul networks. All ancillary sewerage, drainage, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1520/23  
**Application Type** Permission  
**Applicant** Union Investment Real Estate GmbH  
**Location** Ballast House, Aston Quay on the corner of Aston Quay  
 & Westmoreland Street, Dublin 2  
**Registration Date** 30/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: This development will consist of the erection of new illuminated signage on the front (north) elevation of the building façade and minor works including the removal of outer sections of the entrance canopy, the freestanding bases and light fittings and the provision of 2no. new recessed uplighters in the footpath in the location of the removed bases.

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3870/23  
**Application Type** Permission  
**Applicant** Andrew Lowe and Caolmhe Donnelly  
**Location** 31 St Mary's Road, Ballsbridge, Dublin 4, D04 E9E8  
**Registration Date** 01/09/2023  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: Permission for(1) the removal of the roof and internal walls to side infill; (2) the removal of a non-original conservatory (9.2m2);(3) the demolition of a single-storey lean-to extension to the rear (16m2);(4) new raised roof and roof lights to side infill extension;(5) new single storey garden room (52m2), with new courtyard;(6) new opening and double doors between kitchen and living room and new opening and double doors to rear of the return into the garden room, both at ground floor level;(7) modifications to ground floor including raising the floor level in the kitchen and installing a new insulated floor with under floor heating throughout this level, as well as required treatment of damp;(8) minor alterations to internal layouts;(9) new layouts to bathrooms throughout;(10) new bathroom at first floor level;(11) the restoration of original windows throughout, including the installation of new heritage slimline glazing, and to the front door and side gates;(12) repair and replacement as required of rainwater goods;(13) repointing to existing brick and masonry facades and to brick chimneys;(14) minor repairs to roof of main house and the installation of 2 no rooflights;(15) PV panels proposed to the inner slopes of double pile roof and associated works;(16) new window at first floor level;(17) relocation of 2 no windows at attic floor level;(18) upgrading of services;(19) landscaping to front and rear gardens including the installation of a new natural-water lap pool to rear garden;  
(20) all associated site works. To the mews dwelling; (21) internal alterations at ground and first floors including the relocation of the stairs, new bathroom at ground floor and new layout to bathroom at first floor;(22 ) construction of a new 23.7m2 single storey side extension;  
(23) replacement of all non-original windows for timber sash type with acoustic double glazing;  
(24) installation of new windows and doors and infill of existing, including garage door;  
(25) removal of roof finishes including asbestos tiles and reinstatement with natural slate to match original;(26) installation of PV panels on south-facing pitch and associated works;(27) replacement of PVC and corroded rainwater goods;(28) repointing to existing stone and brick facades as required and treatment of damp;(29) upgrading of services including installation of UF heating at ground floor level;(30) replacement of existing access gates;(31) installation of electric car port;(32) landscaping and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 4377/23  
**Application Type** Permission  
**Applicant** Shuchi Vichitra  
**Location** 8 Hazel Park, Kimmage, Dublin 6W, D6W ED68  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: Permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear, construction of single storey extension to the side comprising of store.

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**Area** Area 1 - South East  
**Application Number** 4379/23  
**Application Type** Permission  
**Applicant** Luke Harris and Eileen Sweeney  
**Location** 14, Pleasants Street, Dublin 8, D08N2F6  
**Registration Date** 28/08/2023  
**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 1st 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) and all associated site and development works.

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**Area** Area 1 - South East  
**Application Number** 4380/23  
**Application Type** Permission  
**Applicant** Ciaran Hopkins  
**Location** 152, Kimmage Road Lower, Terenure, Dublin 6W, D6W YA70  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: PERMISSION: Permission for 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** Area 1 - South East  
**Application Number** 4381/23  
**Application Type** Permission  
**Applicant** Robert Lawson  
**Location** 2 Ashfield Avenue, Ranelagh, Dublin 6, D06 YH34  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: The development will consist of erection of metal fence on top of existing rear boundary metal frame & roller shutter (overall height not exceeding 3.4m above ground level).

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**Area** Area 1 - South East  
**Application Number** 4386/23  
**Application Type** Permission  
**Applicant** Tom Hill  
**Location** 7 Claremont Park, Dublin 4, D04 P996  
**Registration Date** 29/08/2023  
**Additional Information**   
**Proposal**: Development will consist of a proposed new partial single storey extension to the rear/side of the existing house connecting existing garage & breakfast room. Changing existing garage door to window and converting existing garage to habitable room. 3no. new windows in the side elevation at ground floor level. 3 no. new windows in the side elevation of existing extension to the rear. Changes of the window layout to the rear elevation of the existing house. Internal changes to layout of house. A proposed new canopy at the front of the existing house extending across the existing garage and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4391/23  
**Application Type** Permission  
**Applicant** Peter Mac Cormack  
**Location** 30 Kenilworth Park, Harolds Cross. Dublin 6W  
**Registration Date** 30/08/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** 4392/23  
**Application Type** Permission  
**Applicant** Eimear Kiely & John McCullough  
**Location** 32 Palmerston Gardens, Rathmines, Dublin 6, D06 X5A0  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: Development will consist of a new vehicular entrance to the front of the existing site and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4403/23  
**Application Type** Permission  
**Applicant** Fergal Moran & Elaine Kellegher  
**Location** 27, Anna Villa, Ranelagh, Dublin 6  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: PERMISSION: For: a) a single storey rear extension (which is exempt from planning control) and a first floor side extensión including roof terrace over existing converted garage of semi-detached two-storey house; b) new Velux roof window to front of roof and one to the side of new extension; c) alterations to front garden including moved and widened vehicular entrance, new gate piers and sliding timber gate, all at 27 Anna Villa, Ranelagh, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 4404/23  
**Application Type** Permission  
**Applicant** Pat & Adrienne Maher  
**Location** 3, Beach Drive, Sandymount, Dublin 4, D04PK26  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: PERMISSION: For construction of new vehicular entrance, dishing of foothpath, and associated site work.

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**Area** Area 1 - South East  
**Application Number** 4407/23  
**Application Type** Permission  
**Applicant** Clare Stevenson  
**Location** 109, Moyne Road, Rathmines, Dublin 6, D06 KA47  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION: The development will consist of: (i) partial removal of internal walls at ground and second floor, removal of glazing and roof lights from the rear single storey extension & replacement of gates to rear boundary wall; (ii) new works to the main house include a new bay window, external sliding doors & 2no. rooflights to the rear single storey extension, internal reconfiguration to provide a new laundry/ boot room, snug area and double doors to the living room at ground floor level & new doors to provide an interconnecting bedroom and home office at second floor level; (i) permission is also sought for a single storey flat roof garden room to provide for storage and a multi-purpose space, landscaping & ancillary works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1717/23  
**Application Type** Permission  
**Applicant** Kirk McCormack & Katie Farrell  
**Location** 17, Harmony Avenue, (at corner with Brookvale Road),  
 Donnybrook, Dublin 4  
**Registration Date** 28/08/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1718/23  
**Application Type** Permission  
**Applicant** Irene Richardson  
**Location** 71, Derrynane Gardens, Dublin 4 D04 NH02  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: Single-storey extension to the rear of the property

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**Area** Area 1 - South East  
**Application Number** WEB1720/23  
**Application Type** Retention Permission  
**Applicant** Chris & Lyndsey Flogdell  
**Location** 41, Wilfield Road, Sandymount, Dublin 4 D04 FX22  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: Retention Permission is sought for 2no. velux rooflights to front of a terraced dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1723/23  
**Application Type** Permission  
**Applicant** Mary Freeman  
**Location** 52, Grosvenor Road, Dublin 6  
**Registration Date** 29/08/2023  
**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

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**Area** Area 1 - South East  
**Application Number** WEB1724/23  
**Application Type** Permission  
**Applicant** Iain Power & Marcelo Silva  
**Location** 74, Dartmouth Terrace, Ranelagh, Dublin 6 D06 AD81  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: Permission for the garage conversion and alterations to the existing internal floor layout and all associated site works of existing semi-detached dwelling at no. 74 Dartmouth Terrace, Ranelagh, Dublin 6, D06 AD81 which is located in the architectural conservation area (aca).

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**Area** Area 1 - South East  
**Application Number** WEB1726/23  
**Application Type** Permission  
**Applicant** Cian Maher and Susan Roche  
**Location** 46, Gilford Road, Sandymount, Dublin 4 D04 DY86  
**Registration Date** 31/08/2023  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1732/23  
**Application Type** Retention Permission  
**Applicant** Kevin Feeney  
**Location** 29, Saint John's, Sandymount, Dublin 4 D04 K7C9  
**Registration Date** 31/08/2023  
**Additional Information**   
**Proposal**: A single storey extension (14m2) to the rear of an existing two storey semi-detached house with rooflight, sliding doors to rear elevation and window to side elevation including all associated alterations to the existing house and site works

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**Area** Area 1 - South East  
**Application Number** WEB1738/23  
**Application Type** Permission  
**Applicant** Mark Nugent  
**Location** 62b, Fortfield Road, Terenure, Dubliin 6, D6W EH70  
**Registration Date** 01/09/2023  
**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.

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**Area 1**

**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.**

**Area** Area 1 – South East  
**Application Number** LRD6035/23-S2  
**Application Type** Large Residential Development -2  
**Applicant** Derryroe Limited   
**Location** 36, 38 and 40, Herbert Park, and 10 Pembroke Place, Ballsbridge, Dublin 4

**Registration Date** 01/09/2023   
**Additional Information**   
**Proposal**: Proposed amendments to Consented SHD (ABP 307197) / Large Scale Residential Development of 103no, residential units, 10no. aparthotel suites and site works at: No's 36, 38 and 40 Herbert Park and 10 Pembroke Place, Ballsbridge, Dublin 4.Proposed amendments includes change of unit mix (34 no.units), increase in residential building height (2no. floors), additional bicycle parking spaces (61no.) and amendments to surface water drainage.

**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0285/23  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/08/2023  
**Applicant** John Kennedy  
**Location** 2, Fitzwilliam Street Upper, Dublin 2  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Application under Section 5 of the Planning and Development Act 2000, as amended, regarding whetherthe proposed1. Replacement of modern 20th century 2-over-2 sliding sashes at the front façade of the house with new single glazed sashes with correct historic profiles. It is proposed to install 6 No pairs of 6-over-6 sashes and 2 No pairs of 3-over-3 sashes.2.Removal of asbestos cement slates from the four slopes of the double 'A` pitched roof, and reslating of the outer slopes in Blue Bangor stone slates and the inner slopes with approved matching Spanish Stone Slates. Remaking the front and central valley gutters in sheet lead in place of felt and local repair of any defective roof timbers at the valleys. At 2 Fitzwilliam Street Upper, Dublin 2, a protected structure (RPS Ref. 2880), is exempted development.

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**Area** Area 1 - South East  
**Application Number** 0287/23  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 30/08/2023  
**Applicant** Yacine Douzane  
**Location** 20, Meghan's Coffee Shop, Ground Floor The Granary  
 Building, Cecilia Street, Dublin, 2  
**Additional Information**   
**Proposal**: EXPP: Currently the building has. two existing exterior signs, The first one on the north facing elevation' of Cecilia Street and the second sign on the west facing side elevation of Temple Lane; Both signs are made of aluminium and painted in dark brown , Both are the same dimensions :850 x . 850 and both are fixed to the wall at a height of 2.70 and both signs had been designed to flash when switched on, though immediately following receiving the DCC Enforcement Section letter both signs had their electrical flashing elements removed,Thus these two signs in question can never again have the mechanisms to be classified as flashing neon , both would now be only classed as typical standard electric outdoor signs.

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**Area** Area 1 - South East  
**Application Number** 3726/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Granthams Cafe Ltd  
**Location** 5/6, Camden Market, Grantham Street, Dublin, D08 FYK8  
**Additional Information** Additional Information Received  
**Proposal**: RETENTION & PERMISSION: PROTECTED STRUCTURE: The development will consist of: This development is located to the rear of a protected structure. Extension of the existing restaurant into existing storage to the rear, change of use of this area from storage to restaurant - alterations to the roof in the extended area rear ground floor. Part glass pitched roof with an additional nine roof windows. Change of use, retention of front area of number 5 from retail to restaurant. Change in opening hours to 11.30 pm all seven days.

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**Area** Area 1 - South East  
**Application Number** 3748/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/08/2023  
**Applicant** Sean Murphy and Sinead Doherty  
**Location** 10 Windsor Road, Rathmines, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: The development will consist of the conversion of a multiple unit tenement building into single family dwelling. The demolition of the non original extension to side of building; the non-original rear garden shed structure; the original rear return at ground floor level; the original rear chimney stack at ground and first floor level internally. The provision of a new single storey rear and side extension with rooflights; a covered bin storage area at front of the property and a new single storey garden store to rear boundary wall with proposed pedestrian entrance from the rear lane. The replacement of existing rooflight at roof level. The proposed works will include the remodelling of existing ground floor pan to cater for new WC; additions of partition walls and storage units on upper floors; general refurbishment works; repointing of front brick works; refurbishment of existing timber sash windows and doors and all landscaping and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4076/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/08/2023  
**Applicant** Kevin McCarthy  
**Location** 33, Chelmsford Road, Ranelagh, Dublin 6, D06VH61  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE:PERMISSION & RETENION: The development consists of external development works to the existing dwelling which is a Protected Structure. The development will consist of the installation of solar panels to south facing roof slope comprising of 22 no. PV panels totalling c.43 sqm in area. Retention permission is sought for the existing single storey roofed terrace to rear garden totalling 37sqm in area, the installation of 7 no. 210 litre rainwater harvesting butts located to side of dwelling behind front street facing pedestrian gate and for timber cladding to rear boundary walls

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**Area** Area 1 - South East  
**Application Number** 4077/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/08/2023  
**Applicant** IPUT plc  
**Location** Deloitte House, 29 Earlsfort Terrace, Dublin 2  
**Additional Information**   
**Proposal**: Planning permission for development at a site comprising Deloitte House, 29 Earlsfort Terrace, Dublin 2 (formerly Teach Earlsfort/Earlsfort House) and Garryyard House (formerly 25-28) Earlsfort Terrace, Dublin 2 and including a 2 level carpark to the rear of both office blocks. The site abuts No 24 Earlsfort Terrace ( a protected structure). The intention is to demolish all existing structures on the site and to construct an exemplar replacement building, predominantly office workshop along with a dedicated arts & cultural facility incorporating a retail cafe. Demolition - the demolition of the existing office buildings (c.9,829m2 including basements) comprising a 7 storey (+basement) office block (Deloitte House), fronting onto Hatch Street Upper and Earlsfort Terrace (c.24.18m high + setback plant), an adjoining 5 storey & basement office block (Garryyard House), fronting onto Earlsfort Terrace (c. 17.55m high & setback plant), and a 2 level car park (c. 2,474m2) to the rear of both office blocks.Construction : the construction of a single new office development (c.31,577m2) on the site of the demolished structures, accommodating a dedicated arts & cultural facility (c. 464m2 including a retail cafe). The proposed development will range in height from 2 storeys to the south (facing protected structures along Earlsfort Terrace/Adeladie Road), through setback floors of 6 and 7 storeys to an 8 and 9 storey setback level towards the north/northeast of the site (facing Hatch Street Upper and Earlsfort Terrace), giving an upper parapet height of c.36,855m above ground (with roof plant above).The scheme includes external terraces facing south (at 3rd, 6th, 8th and 9th storey), facing east (at 6th 7th and 8th storey) facing north (at 8th storey) and a pedestrian colonnade onto the Hatch Street Upper frontage. The existing 130 car space will reduce to 20 spaces, accommodated at basement level, accessed off Earlsfort Terrace. 350 bicycle spaces will be provided (including cargo bike and accessible spaces). The proposed development includes associated plant, landscaping and ancillary development and site works above and below ground, including realignment/resurfacing works to parts of the public footpaths boundary the site (along Hatch Street Upper and Earlsfort Terrace).

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**Area** Area 1 - South East  
**Application Number** 4078/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/08/2023  
**Applicant** John Kennedy  
**Location** 2, Fitzwilliam Street Upper, Dublin D02HN20  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE:PERMISSION:For the renovation of the protected structure at No. 2 Fitzwilliam Street Upper, Dublin D02 HN20. The development will consist of: 1.) Repointing of the entire front brick façade in Irish tuck pointing. 2.) Replacement of any bricks which are deemed to be beyond repair. 3.) Necessary repair and maintenance work to the stone parapet. 4.)Refurbishment and maintenance of window sills and reveals. 5.) All consequent ancillary site services, scaffolding and hoarding.

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**Area** Area 1 - South East  
**Application Number** 4081/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/08/2023  
**Applicant** Darragh and Karen Lyons  
**Location** 21, Belmont Gardens, Donnybrook, Dublin 4  
**Additional Information**   
**Proposal**: PERMISSION for development consisting of the construction of a new single storey extension to the rear and side along with ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4082/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/08/2023  
**Applicant** Maria Blanch  
**Location** 3, Fergus Road, Terenure, Dublin 6W, Co. Dublin, D6W  
 HX26  
**Additional Information**   
**Proposal**: PERMISSION:For widening of existing pedestrian access from 1100mm to 3000mm for vehicular access (off street car parking), dishing of kerb and removal of 1 public car parking space outside 3 Fergus Road and all associated site works at 3 Fergus Road, Terenure, Dublin 6W, Co. Dublin, D6W HX26

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**Area** Area 1 - South East  
**Application Number** 4086/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Irish Prison Officers Association  
**Location** 18 Merrion Square North, Dublin 2, D02 E126  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: RPS: 5119 : the development will consist of replacement of non-original sash windows in existing frames on the front facade, refurbishment/restoration of glazing bars to the existing sashes on the rear facade, all including slimline thermal efficient double glazing replacement of the single pane fanlight with patterned leaded glazing , traditional lime based re-pointing of the front facade brickwork and cleaning/repointing of granite facade, dwarf wall to railings also the steps/landing refurbishment and redecoration of the iron railings and balconettes, re-slating of the main roof in natural slate, re-rendering of chimney stacks at roof level in a lime based mortar and all associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4087/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Eircom Limited (t/a Eir)  
**Location** Good Counsel GAA Club Grounds, Davitt Road, Dublin 12,  
 D12 AX61  
**Additional Information**   
**Proposal**: Permission to erect a 20m high stayed telecommunications mast, together with antennas, dishes and associated equipment all enclosed in security fencing at the grounds of Good Counsel GAA Club, Davitt Road Dublin 12, D12 AX61.

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**Area** Area 1 - South East  
**Application Number** 4092/23  
**Application Type** Permission  
**Decision** SPLIT DECISION (PERMISSION & REFUSAL)  
**Decision Date** 30/08/2023  
**Applicant** Hammy Bros. Ltd, Lady Gregory House,  
**Location** 2 Chatham Row, Dublin 2  
**Additional Information**   
**Proposal**: Permission to (a) erect a ventilation extraction duct to the building's exterior (side elevation) & vented from ground floor to roof level ;(b) 2no 'bus stop' signs to front elevation.

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**Area** Area 1 - South East  
**Application Number** 4093/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 30/08/2023  
**Applicant** Ciaran & Ann Fahy  
**Location** 66 Eglinton Road, Donnybrook, Dublin 4, D04 P2X9  
**Additional Information**   
**Proposal**: The development will consist of the demolition of the existing garage to the side of the existing house, construction of a detached, single storey, three bedroom dwelling (total floor area approx. 174sqm) to the rear of the existing dwelling accessed via the widened vehicular entrance gateway on Eglinton Road, new driveway, one new car parking space and all associated landscaping, site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 4094/23  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 30/08/2023  
**Applicant** Cornelius Condon  
**Location** 36A Grove Park, Rathmines, Dublin 6  
**Additional Information**   
**Proposal**: RETENTION: Permission for the development consisting of the retention of 2 no roolights on the east and west elevations of a pitched roof to the rear and the relocation of a permitted flat rooflight on an existing flat roof behind a parapet wall to the front.

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**Area** Area 1 - South East  
**Application Number** 4095/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/08/2023  
**Applicant** Tony Kilduff  
**Location** 164 Lansdowne Park, Dublin 4 to rear of protected  
 structures Nos 78 and 80 Northumberland Road .  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Planning permission for the development of 3no terraced dwelling houses . The development will consist of (1) demolition of single double garage of total 40sq.m. to rear of no. 80 Northumberland Road;(2) restoration and alterations to existing 2-storey coach house, a protected structure to the rear of no. 78 Northumberland Road;(3) construction of 2 no. 187sq.m. and 1 no. 175sq.m. courtyard mews houses that integrate and extend to the existing coach house, each comprising a garage providing 1 no. car space with live/work space above, living spaces and 2no. bedrooms;(4) a new rooflight to the south west side of the existing coach house roof;(5) external courtyards of 12sq.m. and rear gardens of 49sq.m. to each house;(6) retention and repair of granite rubble walls; all within the curtilage of the protected structures.

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**Area** Area 1 - South East  
**Application Number** 4103/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2023  
**Applicant** Rory O'Neill  
**Location** 19 Portobello Road, Portobello, Dublin 8, D08 P84W  
**Additional Information**   
**Proposal**: Permission is sought for (a) demolition of existing single-storey extension to rear;(b) construction of new single-storey extension to rear;(c) alterations to rear of existing house to provide for new split-level two-storey accommodation;(d) new mansard shaped slated roof to rear with 2 new dormer windows, with obscure glazed screen wall to prevent overlooking, all to single storey terraced house.

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**Area** Area 1 - South East  
**Application Number** 4104/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2023  
**Applicant** KW Real Estates ICAV  
**Location** 19-22, Kildare Street (Protected Structures) and an  
 assoicated building located to the rear of 17-22  
 Kildare Street and also to the rear of 22 & 23 St  
 Stephen's Green North, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development comprises of the erection of an entrance sign (c. 0.38 sq. m). on the rear entrance gate of the No. 20 Kildare Street development, situated on a lane off School House Lane East.

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**Area** Area 1 - South East  
**Application Number** 4105/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/08/2023  
**Applicant** Majacio Ltd  
**Location** 16 Lad Lane, Dublin 2, D02 NX72 & 16 Fitzwilliam  
 Square East, Dublin 2, D02 H271  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: the site is within the curtilage of 16 Fitzwilliam Square East, Dublin 2. The development will consist of :1. removal of the existing fibre cement slate roof & replacement with natural slate roof (including 1no new rooflight to south side of roof) to the existing mews building,2. reconfiguration & replacement of the windows & doors to front (south) elevation of the existing mews building,3. removal of the existing internal walls & floors of the existing mews building,4. construction of new internal layouts and 37sqm ground floor extension to the existing mews building,5. the extension & refurbishment of the mews building will provide a 1no. 4 bedroom house.

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**Area** Area 1 - South East  
**Application Number** 4112/23  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 01/09/2023  
**Applicant** Patrick Casey  
**Location** 129 Leighlin Road, Dublin 12, D12 F88V  
**Additional Information**   
**Proposal**: RETENTION PERMISSION is sought for porch and room extension to front together with vehicular access.

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**Area** Area 1 - South East  
**Application Number** 4113/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2023  
**Applicant** Louise Dunne and Redmond Kennedy  
**Location** 8 Belgrave Square East, Dublin 6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE (RPS 563): Permission consisting of the construction of a single storey extension to rear of the house, creating an additional bedroom and bathroom accommodation to the main house. The proposal will comprise a total internal floor area of 25 m2, with glazed door accessing the garden. Materials and plain plastered finish will match the existing rear of house and the height of the proposal will be wholly continued at or below the parapet line of the existing extension. No alterations to the existing original interiors are envisaged in this proposal.

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**Area** Area 1 - South East  
**Application Number** 4115/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2023  
**Applicant** Kenilworth Bowlig Club CLG  
**Location** Kenilworth Bowling Club, Grosvenor Square, Rathmines,  
 D06HP90  
**Additional Information**   
**Proposal**: PERMISSION: For the provision of 4 number 10-meter-high corner mounted LED floodlighting masts to the existing all-weather carpet bowling rink.

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**Area** Area 1 - South East  
**Application Number** 4118/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2023  
**Applicant** Gretta Kiernan  
**Location** 131, Donnybrook Manor, Donnybrook, Dublin 4, D04 NX71  
**Additional Information**   
**Proposal**: Permission for the construction of new single storey extension to side of the existing house and rear extension with lean-to roof, to include a new bedroom and ensuite bathroom, laundry room and a study, relocation of existing side passage and side gate and all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** 4124/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2023  
**Applicant** Michael O'Driscoll  
**Location** 63, Haddington Road, Ballsbridge, Dublin 4, D04TOX3  
**Additional Information**   
**Proposal**: PERMISSION:For the change of use of the upper ground and first floors of the existing building (a two storey building over garden level apartment) from doctors surgery to a single dwelling unit over the existing garden level apartment, with associated elevational alterations to the existing rear return, site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** 4140/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2023  
**Applicant** Daniel and Dagmar Bennett  
**Location** 5 Harcourt Terrace, Dublin 2, D02 CH56  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: permission is sought for alterations to and extension including the demolition of an existing part-one, part-two storey side annex and the construction of a part one part-three storey side extension and a single-storey rear extension together with modifications to existing lower garden floor fenestration, interior alterations, new rooflights facing valley gutter between front and back ridge of existing double hipped roof and external works.

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**Area** Area 1 - South East  
**Application Number** 4334/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/08/2023  
**Applicant** Oran and Cathal Morris  
**Location** 12, Oaklands Terrace, Terenure, Dublin 6  
**Additional Information**   
**Proposal**: RETENTION: Permission is sought for proposed retention of ground floor kitchen extension to rere of property.

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**Area** Area 1 - South East  
**Application Number** 4355/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/08/2023  
**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  
**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.

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**Area** Area 1 - South East  
**Application Number** 4357/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/08/2023  
**Applicant** Mount Argus Monastery Ventures Limited  
**Location** On lands at the former Mount Argus Monastery, Mount  
 Argus, Kimmage Road Lower, Dublin 6W  
**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.

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**Area** Area 1 - South East  
**Application Number** 5331/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Ria & Loman Cusack  
**Location** 70, Pearse Street, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal**: Change of use from existing commercial use to a three-bedroom four-storey house and live-work unit, and modifications to the existing terraced building to include: alterations to front entrance onto Pearse Street, new dormer windows to front and rear, demolition of existing single-storey extension to rear, new vehicle entrance and roller shutter to rear onto Erne Place Lower and provision of 2no. off street parking spaces, associated landscaping works.

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**Area** Area 1 - South East  
**Application Number** DSDZ4100/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2023  
**Applicant** Capital Dock Residential Fund c/o KW Real Estate ICAV  
**Location** Capital Dock, Sir John Rogerson's Quay, Dublin 2  
**Additional Information**   
**Proposal**: Permission for development at a site (c. 0.02 HA), at Capital Dock, Sir John Rogerson's Quay, Dublin 2 and otherwise bounded generally by permitted development under DCC Reg. Ref. DSDZ2546/15 (as amended) to the east, south, west and Sir John Rogerson's Quay to the north. The proposed development consists of changes to the ground floor level elevations of the 'public house with ancillary restaurant' unit in Block E and associated external seating area permitted under DCC Reg. Ref. DSDZ2310/19 comprising a new glazed entrance lobby on the southern elevation to Three Locks Square; new screening to permitted external seating area along the southern elevation to Three Locks Square (no changes to extent of permitted seating area); provision of 1no. new louvre panel, relocation of 1no. existing louvre panel and 1no. spandrel panel and new single entrance door on the eastern elevation; 4no. illuminated aluminium frame signage 'boxes' (c. 0.24 sq. m each - 2no. on southern elevation and 1no. on eastern and western elevation respectively); and all associated and ancillary development works. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area.

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**Area** Area 1 - South East  
**Application Number** WEB1208/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Laura and Philip Seville  
**Location** 64, Cashel Road, Crumlin, Dublin 12 D12 Y4N2  
**Additional Information** Additional Information Received  
**Proposal**: Part ground floor part two storey extension to rear removing existing ground floor extension, to extend living room and porch at ground floor to front and side, widening of existing vehicular access and reduce level of front garden to provide car parking, for conversion of roof space to storage with rear dormer and a change of roof profile from hip to gable end with new bathroom window to side and for detached outhouse with workshop and recreation area in rear garden together with connection to all services and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1557/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/08/2023  
**Applicant** Sean Harding & Eva McCarthy  
**Location** 1, Neagh Road, Terenure, Dublin 6w D6W N720  
**Additional Information**   
**Proposal**: The proposed development will consist of: a) a part two storey/part single storey extension to the side; b) a two storey extension to the rear; c) a single storey entrance porch and bay window to the front; d) addition of 1 no. window to the existing front facade, 1 no. window to the existing side facade, and alterations to existing openings in the front and rear facades. All with associated and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1558/23  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 29/08/2023  
**Applicant** Chickn Lickn Ltd  
**Location** 22, Richmond Street South, Saint Kevin's, Dublin 2  
**Additional Information**   
**Proposal**: We, Chick'n Lick'n Ltd. intend to apply for permission and retention permission for development at this site, no. 22 Richmond Street South, Saint Kevin's, Dublin 2.The development will consist of (permission for) revision of condition 5 of Planning Reference No. 4235/18 that will allow for an element of takeaway, at ground floor level and (retention permission for) a revised shopfront with associated signage with alteration to the west elevation of the existing restaurant.

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**Area** Area 1 - South East  
**Application Number** WEB1567/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/08/2023  
**Applicant** Camden Convenience Ltd.  
**Location** 38, Camden Street Lower, Dublin 2  
**Additional Information**   
**Proposal**: Provision of Off licence subsidiary to the main retail use.

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**Area** Area 1 - South East  
**Application Number** WEB1570/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2023  
**Applicant** JOHN O'RAFFERTY  
**Location** 350, Kildare Road, Crumlin, Dublin 12  
**Additional Information**   
**Proposal**: Permission is sought for the extension and alterations of existing semi-detached dwelling at no. 350 Kildare Road, Crumlin, Dublin 12, D12 E5W7 by John O'Rafferty. The development will consist of the following principal elements: 1) construction of a new single storey extension with pitched roof to the rear to provide for additional living space and guest bedroom with en-suite. 2) new dormer to the rear at attic level to provide for two additional bedrooms with en-suites and new roof lights. 3) alterations to internal layout, main roof and elevations and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1706/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2023  
**Applicant** Emer McGrath  
**Location** 34, Rathdown Park, Terenure, Dublin 6w D6W AP22  
**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

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**Area 1   
Appeals Notified**

**None**

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**Area 1   
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** WEB1083/23  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 29/08/2023  
**Applicant** Thomas Hopkins  
**Location** 'Sleepy Hollow', 5A, Temple Villas, Palmerston Road,  
 Rathmines, Dublin 6 (Site adjoins Palmerston Gardens  
 to the rear)  
**Additional Information**   
**Proposal**: The development will consist of: - Subdivision of the existing site and alterations to the existing two storey three bedroom detached dwelling (‘Sleepy Hollow’) to include removal of bay window and canopy and insertion of new double glazed doors to the side; front elevation changes to include new glazing and double doors with new Velux roof-lights within the existing mono-pitch roof over the single storey front element of the house, as well as internal alterations; - Construction of a new two storey detached dwelling to the side of the existing two-story dwelling (‘Sleepy Hollow’) that will include provision of roof-lights and roof-mounted photo-voltaic panels to flat roof;   
- Alterations to the existing front vehicular gates to be replaced by new boundary wall and pedestrian and cyclist entrance from Palmerston Road; - All associated drainage, landscaping, boundary fencing, and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 0067/22  
**Appeal Decision** APPEAL DISMISSED  
**Appeal Decision Date** 21/08/2022  
**Applicant** Persian Properties Ltd

**Location** The Mont Hotel, 1-4, Merrion Street Lower, 13-14 Clare

Street and Merrion Close, Dublin 2, D02 H525

**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Painting of the existing front and side façade.

**\*\*\*Amendment to Week 34\*\*\***

**Area** Area 1 - South East  
**Application Number** 3153/23

**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 25/08/2023

**Applicant** Conor Treacy

**Location** 59, Bath Avenue, Sandymount, Dublin 4, D04 CY58

**Additional Information**   
**Proposal**: RETENTION: The development consists of retention of alterations to existing railings to facilitate vehicular access.

**\*\*\*Amendment to Week 34\*\*\***

**Area** Area 1 - South East  
**Application Number** 3178/23

**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 25/08/2023

**Applicant** Cedar Real Estate Fund 1

**Location** Iveagh Court, Harcourt Road, Dublin 2

**Additional Information**   
**Proposal**: Planning permission for the change of use from a security hut to coffee dock on a site at Iveagh Court, Harcourt Road, Dublin 2. The site is located within Iveagh Court which is bound by Charlemont Street to the west, Harcourt Road to the north, Harcourt Lane to the east and Albert Place West to the south. The proposed development comprises of the change of use from a security hut to a coffee dock including associated signage with integrated lighting on top of the existing roof on the eastern and northern elevations. The development will also include for the partial demolition of the eastern facade to provide for a new serving hatch and all associated site development works. There is no change to the gross floor area of 4 sq.m. as a result of the proposed development.

**\*\*\*Amendment to Week 34\*\*\***

**Area** Area 1 - South East  
**Application Number** 3308/22

**Appeal Decision** AMEND CONDITIONS  
**Appeal Decision Date** 24/08/2023

**Applicant** Paschal Naylor and Rossa Martin

**Location** 17, Terenure Road East, Rathgar, Dublin 6

**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission for a modification to the permission granted (Ref. 3991/20) at 17 Terenure Road East, Rathgar, Dublin 6. The development will consist of the installation of 21 sqm of solar panels to the rear faces of both pitches of the 'double' A' roof, the associated ancillary works, and the replacement of the existing fibre cement slates with natural slates.

**\*\*\*Amendment to Week 34\*\*\***

**Area** Area 1 - South East  
**Application Number** WEB1083/23  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 29/08/2023  
**Applicant** Thomas Hopkins  
**Location** 'Sleepy Hollow', 5A, Temple Villas, Palmerston Road,  
 Rathmines, Dublin 6 (Site adjoins Palmerston Gardens  
 to the rear)  
**Additional Information**   
**Proposal**: The development will consist of: - Subdivision of the existing site and alterations to the existing two storey three bedroom detached dwelling (‘Sleepy Hollow’) to include removal of bay window and canopy and insertion of new double glazed doors to the side; front elevation changes to include new glazing and double doors with new Velux roof-lights within the existing mono-pitch roof over the single storey front element of the house, as well as internal alterations; - Construction of a new two storey detached dwelling to the side of the existing two-story dwelling (‘Sleepy Hollow’) that will include provision of roof-lights and roof-mounted photo-voltaic panels to flat roof; - Alterations to the existing front vehicular gates to be replaced by new boundary wall and pedestrian and cyclist entrance from Palmerston Road; - All associated drainage, landscaping, boundary fencing, and ancillary site works.

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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.**





Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
35/23

(28/08/2023-01/09/2023)

WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0317/23  
**Application Type** Section 5  
**Applicant** Brenda Ryan  
**Location** 91, Camden Street Lower, Dublin 2  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Refurbishment of vertical sliding timber sash windows (front elevation) and replacement of non-original windows with vertical sliding timber sash windows (rear elevation).

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**Area** Area 1 - South East  
**Application Number** 0318/23  
**Application Type** Section 5  
**Applicant** Brenda Ryan  
**Location** 92, Camden Street Lower, Dublin 2  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Renovation of roofing including slates, battens, felt, flashings and 3 no. chimneys.

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**Area** Area 1 - South East  
**Application Number** 0319/23  
**Application Type** Section 5  
**Applicant** Kingsdeen Ltd t/a John Hayes Cars  
**Location** 3A Church Lane, Rathmines, Dublin 6  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: EXPP: Whether the change of use of the property from a store/lock up to a photography business is development which is not exempted development? Whether the works carried out to the facade of the property is development which is not exempted development? Whether the signage erected on the property is development which is not exempted development?

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**Area** Area 1 - South East  
**Application Number** 0322/23  
**Application Type** Section 5  
**Applicant** Mags Corbett & Tony Fitzpatrick  
**Location** 14, Meadowbank, Dublin 6. D06 H263.  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: EXPP: We wish to enquire if DCC Planning consider an EV (Electric Vehicle) Charge Arm or EV pedestal as exempted development under Class 29A where exempt development provisions for the construction of a charging point for electric vehicles which could cover a charge arm or pedestal.

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