



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(01/04/2024-05/04/2024)

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** 3465/24  
**Application Type** Permission  
**Applicant** Craig Marron  
**Location** Land to the rear of 21 Kenilworth Square North,,  
Rathmines fronting onto Kenilworth Lane West,  
Rathmines, Dublin 6  
**Registration Date** 02/04/2024

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: (1.) The Construction of a Three-bedroom, Three Storey Mews House, with an Art Studio for domestic use only (2.) Provision of private amenity spaces: Front and Rear Garden Space and 1 No. First-floor rear-facing balcony. (3) The provision of 1 No. Car Parking Space (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3487/24  
**Application Type** Permission  
**Applicant** Health Services Executive (HSE)  
**Location** Site located at the junction of Haddington Road with  
Eastmoreland Lane incorporating vacant buildings  
forming part of the former Baggot Street Community  
Hospital, including No. 19 Haddington Road, Dublin 4  
**Registration Date** 05/04/2024

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE We, the Health Service Executive (HSE) intend to make a planning application for permission for development at a site located at the junction of Haddington Road with Eastmoreland Lane incorporating vacant buildings forming part of the former Baggot Street Community Hospital, including No. 19 Haddington Road and a 3 storey flat roofed structure fronting Haddington Road in addition to non-original extensions connecting to the Royal City of Dublin Hospital RPS Ref. No. 446 in Dublin 4. The proposal will consist of a replacement Primary Care Centre incorporating an ancillary pharmacy to be known as 'The Haddington Road Primary Care Centre' at the junction of Haddington Road/Eastmoreland Lane, Dublin 4. The Primary Care Centre will incorporate the existing 3 storey Victorian building formerly known as 19 Haddington Road and a new purpose designed building. The two buildings will be interlinked. The proposed primary healthcare building will range in height from 3-6 storeys with a plant enclosure set back at roof level. Upgrade, refurbishment and integration works to the façades and interiors of the Victorian 'corner' building formerly known as No. 19 Haddington Road. The new build element will step upwards from 3 storeys where it abuts Eastmoreland Lane rising to 6 storeys and will have an overall gross floor area of c.3,369 sq.m of which c.236sq.m is existing floor space (i.e. No. 19 Haddington Road) and 3,133sq.m is new build. The main entrance to the Primary Care Centre will be off Haddington Road, with a second access provided off Eastmoreland Lane. To facilitate the new building the proposed works will involve- (i) The demolition and clearance of the 3 storey post 1950's concrete and brick buildings formerly known as 'Baggot Community Hospital' fronting Haddington road. (ii) Demolition of non-original single storey flat roof extensions to the rear of The Royal City of Dublin Hospital (RPS Ref. No. 446). The demolition works will involve uncoupling junctions to this non-original modern extension only. No other works to this Protected Structure are

proposed. (iii) Infilling of basement area. The proposed development also provides for a set-down area/loading bay on Haddington Road; an internal bicycle store at ground floor level; visitor bicycle parking on Haddington Road; internal plant /waste areas; an ESB sub-station and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3489/24  
**Application Type** Permission  
**Applicant** Real I.S. Investment GmbH  
**Location** Beaux Lane House, Mercer Street Lower, Dublin 2  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** Removal of existing ground floor pedestrian entrance canopy on east elevation; installation of new 3.97 metres high pedestrian entrance canopy on east elevation; provision of two new ground floor internally illuminated signs on new canopy to read 'Beaux Lane House' measuring 236mm x 1,929mm and 812mm x 743mm, and one internally illuminated building emblem sign on the canopy measuring 446mm x 1,417mm; installation of new rooftop (6th floor) plant and new photovoltaic panels, and all associated works.

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**Area** Area 1 - South East  
**Application Number** 3492/24  
**Application Type** Permission  
**Applicant** Farmer Brown's Eatery  
**Location** 170 Rathmines Road Lower, Dublin 6  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** Permission & Retention: Protected Structure: Retention Permission for the continuance of use of the vent to the kitchen extractor hood and Planning Permission to replace existing extractor fan on roof of existing kitchen to rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the installation on the roof of the existing kitchen a proprietary pressed metal enclosed cube fan having a dimension no greater than 800mm.

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**Area** Area 1 - South East  
**Application Number** 3495/24  
**Application Type** Permission  
**Applicant** Larry Sherin & Frank Coyle  
**Location** 13 Pembroke Lane, Dublin 2 to the rear of 13 Fitzwilliam Street Upper, Dublin 2, D02V045  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission at 13 Pembroke Lane, Dublin 2. 13 Pembroke Lane is located to the rear and within the curtilage of 13 Fitzwilliam Street Upper, Dublin 2, which is a Protected Structure. The works will consist of: the change of use of the existing mews building at 13 Pembroke Lane, Dublin 2 from commercial workshop to residential use; the refurbishment of the existing mews building to accommodate 1no., two storey, two bedroom, mews dwelling; the refurbishment of the existing roof and floor structures; the replacement of the existing glazed rooflight to the front roof slope with a new low-profile glazed rooflight; the provision of a new low-profile glazed rooflight to the rear slope of the existing roof; the replacement of external

windows and doors with high quality joinery and glazing systems; the provision of an external terrace to the rear; and associated ancillary site works.

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**Area** Area 1 - South East  
**Application Number** 3497/24  
**Application Type** Permission  
**Applicant** Little Slice Limited  
**Location** 5 South William Street, Dublin 2  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** PERMISSION & RETENTION. PROTECTED STRUCTURE. Part retention permission and part permission for refurbishment works to the existing restaurant premises, a protected structure, at number 5 South William Street, Dublin 02. Retention permission for development. The development works to be retained consist of the conservation and refurbishment of the ground floor, basement level, shopfront and signage details. Retention is sought for the following A) the removal of the existing shopfront B) the removal and reinstatement of the existing ground floor structure C) the removal of non-original fabric from sections of the ground floor and basement level of the property. Permission for development. The design proposals consist of the conservation and refurbishment of the ground floor, basement level, shopfront and signage details. Permission is sought for the following; A) Reconfigured shopfront design including the relocation of the entrance door B) Minor reconfigurations of the existing internal layout C) Reconfiguration of stepped access to the building D) Concrete bench detail to shopfront E) Projecting signage and painted signage details F) Retractable canopy detail G) Heating and electrical upgrades throughout the property H) All associated ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1377/24  
**Application Type** Permission  
**Applicant** AGENBITE (T/A MILANO)  
**Location** Milano, 1-2 Haddington Road, Dublin 4  
**Registration Date** 02/04/2024

**Additional Information**

**Proposal:** Permission for the installation of:- 3 internally illuminated fascia signs, 1 non illuminated garden sign and 1 service hatch.

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**Area** Area 1 - South East  
**Application Number** WEB1384/24  
**Application Type** Permission  
**Applicant** Margaret O'Leary & Niall McEneaney  
**Location** 91, Saint Mary's Lane, Ballsbridge, Dublin 4, D04 N2TO  
**Registration Date** 03/04/2024

**Additional Information**

**Proposal:** The development will consist of proposed amendments to previously approved demolition of existing single-storey dwelling and construction of 2-storey over basement dwelling (Reg.Ref.WEB1258/21) to consist of: the provision of a 2 storey over basement dwelling with setback roof-level room; incorporating kitchen/living/dining spaces at ground floor level; 3no. Bedrooms, 2 no.bathrooms and storage at first floor level; 1no. office and roof amenity and maintenance access at second floor level; utility/storage at basement level; proposed ancillary

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works including off-street parking; new boundary walls including amendments to existing vehicular and pedestrian gates to lane; associated landscaping and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1387/24  
**Application Type** Permission  
**Applicant** Claudia Gentile & Sean Lemass  
**Location** 89/91 Terenure Road North, Terenure, Dublin 6w, Dublin 6W PX76  
**Registration Date** 03/04/2024

**Additional Information**

**Proposal:** Planning Permission for change of use from bank use to 2 retail units, ancillary storage and internal alterations, new shopfronts & painted brick, internal shutters, new illuminated fascia signage (c. 5.2 sqm) all at Ground floor, 89/ 91 Terenure Road North, Dublin 6W.

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**Area 1**  
**DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3462/24  
**Application Type** Permission  
**Applicant** Patrick Maguire  
**Location** 6 South Lotts Road, Dublin 4, D04FR83  
**Registration Date** 02/04/2024

**Additional Information**

**Proposal:** PERMISSION & RETENTION : planning permission for the retention of: (i) a glazed door as a replacement for a window at first floor level in the rear elevation; (ii) decking on the roof of the adjacent single story return and glass balustrade to a height of 1.4m. (iii) the use of the decked area as a balcony and for the erection of a timber slatted privacy screen to a height of 1.8m. as a screening for the balcony to the rear of No. 6 South Lotts Road, Dublin 4, D04FR83.

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**Area** Area 1 - South East  
**Application Number** 3471/24  
**Application Type** Permission  
**Applicant** Christopher Mounsey & Niamh Henvey  
**Location** 25, Victoria Avenue, Dublin 4 , D04W1X5  
**Registration Date** 03/04/2024

**Additional Information**

**Proposal:** The development will consist of 1) Demolition of existing rear extension & external shed, 2) Construction of new single storey extension to rear with flat roof & 2No. Velux rooflights to incorporate extended Kitchen/Dining area & storage, 3) Minor Internal modifications, 4) New attic conversion to habitable bedroom & Ensuite, 5) 5No. rooflights to Attic & 6) All associated site works and drainage connections.

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**Area** Area 1 - South East  
**Application Number** 3474/24  
**Application Type** Permission

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**Applicant** Paul Begley  
**Location** 27 Brookfield, Kimmage, Dublin 12  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** Permission to amend previously permitted development Reg. Ref. 4913/23 by the omission of the 1 No rooflight to the front (east) elevation and its replacement with 2 no. new rooflights in different locations on the same elevation.

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**Area** Area 1 - South East  
**Application Number** 3477/24  
**Application Type** Permission  
**Applicant** Caroline Donohue  
**Location** 42, Leeson Park, Ranelagh, Dublin 6  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for 40m2 lower ground floor rear garden room living/study extension, including 9m2 side addition circulation/storage, plus 4m2 replacement of existing boiler room; upper ground floor 20m2 rear bedroom/side bathroom/storage +4m2 return replacement; first floor 14m2 rear sunroom with lightwell; internal modifications, elevational changes, widened parking to ex. railings, ground works to gardens and yards, all to single dwelling over basement.

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**Area** Area 1 - South East  
**Application Number** 3480/24  
**Application Type** Permission  
**Applicant** Olivia & Oliver Meyrick  
**Location** 21, Park Drive, Ranelagh, Dublin 6, D06 NY50  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS Ref. No. 6301). The works will consist of the alteration to previously approved planning (4791/23). Alterations will include construction a dormer-type extension at second floor level with solar panels to the roof. All works are to be located to the rear of the property. No parking spaces or significant trees will be affected.

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**Area** Area 1 - South East  
**Application Number** 3484/24  
**Application Type** Permission  
**Applicant** Sean & Emily Moran  
**Location** 5, Rathdown Crescent, Terenure, Dublin 6w  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** Demolition of a single storey converted garage to the side, a single storey kitchen extension, bay window and shed to the rear, the removal of 2 no. chimneys, block up a window and form a new window at ground floor and a new window with frosted glass to an en-suite at first floor level all on the side (south east elevation), a new window to a bathroom at first floor level on the rear (south west) elevation, the widening of the front door and the construction of new 2 storey and single storey extensions to the side and rear to extend the kitchen/dining/family room, living room and form a utility/plant room at ground floor level, and extend a bedroom and form a

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robes/en-suite at first floor level together with 2 no. rooflights on the existing rear roof elevation and also including the moving and widening of the existing vehicular entrance to form a new pedestrian entrance to the existing driveway.

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**Area** Area 1 - South East  
**Application Number** 3486/24  
**Application Type** Retention Permission  
**Applicant** Tom Hill  
**Location** 7, Claremont Park, Dublin 4 , D04P996  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** RETENTION PERMISSION: Retention will consist of a dormer roof to the side of the existing house roof. Change of brick façade to the front elevation and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3488/24  
**Application Type** Permission  
**Applicant** Jonathan Loftus  
**Location** 88, Kimmage Road West, Dublin 12  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** To widen the existing vehicular entrance from 2.6m to 3.4m to facilitate off street parking and EV charging for two cars.

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**Area** Area 1 - South East  
**Application Number** 3498/24  
**Application Type** Retention Permission  
**Applicant** Nick Lawrence  
**Location** 1, Walker's Cottages, Ranelagh, Dublin 6  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** RETENTION: The development will consist of: (a) The retention of a single storey extension to the rear and side of the property of 10.4msq along with all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1374/24  
**Application Type** Permission  
**Applicant** Eva Gaynor & Joseph McGinley  
**Location** 3, Elm Park, Ballsbridge, Dublin 4, D04 Y2R4  
**Registration Date** 02/04/2024

**Additional Information**

**Proposal:** Garage conversion, second storey extension over the garage, single storey extension to the rear to create utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1379/24  
**Application Type** Permission  
**Applicant** Charles & Lynn Guilbaud  
**Location** 40, Ramleh Park, Milltown, Dublin 6, D06 DX39  
**Registration Date** 02/04/2024

**Additional Information**

**Proposal:** Attic conversion with dormer roof and windows, rooflights, all to the rear, and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1389/24  
**Application Type** Permission  
**Applicant** Eva Gaynor & Joseph McGinley  
**Location** 3, Elm Park, Dublin 4, D04 Y2R4  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** Garage conversion, second storey extension over the garage, single storey extension to the rear to create Utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1391/24  
**Application Type** Permission  
**Applicant** Marcus Purcell & Jennifer Wilson  
**Location** 67 Rathfarnham Road, Dublin 6W, D6W P621  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** a) Change of use of Attic room from storage to bedroom with dormer floor extension b) new metal clad glazed dormer window to rear c) minor elevational changes to front and rear fenestration including new velux rooflight to front and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1392/24  
**Application Type** Permission  
**Applicant** James Sweeney  
**Location** 335, Clogher Road, Dublin 12  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** Planning permission to create a new vehicular access for off street parking.

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**Area** Area 1 - South East  
**Application Number** WEB2026/23  
**Application Type** Permission  
**Applicant** Kostantyn Holub  
**Location** 199, Windmill Park, Crumlin, Dublin 12, D12 P8CN  
**Registration Date** 02/04/2024

**Additional Information**

Additional Information Received

**Proposal:** 2 Storey Extension to side and rear of Existing Dwelling along with a new porch and widening of the existing roadside entrance at 199 Windmill Park, Crumlin, Dublin 12, D12 P8CN.

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**Area 1  
Decisions**

**Area** Area 1 - South East  
**Application Number** 0082/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 02/04/2024  
**Applicant** Marisa Mackle  
**Location** 9, Airfield Court, Donnybrook, Dublin 4, D04 R2C6.

**Additional Information**

**Proposal:** SHEC: Construction of a detached, two storey pitched roof, three bedroom dwelling (total floor area 103 sqm) to the side of the existing dwelling in the side garden accessed from the front via a new pedestrian access from Airfield Court with on street parking while maintaining the existing pedestrian access along the side elevation to the side entrance to existing apartment dwelling at number 9 and all associated landscaping, site and drainage works.

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**Area** Area 1 - South East  
**Application Number** 0084/24  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/04/2024  
**Applicant** Coolebridge Limited  
**Location** 6 Rathmines Road Lower, Rathmines, Dublin 6.

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Renovation of a Pre-'63 property containing 10 residential units, comprising the upgrade of fire safety works to current standards (fire detection and alarm, fire separation between units, fire protection to M&E services) electrical re-wiring, re-plumbing, new bathrooms & kitchens, and internal finishes (flooring & tiling) with decoration throughout at No. 6 Rathmines Road Lwr, Rathmines, Dublin 6.

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**Area** Area 1 - South East  
**Application Number** 0085/24  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/04/2024  
**Applicant** David and Naoise Wilkinson  
**Location** 13, Hume Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Maintenance interventions to all sliding sash windows.

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**Area** Area 1 - South East  
**Application Number** 0086/24  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 04/04/2024  
**Applicant** Ms. Juliette Bonass  
**Location** 35, Dartmouth Square North, Ranelagh, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: The development will consist of: (i) the repointing of the existing brick cladding on the front and rear elevations; (ii) the like for like removal and replacement of several existing windows on the front and rear facade; (iii) Alterations to the existing unused fireplace on the lower ground floor level. This included all necessary ancillary works to facilitate this development.

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**Area** Area 1 - South East  
**Application Number** 0087/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 04/04/2024  
**Applicant** Grainne Weir  
**Location** 44, Dartry Road, Dartry, Dublin 6  
**Additional Information**  
**Proposal:** EXPP: Garage conversion to day room / shower room

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**Area** Area 1 - South East  
**Application Number** 0426/23  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 03/04/2024  
**Applicant** Caroline Goulding & Barry McNamara  
**Location** 19, Charleston Avenue, Ranelagh, Dublin 6, D06 WL53  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: The proposed works comprise:•Double-glazing of the current/existing sash windows •Repair of cast iron gutters.

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**Area** Area 1 - South East  
**Application Number** 3052/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/04/2024  
**Applicant** Council on International Education and Exchange (CIEE)  
**Location** 19 Magennis Place, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal:** Change Of Use from "office" to "educational" use.

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**Area** Area 1 - South East  
**Application Number** 3152/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Helge and Caroline Koester  
**Location** 24 Malone Gardens, Off Bath Avenue, Sandymount, Dublin 4, D04HX54

**Additional Information**

**Proposal:** The Development will consist of a first-floor rear extension over parts of an existing single storey extension and all associated works and services.

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**Area** Area 1 - South East  
**Application Number** 3159/24  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Evelyn Mulligan  
**Location** 100 Leeson Street Lower, including onto Leeson Lane, Dublin 2, D02W023

**Additional Information**

**Proposal:** RETENTION Permission for the replacement of existing sash windows with pvc framed double glazed windows to the facades of the upper floors.

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**Area** Area 1 - South East  
**Application Number** 3160/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Bartra Property (Rathmines) Limited  
**Location** 3 Ardee Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Permission for development to amend a permitted Build to Rent Shared Living Residential Development at a c.0.076 Ha site at 3 Ardee Road, Rathmines, Dublin 6. The development will principally consist of a minor amendment to the permitted scheme (DCC Reg. Ref. 3567/19; ABP Ref 305659/19; DCC Ref 5277/22), principally comprising of the provision of a glazed shelter to the lift door at roof level (seventh floor) on the eastern elevation, providing protection for the lift mechanisms and shelter for the lift users.

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**Area** Area 1 - South East  
**Application Number** 3161/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/04/2024  
**Applicant** KGAL Real Investments (NAKIR Grundstücksgesellschaft mbH & Co. KG)  
**Location** No. 2 Burlington Road, Ballsbridge, Dublin 4, D04 WV00

**Additional Information**

**Proposal:** The proposed development consists of the modification of the existing building including a re- designed entrance and new landscape layout to the front of the building, additional roof plant and an increased plant enclosure, a new substation (20kV) of 43.4 sqm to the rear of the building, a ground floor extension of 37 sqm to accommodate an enhanced lobby area and removal of existing building entrance & rear access stair and fence to accommodate the proposed works. The proposed development also includes reconfiguration at lower Ground Floor Levels to remove No. 10 car parking spaces and provision of enhanced of end of journey facilities.

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**Area** Area 1 - South East  
**Application Number** 3166/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Niamh Quinlan  
**Location** 47 Leeson Street Upper, Dublin 4, D04XE14

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a change of use from office use, on garden, first & second floor, to a single family dwelling. The proposal also entails: the removal of asbestos including asbestos slates in accordance with current regulations; conservation of any original slates and allow for new slates to replace asbestos slates to the main roof and rear return roof; the removal of the water tank and P.V.C roof light to rear return to allow for reinstatement of oval roof light; conservation works and minor alterations and renovations to the interior and exterior of the house; upgrading of mechanical and electrical installation to current standards; the removal of 20th c. office w.c.s to rear ground floor return; construction of new bathrooms to ground floor and first floor return; the removal of 20th c. windows to rear return at ground floor and first floor; the reinstatement of round window and door at side of rear return at basement level; conservation works to the original sash windows to the front and rear; repair and refurbishment of front door and fanlight, the removal of sash window to rear basement to allow for new French doors; fitting new French windows with window guard in these openings; the removal of the tarmac to the rear garden to allow for reinstatement of the garden for residential use and the decrease in parking of seven spaces to residential parking accessed from the existing rear entrance gate at Sibthorpe Lane.

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**Area** Area 1 - South East  
**Application Number** 3167/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/04/2024  
**Applicant** Martin & Nikki Black  
**Location** 46 Palmerston Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the proposed development shall provide for (a) the construction of a rear extension at ground floor level in Mountcharles sandstone, with a footprint of 53 square metres, (b) minor alterations to the interior including redecoration works and the tying of lath and plaster ceilings at raised ground floor level, (c) all associated landscaping, site services, site development and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3168/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Donal Lynch and Caragh Sugrue-Lynch  
**Location** 78 Leinster Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION/ RETENTION: Permission for change of use from 3 No. flats back to the original use as 1 No. single domestic dwelling and retention permission for a joinery front door and surround at No. 78 Leinster Road, Rathmines, Dublin 6 a three storey semi-detached house. (Protected Structure – RPS No. 4681). The proposed development incorporates the following: (a) Removal and adjustments to existing modern stud partitions. (b) Re-open the historic connection between ground and first floor levels and install a new flight of stairs to same. (c) Provision of new domestic bathroom and kitchen installations. (d) Provision of associated services upgrades and services alterations to facilitate the change of use. (e) Re-instatement of front boundary railings and granite plinth and the provision of vehicular and pedestrian entrance gates. (f) Removal of 4 No. aluminium sash windows to the front and replace with traditional timber sash windows, removal of modern windows and doors to side and rear and replacement of same, insertion of a new patio door to the rear, refurbishment of existing original sash windows to front, side and rear . (g) Lime repointing of the existing front brickwork. (h) Landscaping works within the curtilage of the site. (i) Retention of a joinery front door and surround.

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**Area** Area 1 - South East  
**Application Number** 3169/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Brightside Media Ltd  
**Location** 51 Grafton Street, Dublin 2, D02 K635

**Additional Information**

**Proposal:** The proposed development consists of the replacement of the existing light box advertising sign (3m high by 2.00m wide by 600mm deep) at first floor level at 51 Grafton Street, Dublin 2, with an LED digital display sign (3m high by 2.00m wide by 150mm deep) which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning , in line with the outdoor advertising policy of Dublin City Council, approved "Tesco Finest" outdoor signage located at the upper floors of this building together with its ancillary strip lighting on the surrounds and spot lighting at parapet level.

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**Area** Area 1 - South East  
**Application Number** 3170/24  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/04/2024  
**Applicant** Pdraig and Ciara Corrigan  
**Location** 124 Rathfarnham Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** RETENTION PERMISSION/ PERMISSION . The retention permission sought relates to a retaining wall consisting of gabion cages on a sloping bank on lands zoned Z9 in Dublin City

Councils Development Plan 2022-2028 to the south of No. 124 Rathfarnham Road which was constructed on foot of permission reference ABP-306149-19 (Ref. 3316/19). Permission is sought for the completion of partially constructed outdoor steps, landscaping works and all ancillary site development works. The overall site area is 912m<sup>2</sup> (0.912ha).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3171/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/04/2024
<b>Applicant</b>	The Board of Management of Loreto College
<b>Location</b>	Loreto College, No's 53-55 St. Stephen's Green, Dublin 2, D02 XE79

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the proposed development relates solely to the sports hall located to the south-east of the overall landholding, which is within the curtilage of the protected structures. No works are proposed to any designated protected structures. The development will principally consist of a 168.8 sq m extension to the building comprising a lateral extension 82.6 sq m along the south western elevation at ground floor level and a vertical extension of 86.2 sq m along the north western elevation at first floor level (no change to maximum height of the building); reconfiguration of the internal layout; general elevational changes; replacement of roof and rooflights; plant including new heat pumps on the north-eastern elevation of the building and all associated site works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3176/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/04/2024
<b>Applicant</b>	Kate and Cian O'Driscoll
<b>Location</b>	44 Ormond Road South, Dublin 6, D06 R5T8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development comprises of the removal of the existing single-storey rear extension with associated roof lights and the non-original red brick wall to the side (east) boundary. The construction of a new part single part two-storey extension to the rear with 1 no. associated roof light together with all internal reconfiguration and associated refurbishment works, including minor alterations to rear and side elevations. Refurbishment of all original timber windows and the replacement of 1 no. front non original window with new timber window. The construction of 2 no. rooflights to the rear and side (west) of existing roof. The construction of an extension to the rear garden building with associated PV panels and 1 no. roof light. The development will also include for treatments to the front and rear boundary walls including a new vehicular access to the side (east boundary), together with all associated site development works, drainage, landscaping, and ancillary works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3180/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION



**Decision Date** 04/04/2024  
**Applicant** Brian McMahon  
**Location** Apartment 13 and 22, 18 Baggot Street Lower, D02 WP98 and D02 A308

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a change of use from 2no. apartments to 1no. apartment. The site is within the curtilage of a protected structure.

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**Area** Area 1 - South East  
**Application Number** 3183/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/04/2024  
**Applicant** World of Illusion Limited  
**Location** 2 Central Plaza, Dame Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The building is bound to the north by The Annex Building (a Protected Structure, Ref: 8830), to the east by 9 College Green (a Protected Structure, Ref: 1989), to the south by Dame Street, and to the west by Central Plaza (a Protected Structure, Ref: 8830). The proposed development relates to permission for the change of use of 2 Central Plaza at basement, ground floor and mezzanine levels only, from permitted retail use (as permitted under DCC Ref. 3154/17) to leisure/tourism use, and associated internal reconfiguration works.

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**Area** Area 1 - South East  
**Application Number** 3188/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 05/04/2024  
**Applicant** St. Pancras OMCLG (Management Company)  
**Location** St. Pancras, Mount Tallant Avenue, Terenure, Dublin 6W

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development will consist of (Protected Structure) the installation of electric sliding gates to existing vehicular entrance to the development from Mount Tallant Avenue and all associated alterations, site, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** 3189/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/04/2024  
**Applicant** Gerard Ganly & Pauline Mongan  
**Location** No. 7 Serpentine Park, Sandymount, Dublin 4, D04 A4E8

**Additional Information**

**Proposal:** The development will consist of the following: (i) demolition of a detached single storey ancillary garage; (ii) the construction of a detached, two-storey, open gable roofed, two-bedroom dwelling of contemporary design; (iii) provision of new vehicular entrance adjacent to the existing pedestrian entrance to service the existing dwelling at no. 7 Serpentine Park, providing 1 no. in curtilage parking space; (iv) reuse of existing vehicular entrance of no. 7 Serpentine Park to serve

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proposed dwelling, providing 1 no. in curtilage parking space; and (v) all ancillary works inclusive of drainage, landscaping and boundary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 3190/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/04/2024  
**Applicant** The Swan Bar  
**Location** The Swan Bar, corner of Aungier Street and 57/58 York Street, Dublin 2, D02 RW67

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: For retention of the existing landing area and planning permission for extension of same at the front elevation of The Swan Bar, corner of Aungier Street and 57/58 York Street, Dublin 2, D02 RW67 (Protected Structure -Ref 8665). The development will consist of the planning retention of the existing private landing area of 14.7m<sup>2</sup> consisting of 7.0m x 2.5m timber screens with Perspex panels of 1.8m high with 4 no. 2 seated tables and 3 no. 4 seated tables and planning permission for the extension of same by an additional 1m x 7m (7m<sup>2</sup>) with existing screen relocated by 1 meter south and an additional 1 meter matching screen to West elevation on Aungier Street with additional 3 no. tables with 2 seats per table (6 new seats with 26 no. in total). There will be no work to the protected Structure.

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**Area** Area 1 - South East  
**Application Number** 3462/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/04/2024  
**Applicant** Patrick Maguire  
**Location** 6 South Lotts Road, Dublin 4, D04FR83

**Additional Information**

**Proposal:** PERMISSION & RETENTION: planning permission for the retention of: (i) a glazed door as a replacement for a window at first floor level in the rear elevation; (ii) decking on the roof of the adjacent single story return and glass balustrade to a height of 1.4m. (iii) the use of the decked area as a balcony and for the erection of a timber slatted privacy screen to a height of 1.8m. as a screening for the balcony to the rear of No. 6 South Lotts Road, Dublin 4, D04FR83.

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**Area** Area 1 - South East  
**Application Number** 4264/23  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** The Governors of the Schools founded by Erasmus Smith Esq  
**Location** The High School Dublin, Danum, Zion Road, Rathgar, Dublin 6, D06 YR68

**Additional Information**

**Proposal:** Retention permission for development. The development consists of: 10m high

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retractable ball-stop netting at part of the northern site boundary (to the south of houses at Bushy Park Road), and 12m high permanent ball-stop netting along part of the western site boundary (to the east of Meadowbank).

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**Area** Area 1 - South East  
**Application Number** 5018/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Huimin Guan  
**Location** 280, Galtymore Road, Dublin 12  
**Additional Information** Additional Information Received  
**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** WEB1121/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2024  
**Applicant** Emer O'Sullivan & Ciaran Hussey  
**Location** 46, Wilfield Road, Sandymount, Dublin 4, D04 WA29  
**Additional Information**  
**Proposal:** Permission is sought for replacement of 3.1m wide section of existing front garden railings with new bi-folding gates (matching existing railings), and provision of vehicular access and landscaped off-street parking for 1 no. car in front garden.

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**Area** Area 1 - South East  
**Application Number** WEB1125/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/04/2024  
**Applicant** Laura Hogan & Chris Flood  
**Location** 77, Corrib Road, Terenure, Dublin 6w, D6W Y314  
**Additional Information**  
**Proposal:** Two storey extension to dwelling at front and side and first floor extension over existing flat roof extension at rear, with pitched tiled roofs matching existing and incorporating two roof windows (one on northwest and one on southeast sides) and related alterations to existing layout & all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1126/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/04/2024  
**Applicant** Lorcan Breen  
**Location** 58, Windmill Avenue, Dublin 12  
**Additional Information**

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**Proposal:** The development consists of (1) Demolition of rear extension, (2) Construction of new two storey extension to the rear of dwelling house, (3) Construction of a single storey porch to the front of the dwelling house, (4) Alterations to the front façade, (5) Carry out all ancillary and associated works on site.

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**Area** Area 1 - South East  
**Application Number** WEB1130/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/04/2024  
**Applicant** Cathy & Paul Gaynor  
**Location** 14, Lea Road, Sandymount, Dublin 4  
**Additional Information**

**Proposal:** Amendments to planning permission 3867/22 for increase of single storey extension to rear and side at ground floor, no demolition of chimney, reduction to first floor extension, changes to rear windows, internal and external works at 14 Lea Road, Dublin 4 D04 CH90.

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**Area** Area 1 - South East  
**Application Number** WEB1136/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 04/04/2024  
**Applicant** Cathal Brosnan  
**Location** 52, Shrewsbury, Shrewsbury Park, Dublin 4  
**Additional Information**

**Proposal:** RETENTION: retention permission for velux rooflight at hip roof to side of existing house & reduced size of first floor window at rear elevation

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**Area** Area 1 - South East  
**Application Number** WEB1141/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/04/2024  
**Applicant** Iskasinc Limited  
**Location** 16 & 17 Parliament Street and corner of Essex Street, Dublin 2  
**Additional Information**

**Proposal:** The development will consist of provision of retractable wall mounted awnings to the West elevation on Parliament Street to cover permitted external seating areas associated with the existing licensed premises.

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**Area** Area 1 - South East  
**Application Number** WEB1356/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/04/2024  
**Applicant** Craig Marron

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**Location** Land to the rear of 21 Kenilworth Square North,  
Rathmines fronting onto Kenilworth Lane West,  
Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (1.) The Construction of a Three-Bedroom, Three Storey Mews House, with an Art Studio for domestic use only (2.) Provision of private amenity spaces: Front and Rear Garden Space and 1 No. First-floor rear-facing balcony.(3.) The provision of 1 No. Car Parking Space(4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development. The development is within the curtilage of a Protected Structure RPS 4118.

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**Area** Area 1 - South East  
**Application Number** WEB1359/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/04/2024  
**Applicant** Charles & Lynn Guilbaud  
**Location** 40, Ramleh Park, Dublin 6

**Additional Information**

**Proposal:** Attic conversion with dormer roof and windows, rooflights, all to the rear, and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1365/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/04/2024  
**Applicant** Jojo Maman Bebe  
**Location** 14, Wicklow Street, Dublin 2

**Additional Information**

**Proposal:** Installation of replacement illuminated fascia and bus-stop sign to existing shopfront. Redecoration of shopfront

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**Area** Area 1 - South East  
**Application Number** WEB1374/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/04/2024  
**Applicant** Eva Gaynor & Joseph McGinley  
**Location** 3, Elm Park, Ballsbridge, Dublin 4, D04 Y2R4

**Additional Information**

**Proposal:** Garage conversion, second storey extension over the garage, single storey extension to the rear to create utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1377/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/04/2024  
**Applicant** AGENBITE (T/A MILANO)  
**Location** Milano, 1-2 Haddington Road, Dublin 4  
**Additional Information**  
**Proposal:** Permission for the installation of:- 3 internally illuminated fascia signs, 1 non illuminated garden sign and 1 service hatch.

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**Area** Area 1 - South East  
**Application Number** WEB1384/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/04/2024  
**Applicant** Margaret O'Leary & Niall McEneaney  
**Location** 91, Saint Mary's Lane, Ballsbridge, Dublin 4, D04 N2TO  
**Additional Information**  
**Proposal:** The development will consist of proposed amendments to previously approved demolition of existing single-storey dwelling and construction of 2-storey over basement dwelling (Reg.Ref.WEB1258/21) to consist of: the provision of a 2 storey over basement dwelling with setback roof-level room; incorporating kitchen/living/dining spaces at ground floor level; 3no. Bedrooms, 2 no.bathrooms and storage at first floor level; 1no. office and roof amenity and maintenance access at second floor level; utility/storage at basement level; proposed ancillary works including off-street parking; new boundary walls including amendments to existing vehicular and pedestrian gates to lane; associated landscaping and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1389/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/04/2024  
**Applicant** Eva Gaynor & Joseph McGinley  
**Location** 3, Elm Park, Dublin 4, D04 Y2R4  
**Additional Information**  
**Proposal:** Garage conversion, second storey extension over the garage, single storey extension to the rear to create Utility space as replacement of existing single storey structure, widening of existing vehicular access, some internal alterations and associated site works.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 0050/24  
**Appeal Type** Written Evidence  
**Applicant** Old City Management Limited  
**Location** The Paramount Hotel, Nos. 7-8 & 9 & 10 Exchange Street

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Upper, and Nos. 1, 27-28 & 29 - 30 Parliament Street,  
Dublin 2.

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the change of use at the Paramount Hotel from use as a 'hotel' to use as a 'hostel (non-tourist) where care or short-term homeless accommodation is provided' is development, and whether it is exempted development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3069/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Maeve Dupont
<b>Location</b>	18 Merlyn Road, Dublin 04

### Additional Information

**Proposal:** The proposed development works consist of (a) the demolition of an existing two storey side extension to the original property, and a proposed ground floor single storey extension to the rear, along with ground and first floor reconfigurations, and a dormer extension to the back with all associated alterations, site works and ancillary works - all proposed to the original property. (b) the construction of a 4 bedroom, 2 storey with attic accommodation and a dormer extension to the back, end-of-terrace dwelling (18A) to the side of number 18 Merlyn Road, with all associated alterations, site works and ancillary works. New pedestrian access to the side of the new property is proposed and 18A Merlyn Road will use the existing vehicular access entrance which currently serves the existing house. (c) a new vehicular access entrance along Merlyn Road which will serve as the new entrance to 18 Merlyn Road with all associated alterations, site works and ancillary works. (d) Garden studio and storage structures to the rear of both 18 and 18A Merlyn Road with all associated alterations, site works and ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4573/23
<b>Appeal Type</b>	Leave to Appeal
<b>Applicant</b>	Daniel & Mary O'Dea
<b>Location</b>	Land at Orwell Mews, to the rear of 30, Orwell Road, Rathgar, Dublin 6, D06 HE30

### Additional Information

**Proposal:** The development will consist of: A) The demolition of the existing shed fronting Orwell Mews to the rear of the main house, B) The division of the site with a new boundary wall, C) The construction of a new 100.9sqm, two storey, two-bedroom mews dwelling in lieu of the existing shed, with a first floor level recessed balcony overlooking Herzog Park, D) Access via new pedestrian entrance gate fronting Orwell Mews along with provision for bin and bike stores, E) An additional private garden to the rear of the new dwelling and F) All associated site works and services.

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## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0014/23
<b>Appeal Decision</b>	SECTION 5 - EXEMPT
<b>Appeal Decision Date</b>	03/04/2024

**Applicant** Tom Phillips & Associates  
**Location** The Tram Cafe, Clonmel Street, Dublin 2

**Additional Information**

**Proposal:** EXPP: 1. Whether the Repurposed Shipping Container (RSC) utilised as a tea / coffee take away counter (selling tea and coffee and associated goods) is or is not exempted development within the meaning of the Act? 2. Whether the outdoor seating area and public toilets utilised as ancillary elements for The Tram Cafe is or is not development or is or is not exempted development within the meaning of the Act? 3. Whether the connections (water, electricity etc.?) is or is not development and is or is not exempted development within the meaning of the Act? 4. Whether the associated signage and advertising is or is not exempted development within the meaning of the Act?

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**Area** Area 1 - South East  
**Application Number** 3638/23  
**Appeal Decision** REFUSE RETENTION PERMISSION  
**Appeal Decision Date** 03/04/2024  
**Applicant** Irish Properties Ltd  
**Location** 24 South Great George's Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Permission for retention of change of use of apartment 3, 24, South Great George's Street, Dublin 2 to serviced apartment for short term letting including air b&b use. This building is a protected structure listed in the current city development plan, RPS Ref. No. 3220.

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**Area** Area 1 - South East  
**Application Number** 4000/23  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** 05/04/2024  
**Applicant** E.W.R. Rathgar LTD, Ross Dunne and Joseph Dunne  
**Location** Rathgar Avenue, Rathgar, Dublin 6, D06 X3T0 and 27A Rathgar Avenue, Dublin 6, D06 TOX6 which are to the rear of no.s 27, 28, & 29 Rathgar Avenue and adjoin Rathgar Villas

**Additional Information** Additional Information Received

**Proposal:** Permission is sought for the demolition of existing single storey vehicle workshop and existing single storey light industrial shed; the subsequent construction of 7 no. 3 storey, 4 bedroom terraced houses, with roof terraces to front and rear, associated site & landscaping works and new vehicular access from Rathgar Villas at Rathgar Avenue, Dublin 6, D06 X3T0 and 27a Rathgar Avenue, Dublin 6, D06 TOX6 which are to the rear of nos. 27, 28 & 29 Rathgar Avenue and adjoin Rathgar Villas.

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**Area** Area 1 - South East  
**Application Number** 5288/22  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 03/04/2024  
**Applicant** Jackie & Edmond Moloney  
**Location** 28, Gilford Road, Sandymount, Dublin 4  
**Additional Information** Additional Information Received

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**Proposal:** Demolition of an existing single storey ground floor extension and out-building to side and rear and the construction of a part single storey and part two storey extension to the rear and side with alterations to existing internal layouts at ground, first and second floor levels of the existing three-storey dwelling and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1001/23  
**Appeal Decision** ATTACH CONDITIONS  
**Appeal Decision Date** 03/04/2024  
**Applicant** Paul O'Grady  
**Location** 6, Vergemount Park, Clonskeagh, Dublin 6 D08 F8Y0  
**Additional Information**

**Proposal:** Permission is being sought by P. O'Grady and C. Gilmore for following alterations to their dwelling. A) construction of two storey side extension with roof over to match existing and new entrance to existing dwelling; B) raising ridge height of part of existing roof to suit new dwelling layout; C) construction of single storey structure to rear garden to provide ancillary accommodation with single storey passageway connection to existing dwelling, with all associated alterations and improvements to the existing semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2060/23  
**Appeal Decision** INVALID  
**Appeal Decision Date** 02/04/2024  
**Applicant** Kevin Dooner  
**Location** 25, Lower Mount Pleasant Avenue, Dublin 6, D06 X392 and the corner of Richmond Hill

**Additional Information**  
**Proposal:** The project includes the demolition of an unused derelict building and the construction of a new three-story apartment building. Also the attic will be converted into a habitable space. The development will have the following layout: Ground floor: One studio apartment and one single bedroom apartment. First floor: Two single bedroom apartments. Second floor: Two single bedroom apartments. Attic floor: One single bedroom apartment. For the convenience of residents, each apartment will have provision for bicycle and refuse bin storage. The main entrance to the apartments will remain in its current location on Lower Mount Pleasant Avenue, accessible through a landscaped courtyard.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

14/24

(01/04/2024-05/04/2024)

## WEEKLY PLANNING LISTS

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

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(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** Area 1 - South East  
**Application Number** 0115/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Craig Marron  
**Location** Land to the rear of 21 Kenilworth Square North,  
Rathmines, D06 TY27, fronting onto Kenilworth Lane  
West, Rathmines, Dublin 6  
**Registration Date** 02/04/2024

**Additional Information**

**Proposal:** SHEC: (1.) The Construction of a Three-bedroom, Three Storey Mews House, with an Art Studio for domestic use only (2.) Provision of private amenity spaces: Front and Rear Garden Space and 1 No. First-floor rear-facing balcony. (3) The provision of 1 No. Car Parking Space (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** 0120/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Manderley Holdings Ltd.  
**Location** 5A, Baggot Court, Dublin 2  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** SHEC: Change of Use from Commercial (garage) to Residential (dwelling) with alterations and conservation based refurbishment to an existing two storey mid-terrace mews building.

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**Area** Area 1 - South East  
**Application Number** 0125/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Larry Sherin & Frank Coyle  
**Location** 13 Pembroke Lane, Dublin 2 to the rear of 13  
Fitzwilliam Street Upper, Dublin 2.  
**Registration Date** 05/04/2024

**Additional Information**

**Proposal:** SHEC: The change of use and refurbishment of an existing mews building to accommodate 1no, two storey, two bedroom mews dwelling.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

14/24

(01/04/2024-05/04/2024)

## 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

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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.

**Area** Area 1 - South East  
**Application Number** 0117/24  
**Application Type** Section 5  
**Applicant** Orla Burke  
**Location** 23, Beechwood Park, Ranelagh, Dublin, 6, D06 DC85.  
**Registration Date** 02/04/2024

**Additional Information**

**Proposal:** EXPP: I wish to remove two damaged chimney stacks on the left hand side of the semi-detached house. The house is situated in a corner of a quiet cul-de-sac. The chimney stacks are close to 100 years old and over the last 20 years the chimneys (both) have leaked frequently. Despite numerous repairs the leaks are occurring more frequently, damaging rooms in the house and I now wish to remove the stacks whole retaining the chimney breast internally.

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**Area** Area 1 - South East  
**Application Number** 0121/24  
**Application Type** Section 5  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to 14 No. WCs, 4 No. Locker Rooms and 1 No. PC Room, inclusive of works to the floor finishes, walls, ceilings and mechanical & electrical systems. New sanitary ware, accessories and fittings are also proposed throughout. There are also areas on the basement ground and second floor of the building where works are required to the ceiling fabric only.

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**Area** Area 1 - South East  
**Application Number** 0122/24  
**Application Type** Section 5  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2  
**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to the 4 No. reception areas on the ground, first and second floors of the hospital inclusive of works to the floor finishes, walls, ceilings, joinery and mechanical & electrical systems.

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**Area** Area 1 - South East  
**Application Number** 0123/24  
**Application Type** Section 5  
**Applicant** Dublin Dental University Hospital  
**Location** Dublin Dental University Hospital, Lincoln Place,



Dublin 2  
04/04/2024

**Registration Date**

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to 2 No. clinical rooms and reception room in the West Clinic, inclusive of works to the floor finishes, walls, ceilings, joinery and mechanical & electrical systems.

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**Area** Area 1 - South East

**Application Number** 0124/24

**Application Type** Section 5

**Applicant** Dublin Dental University Hospital

**Location** Dublin Dental University Hospital, Lincoln Place,  
Dublin 2

**Registration Date** 04/04/2024

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal involves works to the existing ground floor surgical suites, inclusive of works to floor finishes, walls, ceilings and mechanical & electrical systems.

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