



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(19/02/2024-23/02/2024)

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** 3227/24  
**Application Type** Permission  
**Applicant** Turner and Townsend Limited  
**Location** Fibonacci Square (on site of former AIB Bank Centre),  
Merrion Road, Ballsbridge, Dublin 4, D04X2K5  
**Registration Date** 19/02/2024

**Additional Information**

**Proposal:** Permission for the installation of external wayfinding and directional signage, comprising 1 No. 7m high by 2.1m gateway totem, 2 No. 2m high x 0.58m wide totems, 1 No. 2.1 m high x 0.3m wide fingerpost signage, 1 No. 3.7m high x 0.64m entrance totem and 2 No. 1m high x 0.6m wide parking direction signs located at Fibonacci Square (on site of former AIB Bank Centre), Merrion Road, Ballsbridge, Dublin 4. DO4 X2K5

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**Area** Area 1 - South East  
**Application Number** 3232/24  
**Application Type** Retention Permission  
**Applicant** Lidl Ireland GMBH  
**Location** Lidl Terenure Store, Rathfarnham Road, Dublin 6, D6W  
WC60  
**Registration Date** 19/02/2024

**Additional Information**

**Proposal:** RETENTION: retention permission for erecting 792.51m<sup>2</sup> or 150.88 kWp of photovoltaic panels on the roof of our Lidl Terenure store with all associates site works.

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**Area** Area 1 - South East  
**Application Number** 3242/24  
**Application Type** Permission  
**Applicant** Coimisiún na Meán  
**Location** One Shelbourne Building (formerly Block A, Ballsbridge  
Centre), Shelbourne Road, Dublin 4, D04 NP20  
**Registration Date** 20/02/2024

**Additional Information**

**Proposal:** The development will consist of the erection of signage at the main entrance along the western boundary (Shelbourne Road) of the subject site, comprising a 1250mm (w) x 2000mm (h) x 150mm (d) metal framed free-standing totem sign with aluminium panels and lettering , including all other associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3245/24  
**Application Type** Permission  
**Applicant** Dearcrest Limited  
**Location** 1(b), Grantham Place, to the rear of 45 Harrington  
Street, Dublin 8. The site includes part of the rear  
return of 45 Harrington Street, a Protected Structure.

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**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: 1) Demolition of existing single storey extension and blocking up of existing windows in the rear return of 45 Harrington Street; 2) Construction of a new three storey, 3-bedroom dwelling house onto Grantham Place with ground floor yard balcony at first floor level and a roof garden at second floor level; & 3) All associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 3249/24  
**Application Type** Permission  
**Applicant** Development Ocht a Do Limited  
**Location** 14-18 Aston Quay, Dublin 2.  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of 1). Change of use of First Floor Level, Rear Mezzanine Floor level and part of Ground Floor Level from Gymnasium Use to Office Use, 2.) Demolitions & Alterations with revised internal layouts at First Floor Level; 3.) Demolitions & Alterations to part of internal Ground Floor entrance area from Aston Place consisting of subdivision of entrance lobby areas and construction of new lift and staircore up to First Floor Level; 4.) Alterations to shopfront/signage panel onto Aston Place; 5.) Alterations to rear façade onto Adair Lane consisting of the opening up to 3No. existing blocked up window locations at First Floor level with reinsertion of windows at these existing locations; 6.) Alterations to rear façade onto Adair lane consisting of the construction of additional new First Floor window openings; 7) Construction of all Consequent Internal & External Alterations; 8.) All Ancillary Site Development and Services Works.

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**Area** Area 1 - South East  
**Application Number** 3253/24  
**Application Type** Permission  
**Applicant** Esprit Investments Limited  
**Location** Site located between Herbert Place and Herbert Lane, Dublin 2.  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a site located between Herbert Place and Herbert Lane, Dublin 2. The site comprises a car park, adjacent to No. 4 Herbert Place (protected structure, RPS Ref.: 3705), which was formerly associated with No. 73 Baggot Street Lower (protected structure, RPS Ref.: 384). The proposed development will consist of: (i) The construction of a 4 storey residential building (including lower ground floor) abutting No. 4 Herbert Place (protected structure) fronting onto Herbert Place. The proposed building will contain the following: • 4 no. two bedroom apartment units with private amenity space in the form of balcony/terrace to the front of the building; • 2 no. three bedroom townhouses with private amenity space in the form of a front and rear gardens. (ii) The construction of a 2 storey mews building to the rear of the site accessed from Herbert Lane. The mews building will contain the following: A car port a ground floor level providing 2 no. car parking space (1 no. each for the proposed town houses); • 1 no. 2 bedroom apartment at first floor level with associated terrace/ balcony. (iii) The provision of 2 no. external platform lifts to the front of the building providing access to street level; (iv) All associated and incidental site development and infrastructural works including site

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clearance, incidental works/removal of existing boundary wall/ railings, new boundary treatments, plants, landscaping, tree removal, bin stores, and bicycle parking.

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**Area** Area 1 - South East  
**Application Number** 3254/24  
**Application Type** Permission  
**Applicant** PAJC Garville Limited  
**Location** Rear 58 & 60 Garville Avenue Upper , accessed from Garville Lane Upper, Rathgar, Dublin 6  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** The development will consist of: a) Removal of existing fencing, gates and site clearance. b) Construction of 2 no. 2 storey, 3 bedroomed dwellings incorporating off-street car parking. c) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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**Area** Area 1 - South East  
**Application Number** 3258/24  
**Application Type** Permission  
**Applicant** Kristine Andersone  
**Location** 63, Beechwood Avenue Lower, Ranelagh, Dublin 6  
**Registration Date** 22/02/2024

**Additional Information**

**Proposal:** RETENTION: The development to be retained consists of a change of use to a barber shop along with the erection of new associated signage and shopfront and associated site works.

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**Area** Area 1 - South East  
**Application Number** 3263/24  
**Application Type** Permission  
**Applicant** Allied Irish Banks p.l.c.  
**Location** 9-12 Dawson Street, Dublin 2  
**Registration Date** 23/02/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE Allied Irish Banks plc intends to apply for planning permission for development at 9-12 Dawson Street, Dublin 2 (Protected Structure). The development will consist of the installation of 9 no. CCTV cameras affixed to the external elevations of the building - 2 no. on the western (Dawson Street) elevation; 3 no. on the southern (Dawson Lane) elevation, and 4 no. on the eastern (Dawson Lane) elevation.

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**Area** Area 1 - South East  
**Application Number** 3265/24  
**Application Type** Permission  
**Applicant** New Balance Athletic Shoes (UK) Limited  
**Location** 104 Grafton Street, Dublin 2  
**Registration Date** 23/02/2024

**Additional Information**

**Proposal:** Permission for the installation of two new shopfront signs to read 'New Balance'. This

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will comprise one backlit fascia sign of individual mounted stainless-steel lettering painted RAL9010 (pure white) measuring 2405mm long x 300mm high x 25mm deep, and one double sided stainless-steel projecting sign measuring 600mm long x 600mm high x 80mm deep in RAL 9005 (jet black) with backlit acrylic opal white lettering and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3270/24
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Angela Grehan
<b>Location</b>	45 Rathmines Road Upper, Rathmines, Dublin 6
<b>Registration Date</b>	23/02/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:RETENTION/PERMISSION : the development consists of

1. retention for alterations to the rear of the first floor & second floor of the previously permitted rear three-storey extension (Ref: 3054/00) to include amendments to the internal layout which separates the single first & second-floor duplex unit, into two separate accommodation units on each floor, each accessed from common circulation space.
2. retention sought for the 14.4m<sup>2</sup> single-storey extension to the rear which will become a communal laundry and storage area.
3. permission sought for a reduction of existing units from 10 to 8. The reduction will be achieved by combining two existing units into one unit and by turning the rear ground floor apartment into the communal laundry and storage area. The pre-63 agreement is for 9 units.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4792/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Donnybrook Hotel Limited
<b>Location</b>	Former St. Mary's College, Bloomfield Avenue, Donnybrook, Dublin 4, D04 X8N5
<b>Registration Date</b>	21/02/2024

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of amendments to the previously permitted hotel development (An Bord Pleanála Reference PL 29S. 307306; Dublin City Council Reg. Ref. 3608/19) principally comprising: revised internal roads, pathways and vehicular access arrangements; revised landscape design and revisions to the main entrance arrangement including new access gate, railings, pier and new pedestrian entrance all off Bloomfield Avenue: the re- location of the previously permitted ESB substation with revised finishes; the re-configuration of the permitted spa facility and the provision of new waste and drinks storage area; revised surface car parking including the provision of EV charging points and the provision of new fire escape stairs to serve the basement level. At basement level, the proposed amendments also include the omission of the corridor, stair and lift link access to the permitted eastern bedroom wing; the provision of a new disabled lift access to ground floor level adjacent to the underground car park ramp and the re- location of the permitted bicycle parking (in the basement car park). At lower ground floor level, the proposed amendments include the omission of two permitted bedrooms to accommodate plant area and to facilitate fire safety requirements. At ground floor level, the amendments include the internal re-organisation and re-configuration of permitted hotel floorspace, including within the Protected Structure, including the removal of stone steps located in Orangerie footprint; the extension of the Orangerie' floor to the line of the existing façade; revised window and door opes, the provision of new waste and drinks storage area and the omission of one bedroom to accommodate firefighting requirements. At first floor level, the proposed amendments include the re-arrangement of Master Suite 01; the amalgamation of two permitted

bedrooms to form one suite and the omission of one bedroom to accommodate firefighting requirements. At second floor level, the proposed amendments include the re-arrangement of Master Suite 02; the amalgamation of two permitted bedrooms to form one suite; the omission of one bedroom to accommodate firefighting requirements and the provision of a new sedum roof over the proposed waste and drinks storage area. Temporary permission for the duration of the parent permission (An Bord Pleanála Reference PL 29S. 307306) is also sought in this application for temporary works (referred to as Phase 01 in this application) to facilitate the phased development of the previously permitted spa facility comprising interim hard and soft landscaping at ground floor level, new sedum roof at first floor level and 2 no. hotel bedrooms at first floor level, pending the future completion of the permitted spa facility, as amended (referred to as Phase 02 in this application). The revised development will comprise a proposed hotel with 163 no. bedrooms and the proposed amendments result in an overall reduction in gross floor area of 174 sqm, minor amendments at various levels to accommodate fire safety requirements including the provision of escape stairs; changes in level; minor amendments to the building footprint and façade lines; alterations to internal fabric; revised landscaping and boundary treatment arrangements, car and bicycle parking and minor elevational amendments.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4846/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Shelbourne Greyhound Stadium Limited
<b>Location</b>	Shelbourne Park Greyhound Stadium, South Lotts Road, Dublin 4
<b>Registration Date</b>	23/02/2024
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PERMISSION: The development will consist of modifications to a permitted development ref: 4702/22 summarised as follows: 1. Alteration of the proposed locations of the Cafe and Exhibition Space, thereby locating the Cafe with associated kitchen and toilet facilities closer to the Stadium Entrance on South Lotts Road. 2. Demolition of existing Security Building and relocation of secure fencing to allow for outside seating and access to the proposed Cafe. 3. Further information provided relating to the external lighting design.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1181/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Brendan Grehan
<b>Location</b>	The Hermitage, 22 Strand Road, Dublin 4, D04 F3C5
<b>Registration Date</b>	21/02/2024
<b>Additional Information</b>	
<b>Proposal:</b>	The demolition of the existing 2 storey house and garage and the construction of a 2 storey semi-detached dwelling (195.0m <sup>2</sup> ) and single storey garage (58.0m <sup>2</sup> ). The house will comprise of two bedrooms, study, living area and viewing terraces at first floor level, an external stairs to first floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1182/24
<b>Application Type</b>	Retention Permission

**Applicant** H&M Hennes & Mauritz (Ireland) Limited  
**Location** 26 & 27 Grafton Street, Dublin 2, D02 HH24  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** RETENTION : Retention permission for development at No.26/27 Grafton Street, Dublin 2. The development consists of white metal fascia sign and a black aluminium lighting trough below, black matt vinyl on black glass fascia, 5 no. low-level signs and a window hanging plaque behind the glazing. Fascia sign is 2250mm x 350mm. The building is located in an Architectural Conservation Area.

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**Area** Area 1 - South East  
**Application Number** WEB1185/24  
**Application Type** Permission  
**Applicant** Stewarts Care Ltd  
**Location** Unit 4, Windmill Lodge, Windmill Road, Crumlin, Dublin 12  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** Change of use of a Retail Unit to unit for Day Care Centre Use and new fire escape door to side elevation.

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**Area** Area 1 - South East  
**Application Number** WEB1188/24  
**Application Type** Permission  
**Applicant** Agentbite  
**Location** 19, East Essex Street, Temple Bar, Dublin 2  
**Registration Date** 22/02/2024

**Additional Information**

**Proposal:** Permission for the installation of 2 internally illuminated fascia signs, 4 illuminated light lines, 2 internally illuminated projection signs and 2 non illuminated awnings.

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**Area** Area 1 - South East  
**Application Number** WEB1194/24  
**Application Type** Retention Permission  
**Applicant** East Coast Inns  
**Location** 42, Charlemont Street, Dublin 2  
**Registration Date** 23/02/2024

**Additional Information**

**Proposal:** RETENTION: We, East Coast Inns Limited, intend to apply for retention planning permission at this site at McCafferty's at The Barge, 42 Charlemont Street, Dublin 2, D02 R593 for the following development: (a) two parapet add-ons at roof level, one being on the southeast elevation and one being on the northeast elevation, (b) a new wall sign to the northwest elevation facing down Charlemont Street, (c) eight flagpole holders mounted to the external walls and (d) a Guinness wall mural to the southeast elevation of the building covering an existing window.

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**Area** Area 1 - South East  
**Application Number** WEB1195/24

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**Application Type** Permission  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22 Strand Road, Dublin 4, D04 F3C5  
**Registration Date** 23/02/2024  
**Additional Information**

**Proposal:** The development will consist of the demolition of the existing 2 storey house and garage and the construction of a 2 storey semi-detached dwelling (195.0m<sup>2</sup>) and single storey garage (58.0m<sup>2</sup>). The house will comprise of two bedrooms, study, living area and viewing terraces at first floor level, an external stairs to first floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 3229/24  
**Application Type** Permission  
**Applicant** Darren Lawler & Anthosh Naidoo  
**Location** 75, Waterloo Road, Dublin 4  
**Registration Date** 19/02/2024  
**Additional Information**

**Proposal:** PERMISSION & RETENTION. PROTECTED STRUCTURE. (A) Planning Permission for proposed development will consist of: A new vehicular access opening from Waterloo Road, creating an off street car parking area in the front garden including new electric opening vehicular gates, the modification and re use of the existing pedestrian entrance gate, modification works to the existing cast iron railings and plinth wall and associated landscape works. (B) Retention Planning Permission for a new patio area to the front garden adjacent to the house, and a utility service wall in the front garden.

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**Area** Area 1 - South East  
**Application Number** 3236/24  
**Application Type** Permission  
**Applicant** Kevin Lynch  
**Location** 59 Palmerston Road, Rathmines, Dublin 6, D06X5N5  
**Registration Date** 19/02/2024  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of the construction of a single-storey detached yoga room to the rear garden of no.59 Palmerston Road (Protected Structure RPS no.6230) , works include associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 3239/24  
**Application Type** Retention Permission  
**Applicant** Eoin, Pierce and Iseult Cambay  
**Location** 44 Hastings Street, Ringsend, Dublin 4, D04WR98  
**Registration Date** 20/02/2024  
**Additional Information**

**Proposal:** RETENTION The development will consist of: retention of existing attic conversion as

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bedroom with dormer window to front roof plane as constructed to existing two storey terraced dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3243/24  
**Application Type** Permission  
**Applicant** Dominic Foley  
**Location** 8 Eaton Square, Terenure, Dublin 6, D6WET62  
**Registration Date** 20/02/2024

**Additional Information**

**Proposal:** For demolition of the existing single storey conservatory & sheds to rear, and construction of single storey ground floor extension to the rear & attic dormer to the rear facing roof plane, and construction of a new home gym and utility space to the rear with amendments to rear boundary wall and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3244/24  
**Application Type** Retention Permission  
**Applicant** Finbar McGrath  
**Location** No. 22 Dodderview Cottages, Ballsbridge, Dublin 4  
**Registration Date** 20/02/2024

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the existing two-storey extension to the rear of the existing property including the alterations to previously approved planning ref: 3133-14.

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**Area** Area 1 - South East  
**Application Number** 3255/24  
**Application Type** Permission  
**Applicant** Patrick Garvey  
**Location** 73 Palmerston Road, Rathmines, Dublin 6, D06H7P8  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE .Permission for development consisting of: the demolition of an existing (non-original) 17 square metre single storey conservatory extension to the rear and 90 square metre 3-storey rear extension comprising of a living space at ground floor level, bedroom and bathroom at first floor level and bedroom at second floor level with associated internal alterations, the footprint of the proposed return extending 4.8 metres from the existing rear façade and 11.2 metres in width externally, reducing to 4.5 metres in depth and 5.8 metres in width above ground floor level.

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**Area** Area 1 - South East  
**Application Number** 3272/24  
**Application Type** Permission  
**Applicant** Kevin Tierney  
**Location** 60 Charleville Close, Rathmines, Dublin 6  
**Registration Date** 23/02/2024

## Additional Information

**Proposal:** Planning permission is being sought for modifications to roof front elevation by the addition of two velux windows.

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**Area** Area 1 - South East  
**Application Number** 4329/23  
**Application Type** Permission  
**Applicant** SHAWL Property Investment  
**Location** 44, Pembroke Road, Dublin 4, D04 K5A0  
**Registration Date** 23/02/2024  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: a) At basement level permission is sought for: i) the removal of the existing kitchen and relocation of boiler room to the rear return to accommodate a new playroom. ii) removal of existing window to rear elevation of original dwelling and provision of new door in lieu to the rear/ north elevation of No. 44 and iii) removal of internal wall and 2 no. ensuites previously serving 2 no. bedrooms to now provide for a kitchen/ living/ dining room within original dwelling. b) At ground floor level permission is sought for: i) the removal of the kitchen sink/cabinet and cabinet and bathroom to the existing rear return and provision of 1 no. bedroom with new guest toilet and ii) removal of partition between the 2 no. living rooms of original dwelling and provision of a new formal dining room and a new formal sitting room. c) At first floor level, permission is sought for: i) the removal of existing bedroom no. 3 and bathroom to the rear return to now provide for a new bathroom and storage space and ii) removal of 2 no. ensuites serving existing bedroom 4 and master bedroom within the original dwelling and provision of 2 no. new ensuites to serve a new master bedroom and a new bedroom no. 2. d) At second floor level, permission is sought for i) the removal of internal access stairs from existing bedroom no. 6 and removal of ensuite from existing bedroom no. 5 of the original dwelling and provision of new proposed ensuite and wardrobe to proposed bedroom no. 3 and new ensuite to proposed bedroom no. 4 and e) At second floor mezzanine level permission is sought for the removal of existing ensuite and access steps with permission sought to make good the wall opening. The above works will provide for a 3 storey over basement level, 5 no. bedroom residential dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB1173/24  
**Application Type** Permission  
**Applicant** David Leech & Avril Bates  
**Location** 8, Saint John's Road, Sandymount, Dublin 4, D04 YT97  
**Registration Date** 19/02/2024  
**Additional Information**

**Proposal:** David Leech & Avril Bates are applying for permission for works including: the remodelling of the front railings to allow for vehicular entrance and off-street parking space for two vehicles to the front garden with associated landscape works; the demolition and removal of a non-original conservatory and garden shed and construction of a partially sunken 1-storey store and office studio to the rear garden with associated landscape works; minor alterations to the existing built fabric to back of house including replacement of roof to the lower utility room, the addition of high performance insulation & new windows to rear return and new garden doors to lower ground floor.

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**Area** Area 1 - South East  
**Application Number** WEB1179/24  
**Application Type** Permission  
**Applicant** Daire O Leary  
**Location** 31, Pembroke Cottages, Ringsend, Dublin 4  
**Registration Date** 20/02/2024

**Additional Information**

**Proposal:** Planning permission for roof windows to front roof with ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB1186/24  
**Application Type** Permission  
**Applicant** Max & Juice Ltd  
**Location** 1, Bath Avenue Gardens, Dublin 4  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** The development will consist of renovation & alteration of existing house, a new two storey extension to rear north west elevation and a new side extension at ground floor level to south west elevation. New porch to front south east elevation and new rooflights to rear roof north west elevation. Widening of existing vehicular entrance, extra parking and associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB1191/24  
**Application Type** Permission  
**Applicant** Donal McIntyre  
**Location** 185, Clonard Road, Dublin 12  
**Registration Date** 22/02/2024

**Additional Information**

**Proposal:** Partial removal of the existing front boundary wall, the full removal of the existing concrete ramped surface, metal gate and railing and the construction of a new vehicular access and driveway and provision of an electric car charging point to the front of the existing two-storey terraced house at 185 Clonard Road, Crumlin, Dublin 12, D12 A5Y6.

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**Area** Area 1 - South East  
**Application Number** WEB1192/24  
**Application Type** Permission  
**Applicant** Eamonn & Henrike Fallon  
**Location** 5 Albany Road, Ranelagh, Dublin 6, D06 K4H0  
**Registration Date** 22/02/2024

**Additional Information**

**Proposal:** The development amends a permitted residential development granted under DCC Reg. Ref. WEB1233/22 as amended by DCC Reg. Ref. WEB1228/23. The development will consist of: Minor modifications to the footprint of the permitted basement extension to the rear (south) of the property to facilitate a stairwell and corridor connection (28.5 sq m) to a new ground floor level house extension (43.9 sq m) in the rear of the garden. The development will also include a shed and plant room (37.5 sq m) to the rear of the property. The development will also comprise the replacement, repositioning and modification of the entrance gates along the south elevation; landscaping; and all associated development works above and below ground. The development

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includes the omission of Condition 10 of DCC Reg. Ref. WEB1233/22 to allow the replacement of the Category B tree with a mature specimen.

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**Area** Area 1 - South East  
**Application Number** WEB1198/24  
**Application Type** Permission  
**Applicant** Victor Gonzalez  
**Location** 145, Leighlin Road, Dublin 12, D12 H2C3  
**Registration Date** 23/02/2024

**Additional Information**

**Proposal:** Conversion of his attic to storage including a dormer window to the rear and 3 velux rooflights to the front all at roof level.

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### Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0026/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 19/02/2024  
**Applicant** Ken Kelly  
**Location** 98, Mount Tallant Avenue, Terenure, Dublin 6W

**Additional Information**

**Proposal:** EXPP: Externally insulate walls to create an insulation envelope to achieve a wall U-value of 0.27W/m2K: 100mm carbon graphite modified EPS (platinum insulation board) (approx. U-value of 0.27W/m2K with Parex acrylic finish).

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**Area** Area 1 - South East  
**Application Number** 0028/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 20/02/2024  
**Applicant** Tanya Neufeld Flanagan & Morgan Flanagan Creagh  
**Location** 51, Belgrave Square North, Dublin, D06 CK82.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Fire-stopping along party wall in front attic space. 2. High density insulation removed from between rafters in front and rear attic spaces. 3. Insulation to attic floor in attic spaces. 4. Blocking up of attic hatch in stairwell 5. Blocking up of skylight opening in stairwell ceiling 6. Blocking up of attic hatch in front bedroom 7. Two new attic hatches, one to each attic space.

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**Area** Area 1 - South East  
**Application Number** 0031/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 23/02/2024

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**Applicant** Feng LI  
**Location** 16, Prince Of Wales Terrace, Dublin 4

**Additional Information**

**Proposal:** EXPP: Alteration/extension of the existing semi-detached house at 16 Prince of Wales Terrace, Dublin 4, comprising demolition of the existing single storey rear extensions and construction of a new single storey rear extension, with rooflights, plus associated refurbishment of the existing house including internal alterations and 2no. Velux rooflights to the existing pitched roof.

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**Area** Area 1 - South East  
**Application Number** 0032/24  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2024  
**Applicant** Susanne Cassells  
**Location** 65 Terenure Road East, Rathgar, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The intention is to carry out necessary repair and maintenance works to the exterior of the structure, redecorate internal common areas & multiple occupancy units, upgrade non-original elements of the multiple occupancy units and replace non-original concrete paving to the rear of the property. Works will follow the Advice Series as published by the Department of Housing, Local Government and Heritage. All work to be carried out by skilled personnel with previous experience of conservation-based works where required. All workmanship, goods and materials used shall be fit for purpose. The proposed works will not materially affect the character of the area, nor the character of the protected structure or its associated elements. The applicant wishes to clarify whether planning permission is required for the following works - 1. Façade Brickwork & Stonework - cleaning, localised repointing and localised repairs. 2. Façade Render localised replacement & making good of defective or blown external render and making good/replacing associated internal plaster where damaged. 3. Sash Windows - repairs, maintenance and redecoration. 4. Internal Common Areas - general painting, decoration and maintenance 5. Roof Finishes - repairs, maintenance & remedial works to slates, gutters and leadwork. 6. Multiple Occupancy Units - general redecoration and upgrade of non-original kitchen & bathroom fit-outs. 7. External Paving to Rear of Property - replace concrete paving with a permeable granite paving system.

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**Area** Area 1 - South East  
**Application Number** 3004/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Brian and Catherine Madigan  
**Location** 17 Orwell Bank, Orwell Park, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Planning Permission to convert the attic space to habitable use. To include 1 dormer window to front roof, 1 dormer window to rear roof, Velux window to rear roof and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3227/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/02/2024  
**Applicant** Turner and Townsend Limited  
**Location** Fibonacci Square (on site of former AIB Bank Centre),  
Merrion Road, Ballsbridge, Dublin 4, D04X2K5

**Additional Information**

**Proposal:** Permission for the installation of external wayfinding and directional signage, comprising 1 No. 7m high by 2.1m gateway totem, 2 No. 2m high x 0.58m wide totems, 1 No. 2.1 m high x 0.3m wide fingerpost signage, 1 No. 3.7m high x 0.64m entrance totem and 2 No. 1m high x 0.6m wide parking direction signs located at Fibonacci Square (on site of former AIB Bank Centre), Merrion Road, Ballsbridge, Dublin 4. DO4 X2K5

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**Area** Area 1 - South East  
**Application Number** 3239/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/02/2024  
**Applicant** Eoin, Pierce and Iseult Cambay  
**Location** 44 Hastings Street, Ringsend, Dublin 4, D04WR98

**Additional Information**

**Proposal:** RETENTION The development will consist of: retention of existing attic conversion as bedroom with dormer window to front roof plane as constructed to existing two storey terraced dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3242/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/02/2024  
**Applicant** Coimisiún na Meán  
**Location** One Shelbourne Building (formerly Block A, Ballsbridge  
Centre), Shelbourne Road, Dublin 4, D04 NP20

**Additional Information**

**Proposal:** The development will consist of the erection of signage at the main entrance along the western boundary (Shelbourne Road) of the subject site, comprising a 1250mm (w) x 2000mm (h) x 150mm (d) metal framed free-standing totem sign with aluminium panels and lettering , including all other associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3255/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/02/2024  
**Applicant** Patrick Garvey  
**Location** 73 Palmerston Road, Rathmines, Dublin 6, D06H7P8

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### Additional Information

**Proposal:** PROTECTED STRUCTURE .Permission for development consisting of: the demolition of an existing (non-original) 17 square metre single storey conservatory extension to the rear and 90 square metre 3-storey rear extension comprising of a living space at ground floor level, bedroom and bathroom at first floor level and bedroom at second floor level with associated internal alterations, the footprint of the proposed return extending 4.8 metres from the existing rear façade and 11.2 metres in width externally, reducing to 4.5 metres in depth and 5.8 metres in width above ground floor level.

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**Area** Area 1 - South East  
**Application Number** 4468/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Ciaran McGrath  
**Location** 64, Dame Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the change of use of the four office floors above ground level (first floor, second floor, third floor and fourth floor) to residential apartments for long term letting. The accommodation will comprise of 4 no. studio apartments, 4 no. one bed apartments and 1 no. two bed duplex, with amenity space and bicycle storage at roof terrace level.

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**Area** Area 1 - South East  
**Application Number** 4559/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Denise Dowling  
**Location** 39 Serpentine Avenue, Ballsbridge, Dublin, 04  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of; i) Demolition of non-original basement and ground floor extension to the rear of existing dwelling, ii) construction of a new 2 storey over basement 3 storey in total) extension to the rear in-lieu of the existing extension, and additional 2 storey extension to the north elevation, and 2 storey floating box window to south elevation of the existing dwelling, iii) conversion of the existing rear garage to new garden room, iv) construction of a new single-storey garage to the eastern boundary, v) minor internal alterations to basement, ground and second floors, together with all associated landscaping site and engineering works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 4604/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Quantum Rock Unlimited Company  
**Location** Unit 14, Royal Hibernian Way, Dawson Street, Dublin 2, D02 K772  
**Additional Information** Additional Information Received

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**Proposal:** Permission for a material change of use from retail to cafe of the existing unit no. 14 Royal Hibernian Way, Dawson Street, Dublin 2 with minor alterations to shop front and rear (as approved under reg. ref. 3744/17) for ventilation purposes and minor alterations to interior.

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**Area** Area 1 - South East  
**Application Number** 4833/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Tom Hill  
**Location** 7 Claremont Park, Dublin 4, D04P996  
**Additional Information** Additional Information Received  
**Proposal:** PERMISSION: Development will consist of a proposed new dormer roof to the side of the existing house and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 4988/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 19/02/2024  
**Applicant** Alison Sharkey  
**Location** Grasia , 77A, Orwell Road, Dublin 6, D06K5A0  
**Additional Information**  
**Proposal:** Widening of front vehicular entrance gate to facilitate parking for 2no cars in the front driveway, no changes are proposed to the crossover to public footpath. All associated works.

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**Area** Area 1 - South East  
**Application Number** 4997/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Anthony and Ciara Nugent  
**Location** 42 Hollybank Avenue Lower, Ranelagh, Dublin 6 D06 X5E5  
**Additional Information**  
**Proposal:** PERMISSION for conversion of existing attic space comprising of modification of existing roof structure, new access stairs, 1no. roof window to the front and flat roof dormer to the rear.

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**Area** Area 1 - South East  
**Application Number** 5001/23  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 20/02/2024  
**Applicant** The Institute of Physics (IOP)  
**Location** 35 Westland Row/35 Harcourt Row, Dublin, D02 XY04  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: For the installation of an internal accessible single person/

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wheelchair lift serving the basement, ground floor and 1st floor and the construction of internal universal access ramps to the lower ground floor.

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**Area** Area 1 - South East  
**Application Number** 5009/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2024  
**Applicant** Donnybrook Assetco Limited  
**Location** Donnybrook House, 36-43 Donnybrook Road and Pembroke Cottages, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission was previously granted on 10th August 2023 for a change of use part of ground floor to crèche (Reg. Ref. 3369/23) with a private open space play area of 111.47 sq.m, to the rear, screened by a 1.5m metre high landscaped fencing to screen the play area. Permission is now sought to use a further 69.69 sq.m of outdoor area, also screened by a continuation of the 1.5m metre high landscaped boundary fencing facing Pembroke Cottages for use as outdoor passive amenity space for the crèche.

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**Area** Area 1 - South East  
**Application Number** 5010/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Yvonne and Dermot Rafter  
**Location** 13 Highfield Road, Dublin 6, D06K7C2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:For the cleaning and repair of all brickwork and granite steps, lintels and cills to all elevations front (North), side (East and West), and rear (South), raking out and repointing of all brickwork joints with lime mortar, repair of soffits, eaves and rainwater goods and associated ancillary works. There are no further works proposed.

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**Area** Area 1 - South East  
**Application Number** 5012/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Eamonn and Mary McNeill  
**Location** 27 Wilfield Road, Sandymount, Dublin 4, D04CX45

**Additional Information**

**Proposal:** For new vehicular entrance in front wall + railings and the provision of parking space to front.

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**Area** Area 1 - South East  
**Application Number** 5013/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 21/02/2024  
**Applicant** The Swatch Group UK Limited  
**Location** 80 Grafton Street, (Corner of Grafton Street and Johnsons Court), Dublin, D02 V227

**Additional Information**

**Proposal:** The development will consist of the change of use of the ground floor area from the retail of cosmetic/beauty products to the retail of jewellery and associated items, with the remaining floor levels to continue to be used for ancillary staff and storage use. Permission is also sought for new signage and internal display to the Grafton Street and Johnsons Court elevations.

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**Area** Area 1 - South East  
**Application Number** 5014/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Zoe O'Flynn  
**Location** 1 Raglan Road, Ballsbridge, Dublin 4-at the junction of Raglan Road and Pembroke Lane.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of a small one storey extension to the rear of the terraced property, and its replacement with a new part-single storey, part double height extension housing a new internal stairs and access point to a patio on the roof of the single storey part. The development also comprises of the reconstruction of an existing blockwork boundary wall in rubble limestone (to match existing), reconfiguration of interior layout of ground floor, minor adjustments to layout of upper floors and all associated site works. The house is Protected Structure (RPS 6885)

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**Area** Area 1 - South East  
**Application Number** 5015/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Wanderers F.C. Rugby Club  
**Location** 65A Merrion Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** PERMISSION & RETENTION The proposed development for planning permission will consist of: (a) Installation of 16 no. floodlighting poles with lamps - 12 no. 18 metre high - 6 no. to the main rugby pitch and 6 no. to training pitch, and 4 no. 8 metre high to the proposed 5-a-side pitch - to replace the existing 4 no. 16 metre high poles with lamps and 5 no. 12 metre high poles with lamps on the site; (b) Construction of 4 no. roofed technical areas - 2 no. on the western side of the main rugby pitch and 2 no. on the southern side of the training pitch; (c) Installation of ball stop netting on 12 metre and 14 metre high poles on the western and southern sides of the main rugby pitch and on the southern, western and eastern sides of the training pitch; (d) Amendments to the development as approved under Register Reference 2257/20 comprising the redesign of the surface car parking layouts in the northern, eastern and south eastern areas of the site and the enlargement of the ESB substation, switchroom and bin storage building adjacent to the eastern boundary; (e) Construction of 3 no. utility shed buildings in the northern, south eastern and south western corners of the site; (f) Installation of 2.15 metre high sliding security gate at the entrance to the site; and (g) Increase in the height of the 2 metre high fencing enclosing 5-a-side (artificial surface) pitch in the south eastern area of site to 4 metres. The development for retention

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permission consists of the retention of a 5-a-side (artificial surface) pitch in the south eastern area of site enclosed by a 2 metre high fence.

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**Area** Area 1 - South East  
**Application Number** 5018/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/02/2024  
**Applicant** Huimin Guan  
**Location** 280, Galtymore Road, Dublin 12  
**Additional Information**  
**Proposal:** 1: New two storey extension to side of existing house. 2: All ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 5019/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/02/2024  
**Applicant** The Dolphin  
**Location** Nos. 22, 23 (incorporating 23A), and 24 Aungier Street (Protected Structures) and No. 40 Bow Lane, East, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For an amendment permission to the permitted Hotel accommodation, bar/restaurant and retail/café development granted under DCC Reg. Ref. 4170/18 (ABP Ref. ABP-303453-19) at Nos. 22, 23 (incorporating 23A), and 24 Aungier Street (Protected Structures) and No. 40 Bow Lane East, Dublin 2 on a site measuring 665 sq m. The amendment permission relates to the new-build part 1.5/part 2 storey over basement bar/ restaurant to the rear of No. 23 and 24 Aungier Street and No. 40 Bow Lane East, with permission principally sought for a change to use to Hotel staff accommodation. No works are proposed to the Protected Structures. The development will principally consist of: a reduction in the size of the permitted basement which will continue to be utilised for ancillary bar/ restaurant use: the part change of use from bar/restaurant to Hotel staff accommodation at ground floor level; the conversion of the permitted mezzanine level to first floor level and the change of the use from bar/restaurant to Hotel staff accommodation; and the provision of an additional storey of Hotel staff accommodation to provide a 3 No. storey over basement block (455 sq m), comprising a total of 9 No. staff accommodation bedspaces. The development will also consist of: the provision of a separate entrance for the Hotel staff accommodation; general elevational changes; signage; plant at basement and roof level; landscaping; and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 5021/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** The Board of Trinity College  
**Location** The Hamilton Building, Trinity College Dublin, Dublin 2

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### Additional Information

**Proposal:** PROTECTED STRUCTURE We, The Provost, Fellows, Foundation Scholars and the other members of the board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin wish to apply for permission at the site of The Hamilton Building, Trinity College Dublin, Dublin 2, which is within the curtilage of a protected structure in the Dublin City Development Plan 2022-2028. The development will consist of a material alteration to the Hamilton Building at ground floor level consisting of the relocation of the existing entrance doors to the junior common room at ground level and provision of a new internal passenger lift to facilitate universal access to the mezzanine floor level in the junior common room.

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**Area** Area 1 - South East  
**Application Number** 5027/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 20/02/2024  
**Applicant** Green Dental Ltd.  
**Location** 11 Burgh Quay, Dublin 2

### Additional Information

**Proposal:** PROTECTED STRUCTURE The development will consist of the following; (i) A change of use at basement and ground floor from retail and storage to dental surgery. (ii) Internal alterations to ground and basement (iii) Construction of a new steel staircase externally from basement lightwell level to ground floor landing level (iv) Replacement signage and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5028/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Elizabeth Jones and Jonathan Larbey  
**Location** No. 5 Kenilworth Square North, Dublin 6. D06NY58

### Additional Information

**Proposal:** PROTECTED STRUCTURE The development will consist of: A) The construction of a single storey extension to rear of existing house together with its associated rooflights. B) All internal layout changes to the lower ground floor. C) The construction of a single storey garden building to the rear of the site. D) Minor internal reconfigurations to the upper floors. E) All associated internal refurbishment works. F) The replacement of the existing inner roof valley rooflight with a new conservation grade rooflight. G) Upgrade works to existing select windows with non-original glass to new slimline double glazing. H) All ancillary site, boundary and landscaping works.

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**Area** Area 1 - South East  
**Application Number** 5031/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** 120/121 Lower Baggot St Propco Limited  
**Location** 122 Baggot Street Lower, Dublin 2 and lands to the rear

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### Additional Information

**Proposal:** PROTECTED STRUCTURE. We, 120/121 Lower Baggot St Propco Limited intend to apply for Permission for development at 122 Baggot Street Lower, Dublin 2 (A Protected Structure RPS Ref. 420) and lands to the rear of 120,121,122 & 123 Baggot Street Lower, Dublin 2 (All are Protected Structures RPS Ref. 418, 419, 420 & 421 respectively). The development will consist of: a) Part demolition of rear return of 122 Baggot Street Lower, Dublin 2 (A Protected Structure) at ground floor level (34.7 sq.m.) currently used as office space and at basement level (3.8 sq.m.) currently used as storage including external stairs that were previously covered over at ground level. b) Construction of a part 3 storey/part 4 storey (4th storey setback) over partial basement residential development with a total floor area of 1,304 sq.m. The three storey element faces onto Baggot Court and is to the rear of 120-121 Baggot Street Lower while the 4 storey (4th storey setback) is to the rear of 122-123 Baggot Street Lower. Total Residential accommodation provided is 14 No. apartments (7 No. 2 bedroom 4 person apartments and 7 No. 1 bedroom 2 person apartments) with a nett residential floor area of 950 sq.m. Ancillary accommodation is provided at basement floor level comprising Services, Plant and Storage areas and cycle storage (22 No. spaces). All apartments are provided with private terraces/balconies. c) Existing vehicular entrance and boundary wall to Baggot Court to be demolished. New pedestrian and service access to the building courtyard to be provided along with a new boundary treatment to the site boundary along Baggot Court. d) New landscaped courtyard garden between the proposed residential building and the rear of 120,121,122 & 123 Baggot Street Lower and Communal amenity open space (c.85.8 sq m) at roof garden level (Third Floor). e) Covered bin storage and visitor cycle storage (8 No.) at ground level and photovoltaic panels at roof level (over the 4th storey element), f) All associated site works on a site area of 810 sq.m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5035/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	23/02/2024
<b>Applicant</b>	Palmgrey Ltd
<b>Location</b>	K.C.R. House, 326 Kimmage Road Lower, Terenure, Dublin 6w

### Additional Information

**Proposal:** The development will consist of the refurbishment and extension of the 1st floor, currently vacant, to 1 No. 2 bed apartment. The development will consist of the construction of 2 no. 1 bed apartments at 1st floor level to the rear of the building, The total number of apartments will be 3 apartments. The building will be increased from a 1 storey building to a 2 storey building to the rear. Access to the apartments will be from the existing entrance from Kimmage Road Lower.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5036/23
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	22/02/2024
<b>Applicant</b>	Brian Deasy
<b>Location</b>	44 St. Teresa's Road, Crumlin, Dublin 12, D12 E5YV
<b>Additional Information</b>	

**Proposal:** Planning permission for the demolition of the existing single storey rear kitchen extension, the conversion of an existing garage into a utility and bathroom area with side access, the construction of a new single storey kitchen extension to the rear of the existing house and the construction of a new single storey granny flat with utility/link corridor to the rear of the existing dwelling, with associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** 5041/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Hermitage Estates Ltd.  
**Location** 27-28 Mountpleasant Avenue Lower, Rathmines, Dublin 6, D06YA72

#### **Additional Information**

**Proposal:** The development will consist of alterations to approved planning permission 3979/23 as follows: 1. Construction of an 8.7sqm extension to rear of 3rd floor, & 5.7sqm extension to front of 3rd floor, 2. Subdivision of 3rd floor into 2no studio apartments (from previously approved 2bed apartment- PP2799/20), 3. On completion the total development will consist of the previously granted 2no. 1 bedroom apartments at first floor level, previously granted 2no. 1 bed apartments at second floor level, and the proposed 2no. studio apartments at third floor level. The licenced premises on the ground floor to be retained.

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**Area** Area 1 - South East  
**Application Number** 5042/23  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Sharon Cox  
**Location** 33 Long Lane, Portobello, Dublin 8, D08 P3C3

#### **Additional Information**

**Proposal:** RETENTION: permission for a single storey extension to rear of existing house with associated ancillary works at 33 Long Lane, Portobello, Dublin 8, D08 P3C3.

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**Area** Area 1 - South East  
**Application Number** 5044/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2024  
**Applicant** Balrath Investments ULC  
**Location** Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2

#### **Additional Information**

**Proposal:** Balrath Investments ULC intends to apply for planning permission for development on a site of c.0.05 ha located at Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2. The development will consist of the change of use of the basement and ground floor levels from car park (c.925 sq m) and retail uses (c.76 sq m) to restaurant and ancillary uses, including bar/lounge and back-of-house areas (c. 940 sq m). The development will also consist of

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the construction of 2 storey extension (including terraces) at roof level, setback from William Street South and Drury Street, accommodating office floorspace (c.599 sq m) and the replacement of all building facades (north, south, east and west elevations) with red brick, curtain walling, metal cladding, concrete and glazing. The development will also include internal and external alterations, including; the provision of bicycle parking (36 No. spaces in total), toilets, staff facilities (shower and changing facilities) at basement level; the provision of 2 No. new entrances to William Street South and 2 No. new entrances to Drury Street; the provision of a double height internal courtyard at first and second floor levels (incl. mezzanine at second floor level), serving the office use; minor internal reconfiguration of the existing office floorspace at first, second, third, fourth floor levels; increase of the floor to ceiling height at basement level and associated site excavation works; the provision of signage on the William Street South and Drury Street elevations above the main entrances; plant; site and all associated site ancillary works above and below ground. (The proposed development will result in a 7 storey building, including roof plant, with a total gross floor area of c.3,291 sq m.)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5046/23
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	23/02/2024
<b>Applicant</b>	Greenfield Ideas Ltd.
<b>Location</b>	Ashtons Pub, 11 Vergemount, Clonskeagh Road, Dublin 6

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development will consist of: 1. Planning Permission: a) The demolition of (i) recent (unauthorised) west walls to the carpark; (ii) timber-framed, glazed, garden room at lower ground floor (220sqm), roof profile to be modified as required at (b) below; and (iii) a previously existing roofed outdoor seating area at upper ground floor level (51sqm); b) The construction of a five-storey extension (1395sqm) to the south part of the existing two-storey building, containing public house/restaurant on lower and upper ground floors and boutique hotel bedrooms on first, second and third floors. Bedrooms to be provided with balconies/terraces facing east and west; public house/restaurant to have terraces facing east at both levels. Ancillary services to include waste storage at lower ground level with service lift to upper ground floor level (street level); c) Enclosed plant room to rear (east) on roof of existing public house (first floor level); d) Associated hard and soft landscaping, including drainage and works to public sewer and 8 No. of cycle parking spaces. 2. Retention Permission: e) Alterations to the west (front) façade to provide two no. shopfronts with names over, and two storey extension (21sqm per total) to the rear, facing east; f) New window to east elevation, lower ground floor; g) Steel pedestrian gate at north-east corner of site.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5049/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/02/2024
<b>Applicant</b>	Sunniva Kelly & Declan Barrett
<b>Location</b>	44 Palmerston Gardens, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of: A 2-storey extension to front, first floor extension side and single storey extension to rear of existing 2 storey detached mews dwelling. Elevational alterations, internal modifications, and all associated site development works.



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**Area** Area 1 - South East  
**Application Number** 5053/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2024  
**Applicant** Arelia Leisure Ltd.  
**Location** No. 5 Crane Yard, Crane Lane, Temple Bar, Dublin 2  
**Additional Information**  
**Proposal:** To extend our premises and access an area of 72.0m<sup>2</sup> at ground floor by seeking a Change of use permission from Retail use to Leisure use of the existing retail unit .

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**Area** Area 1 - South East  
**Application Number** 5057/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Irish Life Assurance PLC  
**Location** Formerly Seagrave House , Nos. 19-20 Earlsfort Terrace, Dublin 2 (D02 EN84) and Davitt House , No. 65 Adelaide Road , Dublin 2 (D02TW27).

**Additional Information**

**Proposal:** The site abuts No. 18 Earlsfort Terrace, Dublin 2 (D02 HR23) a protected structure (RPS2421) and is bounded by Earlsfort Terrace, Adelaide Road and to the rear by Hatch Place. The proposed development consists of amendments to a totem sign permitted under planning application Ref. 3440/21 and involves a reduction in the height of the permitted totem sign (from c.4m to c.3m) and modifications to its design. The application includes all associated and ancillary development and site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 5063/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2024  
**Applicant** St. Patrick's Cathedral Grammer School  
**Location** St Patrick's Cathedral Grammar School, St Patrick's Close, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (A) Repair, refurbishment, alteration and extending of 39 Kevin St Upper, a two storey schoolhouse building (protected structure DCC RPS ref. no. 4187) for conversion to use as a two classroom special education needs unit with works including: demolition of the rear staircase, an outhouse, roof with lantern rooflight to an octagonal rear return and some internal walls; filling in of the entire rear yard with a new two storey extension containing learning spaces, stairs, lift and toilets with extension overhanging to the east and west; renovation of the existing building including thermal upgrades with works to roof, windows, chimneys, walls and floors with all associated building services works; external works including construction of an external ramp and bench. (B) Extension, new floor and alterations to the main school close building on St Patrick's Close, a two storey school building with single storey side annex with works to including : demolition works on the roof of the building to include removal of a water tank and

sections of the parapet wall and construction of a new third floor to the building containing four classrooms with roof lights, PV panels and tank room to the roof over; demolition of the existing administration and entrance annex to western side of the close building and construction of a new three storey circulation extension in its place containing lift, stairwell, toilets, office and other ancillary spaces; all associated internal alterations to the close building including extension of the existing stairwell to the new third floor, internal ramp and internal alterations; external works including alterations to the front (north) boundary and railing to include for new ramped stepped entrance approach and alterations to the rear (south) yard to include for ramped stepped rear entrance. (C) Works to the school Pakenham hall a single storey historic structure which directly neighbours the close building to the west to include : demolition of the eastern abutment of a non-original extension to the rear of the hall; blocking up of side opes and stripping back of some non-original structure. (D) All other associated site works including laying of services throughout site and installation of an attenuation chamber under the school yard.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5064/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/02/2024
<b>Applicant</b>	Sheelagh Doyle and Peter Adshead
<b>Location</b>	14B Brighton Avenue, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Permission for development consisting of, a) alterations to front elevation including, new entrance porch with pitched roof over existing projecting previously converted garage, new window to converted garage, new window to living Room, creation of new window between existing windows at first floor level, b) alterations to side elevation including, new door opening and new window opening at ground floor level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5070/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/02/2024
<b>Applicant</b>	Peter & Cliodhna Coffey
<b>Location</b>	8 Rostrevor Terrace, Orwell Rd, Dartry, Dublin 6, D06 F8Y6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development consists of: alterations to the front of the non-original, late 20th century garage at ground floor level to the side of the house including; recessing the garage door location to create a new covered porch (6.5 Sq.m) with arched entrance ope in lieu of existing double gates; the creation of a new door with sidelights leading from this into the house (in lieu of existing internal window ope); provision of new window in lieu of the existing small door ope to (South) side elevation of the entrance steps; internal alterations including relocation of kitchen to the rear of the house for improved daylight; the formation of a new ope in the internal spine wall between front and rear rooms; replacement of existing internal, non-original kitchen door with fixed glazed panel; demolition of rear bay window at ground level (2 Sq.m) and construction of a single-storey extension to rear (25.4 Sq.m) including provision of rooflight over this; alterations to half landing level window to rear elevation as well as minor alterations to doors leading from the lower hallway and garage into the garden; and associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1001/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Pauline Smith  
**Location** 1A, Belmont Villas, Donnybrook, Dublin 4, D04 E3X8

**Additional Information**

**Proposal:** Alterations to existing house at 1A Belmont Villas Donnybrook, Dublin 4, D04 E3X8. Works include removal of existing glazed roof to single storey extension and construction of an insulated pitched lean to slate roof at increased height with 4 No. velux roof lights, external insulation, internal alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1164/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/02/2024  
**Applicant** Daire O Leary  
**Location** 31, Pembroke Cottages, Ringsend, Dublin 4

**Additional Information**

**Proposal:** Planning permission for roof windows to front roof with ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1179/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/02/2024  
**Applicant** Daire O Leary  
**Location** 31, Pembroke Cottages, Ringsend, Dublin 4

**Additional Information**

**Proposal:** Planning permission for roof windows to front roof with ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB1181/24  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 22/02/2024  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22 Strand Road, Dublin 4, D04 F3C5

**Additional Information**

**Proposal:** The demolition of the existing 2 storey house and garage and the construction of a 2 storey semi-detached dwelling (195.0m<sup>2</sup>) and single storey garage (58.0m<sup>2</sup>). The house will comprise of two bedrooms, study, living area and viewing terraces at first floor level, an external stairs to first floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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**Area** Area 1 - South East  
**Application Number** WEB1185/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/02/2024  
**Applicant** Stewarts Care Ltd  
**Location** Unit 4, Windmill Lodge, Windmill Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Change of use of a Retail Unit to unit for Day Care Centre Use and new fire escape door to side elevation.

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**Area** Area 1 - South East  
**Application Number** WEB1188/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/02/2024  
**Applicant** Agentbite  
**Location** 19, East Essex Street, Temple Bar, Dublin 2

**Additional Information**

**Proposal:** Permission for the installation of 2 internally illuminated fascia signs, 4 illuminated light lines, 2 internally illuminated projection signs and 2 non illuminated awnings.

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**Area** Area 1 - South East  
**Application Number** WEB1697/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Terry Pierce and Ailbhe O' Dwyer  
**Location** 11, Saint Alban's Park, Sandymount, Dublin 4 D04 N2K6  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of A) partial demolition of the existing garage & single-storey extension to the rear & side of the existing dwelling; B) construction of a single storey extension to the rear & side of the existing dwelling; C) 5no. rooflights to new flat roofs to rear extension; D) minor alterations to existing rear elevation including provision to widen window at first floor of existing house; E) all associated site works & landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB2115/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2024  
**Applicant** Paul & Carina Linders  
**Location** 19a, Herbert Park, Dublin 4, D04 P5Y3

**Additional Information**

**Proposal:** Demolition of existing conservatory on the south façade, 3 No. large glazed openings in

the south façade incorporating doors to the garden, Removal of chimney on the southern pitched roof, New window to the entrance porch area on the west façade, Upgrade of all the windows and doors replacing the single glazed windows with leaded details to double glazed units, internal modifications, landscape and ancillary works to existing two storey house.

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**Area** Area 1 - South East  
**Application Number** WEB2116/23  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 20/02/2024  
**Applicant** Michelle Sheridan  
**Location** 3, Saul Road, Dublin 12

**Additional Information**

**Proposal:** Retention Permission for: (i) ground floor extension to kitchen, and at first floor; (ii) landing, (iii) shower room, (iv) and store A, with connection to existing services and all associated site works. Permission is intended to increase the head height of store A by raising the existing flat roof. Permission is intended for addition of a gable window to Store B, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2123/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Alan & Brid Slattery  
**Location** 158, Merrion Road, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for an extension to a semi-detached dwelling. The development will consist of demolition of an existing detached single storey front garage and rear conservatory structures, and construction of - part two storey pitch roof extension and part single storey flat roof extension to side of the house, part two storey and part single storey flat sedum roof extension to rear of the house, attic conversion with a dormer window to rear, internal modifications, velux rooflight to front and flat rooflight to rear, widening of existing vehicular gate, and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2132/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Paul Byrne  
**Location** 3, Cymric Road, Dublin 4

**Additional Information**

**Proposal:** Conversion of the existing attic space to storage including construction of a new rear dormer and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2135/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Ronan O'Gorman  
**Location** 17, Rathdrum Road, Crumlin, Dublin 12, D12 TE83

**Additional Information**

**Proposal:** The works will include construction of a new part single & part two storey extension to the rear of the existing mid terrace dwelling. The works will also include renovation of the existing dwelling, reconfiguring the internal layout, addition of vehicular entrance & all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2139/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/02/2024  
**Applicant** Rachel Armstrong-O'Brien & Neil O'Brien  
**Location** 28, Sandymount Road, Dublin 4

**Additional Information**

**Proposal:** widening of existing pedestrian gate/front railings to form new vehicular access and provision of a single parking space to front garden and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2140/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2024  
**Applicant** Yvonne Hartnett  
**Location** 20, Fergus Road, Terenure, Dublin 6w

**Additional Information**

**Proposal:** Attic conversion for storage with dormer window to the rear roof area.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 4260/23  
**Appeal Type** Written Evidence  
**Applicant** Ampbay Limited  
**Location** mcmanus, 7-10 Exchange Street Upper, Dublin 8  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE : Permission for development on lands at Nos. 27-32 Parliament Street (nos. 27, 28 & 31 being protected structures) Dublin 2, 1-2 Essex Gate (both protected structures) Dublin 8, 7-10 Exchange Street Upper (nos. 9 & 10 being protected structures) Dublin 8. The proposed development comprises the following: (a) change of use from office to hotel at 31 Parliament Street (a protected structure) and from vacant restaurant and

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residential use to hotel at 32 Parliament Street. The hotel use will integrate nos. 31 and 32 into the existing Paramount Hotel and will comprise a new hotel entrance on Parliament Street, a foyer and reception at ground floor level, administration areas at basement level and the collective amalgamation of both properties with Paramount Hotel at all existing floor levels to provide 28 no. new bedrooms from first to fourth floor levels and the addition of 5 no. bedrooms in a new setback floor behind existing roof hips at fifth floor level; (b) the proposal involves the reconfiguration of the internal layout of 29-30 Parliament Street to incorporate a new opening in the existing wall with 31 Parliament Street resulting in a change from a double bedroom to a single bedroom and reconfiguration of the store room with the addition of hallway doors from first to fourth floor level; (c) demolition of the single storey rear extensions of nos. 31 and 32 Parliament Street and addition of a new courtyard with fully glazed roof extending across the rear of nos. 31 and 32; (d) reconstruction of the existing front facade of nos. 31 and 32 Parliament Street from first to fourth floor level (no changes proposed to existing protected bay window and ground floor shop front of no. 31); (e) internal alterations at basement and ground floor levels in all properties except for nos. 27-30 Parliament Street where no changes are proposed; (f) extension of existing setback of 7-8 Exchange Street Upper at fourth floor level to the street front to match the existing frontage to include the reconfiguration of the internal layout to provide 4 no. bedrooms and lobby; (g) addition of a setback fifth floor level with the provision of a terrace enclosed by a glass balustrade at 7-8 Exchange Street Upper to include the addition of 3 no. bedrooms, lobby, lift and new staircase. New flat roof over fifth floor with setback louvred plant area in centre of roof to be provided; (h) provision of 10 no. signage zones on frontages of Parliament Street, Essex Gate and Exchange Street Upper. The overall development will result in a hotel bedroom count of 108 no. bedrooms (66 existing and 42 proposed) and includes all associated alterations to the existing hotel services and all associated site development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 4326/23  
**Appeal Type** Written Evidence  
**Applicant** Klairon Construction Limited  
**Location** 69 - 71 Morehampton Road, Donnybrook, Dublin 4  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Permission for change of use at ground floor level from bank/financial services to restaurant/cafe use (288sqm) with associated storage and ancillary uses and mechanical ventilation systems; change of use at first floor level to office and medical use to form separate unit (138 sqm); alterations to existing ground floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed screens along Morehampton Road (northeast facade) and Marlborough Road (northwest facade) with retractable awnings projecting from window heads; modifications to entrances at ground floor level; associated signage on the north east and north west facades and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 4506/23  
**Appeal Type** Written Evidence  
**Applicant** Insignia Investment Ltd  
**Location** 'The Barn', Riversdale Avenue, Bushy Park Road, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** The development consist of alterations to a previously approved development, Dublin City Council Register Reference 2027/21, An Bord Pleanala Reference ABP-311013-21, which provided for partial demolition and renovation of 'The Barn' as a two bedroom, two storey detached

house with apex rooflight; construction of 5 no. three bedroom, two storey terraced houses; construction of 2 no. two bedroom, two storey semi-detached house; access is from the existing entrance on Riversdale Avenue; 8 no. car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works. The amendments to the previously approved scheme are as follows: 1. alterations and reconfiguration of the layout of 'The Barn' to include an extended ground floor containing living and ancillary accommodation, resulting in a two storey part single storey 2 bedroom house, 2. alterations and reconfiguration of the terrace of 5no. part two storey part single storey 3 bedroom houses, to include revisions to ground floor layouts to the rear, 3. alterations, reconfiguration and extension of the 2 no. 2 bedroom, two storey semi-detached houses, 4. the proposed amendments will include changes to the elevations, 5. amendment to the associated site development works and landscaping.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4813/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Keywell Dac
<b>Location</b>	Clarence Hotel, 6-8 Wellington Quay, & 6 -8 East Essex Street, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE:PERMISSION & RETENTION:a) Planning permission for: i) lowering of cills of 4 no. square-headed and 1 no arch-headed window to the ground floor front (north) façade, and the extension of the original window and door frames to fit the new enlarged openings (incorporating redundant vent opening to the basement). ii) reinstatement of 5 no brass railings from original cill to new cill positions b) Retention permission for: i) recoating with paint of external surface of ground floor window and door frames, in lieu of previous clear coating; ii)enlargement of existing opening, and formation of a new opening in oak panelled wall between front lounge and entrance hall; iii) the removal of the lead comes to the ground floor windows and their re-glazing with safety glass;

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4837/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Red Rock Elm Park Limited
<b>Location</b>	Elmpark Green, Merrion Road, Dublin 4

#### **Additional Information**

**Proposal:** PERMISSION: To amend the residential development permitted by DCC Reg. Ref. 3743/19 (ABP-307424-20) as subsequently amended by DCC Reg. Ref. 4848/22. The proposed revisions to the scheme comprise: • Increase in number of units from 77 units to 79 units with an overall proposed unit mix of 1 no. studio units; 16 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units; the proposed 2 no. additional units comprise 2 No. 2 bed units (4 person); • Internal revisions to permitted units; • The proposal provides for an additional floor to the primary block (resulting in 10 storeys total over basement); • Elevational revisions and consequential revisions to the scheme; •Increase in bicycle parking provision from 98 bicycle parking spaces to 105 bicycle parking spaces; • The omission of the single storey, multi-use amenity pavilion (permitted by DCC Reg. Ref. 4848/22); • The provision of additional tree planting; and, •All associated site development works.



**Area** Area 1 - South East  
**Application Number** 4841/23  
**Appeal Type** Written Evidence  
**Applicant** Ardoyne House Management Ltd.  
**Location** Ardoyne House, Pembroke Park, Dublin 4, D04 F3C3

**Additional Information**

**Proposal:** The provision of a new switch room with ancillary store and a new sprinkler/tank room, both adjoining the existing entrance lobby, replacement of a balustrade on the lobby roof, along with new landscaping and surface water drainage infrastructure.

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**Area** Area 1 - South East  
**Application Number** 4845/23  
**Appeal Type** Written Evidence  
**Applicant** Appalachian Property Holdings Limited  
**Location** 19-24 St. Andrew's Street, Dublin 2, D02 C966

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: RPS No. 7569. The development will consist of the change of use of the basement, a portion of the ground floor and the 1st - 3rd floor of the existing building from office (and small area of retail at ground floor) to hotel use, the construction of a one storey extension at roof level and a six storey extension to the rear to accommodate hotel bedrooms together with a four storey (over existing) extension to the rear to accommodate a new fire escape and lift core. The proposal includes roof plant and green (blue) roofs at 1st floor level and topmost roof level. The proposed development will result in a 111 no. bedroom hotel (the existing Post Office at ground floor level is retained by the development). The development will also consist of internal and external alterations, including, the removal of non-original office partitions to 1st, 2nd and 3rd floor, alterations to back of house Post Office area at ground floor, removal of the external fire escape stairs, removal of all partitions at basement level, removal of external walls and windows to rear of 3rd floor level, removal of the concrete flat roof and structural beams at 3rd floor level, reconfiguration of the ground floor entrance lobby, provision of a fire escape corridor within and to the side of the post office retail unit, replacement of ground floor window with double door, refurbishment of bronze and steel windows to front and rear, removal/relocation of 3 no. steel windows and reconfiguration of a further 2 no. steel windows all to the rear, removal of all protective steel grates from rear windows, redecoration and repair works to existing render facade to rear and removal of rooflights from 1st floor flat roof and all other associated works.

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 4126/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 21/02/2024  
**Applicant** Hibernia REIT plc  
**Location** Site at Clanwilliam Court, Clanwilliam Place and Lower Mount Street Dublin 2.

**Additional Information** Additional Information Received

**Proposal:** Permission for development on a site of 0.68 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2. The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Clanwilliam Place, to the East; Love Lane to the West

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and Mount Street Lower, to the South West. The proposed development consists of the demolition of the existing Elm House (D02 A344), Block 1 Clanwilliam Court (D02 CF97), Clanwilliam House (D02 CV61), Marine House (D02 FY24) office buildings and former Clanwilliam Court Block 6 apartment building (D02 NR22) and the construction of a commercial office building ranging in height from 4 to 8 storeys plus roof plant (above ground building height inc. plant screen at the corner of Clanwilliam Place and Mount Street Lower of 32.9m). The total gross floor area of this building will be circa 31,712 sq.m (including floor space at Lower Ground Floor (Level -1) but excluding basement parking and plant). The ground floor includes a double height entrance from Clanwilliam Place with a reception/social hub, 2 no. retail/restaurant/café units of 228 sq.m and 141 sq.m, and a gym/ leisure unit of 74 sq.m (with access to gym/leisure at Lower Ground Floor (Level -1) of 518 sq.m). The proposed social hub is primarily accessed from the ground floor through the reception area of a total area of 484 sq.m with access to associated space of 506 sq.m at first floor level and 1,077 sq.m at Lower Ground Floor (Level 1) which has a secondary access through proposed landscaping from ground level. The development includes for external terraces at Lower Ground Floor (Level -1) on the eastern elevation, at sixth floor on south-west elevation and eastern elevations and at seventh floor on the eastern elevation. Access to the existing redeveloped part two level basement will be via a new ramp accessed from Love Lane. Basement (Level - 2) contains 55 no. car parking spaces, 10 no. motorbike parking spaces and associated plant and Lower Ground Floor (Level - 1) contains 525 no. cycle spaces and associated shower & toilet facilities, plant area as well as proposed social hub. Cycle access to the basement will be via a dedicated, access controlled entrance on Love Lane. 66 no. visitor cycle spaces are provided at ground level. Access to adjacent parking relating to Osprey House and Velasco is maintained. The development will also include for proposed hard and soft landscaping onto Clanwilliam Place and for upgrades to the public realm treatment of Love Lane and associated surrounding street landscaping on Lower Mount Street. The proposed development also includes for the provision of green roofs; plant at roof level; PV panels, signage new ESB substations onto Love Lane; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4714/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	21/02/2024
<b>Applicant</b>	Peter Pfeffer
<b>Location</b>	St. Agnes Convent, Armagh Road, Crumlin, Dublin 12, D12 W62N
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Planning permission for change of use (1,209 sq.m.) from convent to tourist hostel, including internal layout modifications and external alterations including minor elevational changes and a 102 sq.m. external amenity space and access stairs (with associated glass surrounds) at south-east corner.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5018/22
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	20/02/2024
<b>Applicant</b>	Xavier Management Holdings Limited
<b>Location</b>	The Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08 DX2A and, the ground floors of 40 Wexford Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for this site, the Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08DX2A and the ground floors of 40 Wexford Street, Dublin 2, D02 CH68 and 39 Wexford Street, Dublin 2, D02 Y389 and the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389. The proposed development will consist of: The extension of the Landmark Public House (a Protected Structure), located at 1 Kevin Street Lower, Dublin 8, D08 DX2A and the ground floor of 40 Wexford Street, Dublin 2, D02 CH68 by amalgamation with the ground level of 39 Wexford Street, Dublin 2, D02 Y389 and the ground floor and part first floor of 38 Wexford Street, Dublin 2, D02 Y389 (the premises at 38 and 39 Wexford Street have been previously amalgamated and operational in their most recent use as a retail unit). The amalgamation will involve the demolition of part of the ground level wall between the Landmark Public House (a Protected Structure) and the ground floor level of 39 Wexford Street, Dublin 2, D02 Y389. Certain further demolition of existing partition walls at the ground level of the Landmark Public House (a Protected Structure) are also proposed. The development proposes a change of use of the premises at 38 and 39 Wexford Street from retail use to public house, with the extended area to be used as dining space at ground floor and storage space at first floor. The total extension area at ground and first floor is 144msq. The development will consist of the installation of a new shopfront to both buildings at 38 and 39 Wexford Street and internal modifications at ground floor to the layout of the Protected Structure, The Landmark Public House at 1 Kevin Street Lower and 40 Wexford Street. No new kitchen installation is proposed; the new dining area is to be serviced from the existing kitchen.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	5415/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	19/02/2024
<b>Applicant</b>	Annmarie Doran
<b>Location</b>	155, Windmill Road, Crumlin, Dublin 12

**Additional Information**

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

## 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.

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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

08/24

(19/02/2024-23/02/2024)

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**Area** Area 1 - South East  
**Application Number** 0060/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22 Strand Road, Dublin 4, D04 F3C5  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** SHEC: Demolition of the existing 2 storey house and garage and the construction of a 2 storey semi-detached dwelling (195.0m<sup>2</sup>) and single storey garage (58.0m<sup>2</sup>). The house will comprise of two bedrooms, study, living area and viewing terraces at first floor level, an external stairs to first floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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**Area** Area 1 - South East  
**Application Number** 0061/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Hazel Keogh  
**Location** 3 & 3A Grantham Place, Dublin 8  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** SHEC: Retention Planning permission for 2 No. 2 storey terrace dwellings.

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**Area** Area 1 - South East  
**Application Number** 0062/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Dearcrest Limited  
**Location** 1(b), Grantham Place, to the rear of 45 Harrington Street, Dublin 8. The site includes part of the rear return of 45 Harrington Street, a Protected Structure.  
**Registration Date** 21/02/2024

**Additional Information**

**Proposal:** SHEC: Construction of a 3 storey, 3 bedroom dwelling with ground floor yard, balcony, at 1st floor, and a roof garden at 2nd floor.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

08/24

(19/02/2024-23/02/2024)



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**Area** Area 1 - South East  
**Application Number** 0164/23  
**Application Type** Section 5  
**Applicant** Long Term Foundation Ltd  
**Location** 30, Merrion Square North, Dublin 2  
**Registration Date** 21/02/2024  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: External Works: 1. Slate and valley repair to roof. 2. Repair to 3 no. chimneys. 3. Remove asbestos. 4. Clean reveals to windows. 5. Clean granite window cills. 6. Local repairs to hall level brickwork. 7. Strip paint from hall door casing. 8. Clean entry steps and landing. 9. Repair render (rear). 10. Decorate balconettes. 11. Remove stainless steel flue. 12. Repair Drains. Internal Works: 1. Repairs to windows. 2. Stitch repair front wall to party walls. 3. Upgrade existing fire alarm system. 4. Upgrade existing IT system. 5. Replace existing fluorescent lighting. 6. Remove partitions from first floor rooms. 7. Repair ceilings. 8. Decorate entire. 9. Upgrade existing WCs. 10. New boiler with balanced flue.

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