

The background is a vibrant yellow. It is decorated with several abstract geometric shapes in shades of blue, teal, and white. In the top right, there are overlapping circles and a teardrop shape. In the bottom left, there are elongated rounded shapes and circles. On the right side, there are vertical elements including a circle and a teardrop shape. The text is positioned in the middle-left area of the page.

Sub Appendix 2
Planning History

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Sub Appendix 2: Planning History

1. Planning History

1.1 Introduction

The following section provides an overview of planning applications for the period 2015-2021, within the application boundary of the Proposed Scheme (see Figures 1C – 1H). The information was gathered using the Dublin City Council (DCC) and Dun Laoghaire-Rathdown County Council (DLRCC) online planning history search tools and whilst it does provide a good indication of the recent planning history within 10m of the application boundary of the Proposed Scheme it cannot be guaranteed that every application has been captured as part of this process.

The planning search was filtered to exclude all planning applications which were refused (and not appealed), invalidated, withdrawn, or considered using professional judgement to be irrelevant. The Planning applications outlined in Table 2.1 were all consented and have either been commenced, completed or are due to be commenced.

The types of developments that have been identified as part of this process are typically minor in nature and include house / office extensions and changes of use.

1.1.1 Planning Applications of Note

There are two applications of note that are located adjacent to the Proposed Scheme.

- An application for a Strategic Housing Development application at Cross Avenue, Blackrock, Co. Dublin. (ABP planning reference 311190) was granted in 2021; and
- An application for a Strategic Housing Development application at St. Teresa's House and St. Teresa's lodge Temple Hill, Monkstown, Blackrock, Co. Dublin. (ABP planning reference 312325) decision pending.

Chapter 21 (Cumulative Impacts & Environmental Interactions) in Volume 2 of the EIAR assesses all plans and projects including any relevant planning applications to have potential for significant cumulative impacts.

2. Planning History

Table 2.1: Extant Planning Permissions

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
D14A/0723	Permission for installation of 1. external building signage to north and east.	11/11/2014	14/01/2015	N/A	Granted
D15B/0063	Permission is sought for minor changes to the front elevation (east) to consist of blocking up of front door, enlarging existing front window and associated site works.	06/03/2015	28/04/2015	N/A	Granted
D15A/0554	Permission for the construction of 1. Proposed new window to the side of the dwelling with frosted glazing. 2. Extension to the front porch. 3. Permission to widen existing vehicular entrance and all associated site works.	31/08/2015	22/10/2015	N/A	Granted
D15B/0355	Permission for demolition of existing single storey extension to the rear and construction of a two storey hipped roof extension to the side along with a combination of two storey and single storey extensions to the rear, giving a total additional area of 92.5m ² and all ancillary site services.	21/09/2015	12/11/2015	N/A	Granted
D15A/0644 (1)	Permission for alterations to the existing (garden) vehicular entrance to increase to 3.5m in width and all associated site and landscaping works.	08/10/2015	01/12/2015	Yes	Granted on Appeal
D15A/0685	Permission for development this site. The development will consist of a porch and single storey, flat roofed extension to the front side and rear of the existing single storey semi-detached dwelling, creating a new 3.5m wide vehicular entrance to the front road, including all associated drainage and landscaping works.	29/10/2015	15/02/2016	N/A	Granted
D15A/0751 (3)	Permission for modifications to the development permitted under Reg. Ref.: D14A/0134 (which provides for the rejuvenation). The application site comprises of 2.37 hectares and is bound by the N31 Frascati Road to the north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed modifications to the permitted scheme (Reg. Ref.: D14A/0134) consists of the following: Lower Ground floor Plan - Reconfiguration of the lower ground floor level, including reduction in area, relocation of back of house areas to first and second floor level, revised circulation and minor alterations to the car park layout. There is a proposed net reduction in the permitted GFA at lower ground floor level of 319sq.m. Ground Floor Plan - Alterations to the configuration of the mall and units, including circulation, provision of a colonnade access to the podium car park, and alterations to the car park layout. There is a proposed net reduction in the permitted GFA at ground floor level of 11sq.m. First Floor Plan - Reconfiguration of units, including	26/11/2015	28/01/2016	N/A	Granted

	<p>reduction in floor area of Anchor 2, provision of mall circulation area, provision of additional restaurant floorspace (replace retail / retail service floorspace), and provision of public toilets, showers and locker facilities (previously permitted at lower ground floor level). There is a proposed net increase in the permitted GFA at first floor level of 50 sq.m. Second Floor Plan - Reconfiguration of restaurant unit and circulation, including omission of 1 no. terrace area, provision of an management suite (relocated from lower ground floor level), provision of lock up area for restaurants, new store / plant room, new glazed roof structure over mall, and minor revisions to roof layout including a new plant room and plant enclosure. There is a proposed net increase in the permitted GFA at second floor level of 580 sq.m. The proposed modifications result in associated consequential alterations to elevations, including the new roof profile over the mall. The proposed amendment result in an overall net increase in the gross floorspace of 300 sq.m. from the permitted development (including lower ground floor level). There is a proposed reduction in the total lettable retail, retail services and restaurant / cafe floorspace from 16,020 sq.m. to 15,737 sq.m. GFA. A proposed increase in restaurant / cafe floor space from 1,507 sq.m. to 1,656 sq.m. GFA and there is a consequential reduction in retail / retail services floorspace. No overall reduction to the permitted car parking (556 no. permitted) or cycle parking (150 no. permitted) numbers is proposed.</p>				
<p>D16A/0065 (4)</p>	<p>Permission for modifications to the development permitted under Reg. Ref. D14A/0134 (which provides for the rejuvenation of Frascati Shopping Centre. The application site comprises of 2.37 hectares and is bound by the N31 Frascati Road to the north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed modifications to the permitted scheme (Reg. Ref. D14A/0134) consist of the following: Lower Ground Floor Plan - Reconfiguration of the lower ground floor level, including reduction in area, relocation of back of house areas to first and second floor level, revised circulation and alterations to the car park layout. There is a proposed net reduction in the permitted GFA at lower ground floor level of 177 sqm. Ground Floor Plan - Alterations to the configuration of the mall and units, including revisions to the circulation, provision of a colonnade access to the podium car park and alterations to the car park layout. Extension of the retail floor space into the colonnade area fronting Frascati Road and associated alterations to the landscape arrangement. Revisions to access arrangement to the podium car park. Permitted extension to Anchor 2 reconfigured and allocated as a new retail</p>	<p>03/02/2016</p>	<p>24/03/2016</p>	<p>N/A</p>	<p>Granted</p>

	<p>unit. There is a proposed net increase in the permitted GFA at ground floor level of 341 sqm. First Floor Plan - Alterations to the configuration of units, including reduction and reallocation of floor area previously permitted for Anchor 2, provision of mall circulation area, reduction in width of mall void, provision of additional restaurant/café floor space (replace retail/retail service floor space) and provision of public toilets, showers and locker facilities (previously permitted at lower ground floor level). There is a proposed net reduction in the permitted GFA at first floor level of 277 sqm). Second Floor Plan - Reconfiguration of restaurant unit and circulation, including omission of 1 no. terrace area, provision of a management suite (relocated from lower ground floor level), provision of lock up area for retail/restaurants, new glazed roof structure over mall, new boiler house/plant room and minor revisions to roof layout including additional plant room enclosures. There is a proposed net increase in the permitted GFA at second floor level of 584 sqm. The proposed modifications result in associated consequential alterations to elevations, including a new roof profile over the mall. Relocation of external electrical rooms from the rear of the centre to the north-west of the podium car park. Alterations to the landscape area fronting Frascati Road as a result of the partial infill and infill of the colonnade area. Alterations to the layout and configuration of the surface level car park. The proposed amendments result in an overall net increase in the gross floor space of 471 sqm from the permitted development (including lower ground floor level). There is a proposed reduction in the total lettable retail, retail services and restaurant/café floor space from 16,020sqm to 15,738sqm GFA. A proposed increase in restaurant/café floor space from 1,507sqm to 1,657sqm GFA and there is a consequential reduction in retail/retail services floor space. No overall reduction to the permitted car parking (556 no. permitted) or cycle parking (170 no. permitted) numbers is proposed.</p>				
D16A/0205	<p>Permission is sought for change of use from two dwellings to a single dwelling unit, together with alterations to include demolition of rear extension, new stairs to lower ground floor, removal of aluminium porch at front, new windows throughout (with enlarged openings at rear), new roof lights and solar collector on roof, removal of internal chimneys at ground and lower ground floors, removal of internal partitions, modifications to chimney and raising of ceiling at first floor, lowering level of part of lower ground floor, along with upgrading works to include damp-proofing walls and new concrete floor in lower ground, fire-proofing to ground floor structure, new services installations, reinstating stone boundary wall at rear, dry-lining external walls and insulating roof, and repairs to external roof and wall</p>	29/03/2016	23/05/2016	N/A	Granted

	fabric as appropriate. A Protected Structure.				
D16A/0235 (5)	<p>Permission for modifications to the development permitted under Reg. Ref. D14A/0134 (which provides for the rejuvenation of the Frascati Shopping Centre). The application site comprises of 2.37 hectares and is bounded by the N31 Frascati Road to the north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed modifications to the permitted scheme (Reg. Ref. D14A/0134) consist of the following: Lower Ground Floor Plan - reconfiguration of the lower ground floor level, including increase in car parking area, relocation of back of house areas to first and second floor level, revised circulation and alterations to the car park layout. There is a proposed net increase in the permitted GFA at lower ground floor level of 210 sqm; Ground Floor Plan - alterations to the configuration of the mall and units, including revisions to the internal circulation, provision of a colonnade access to the podium car park and revisions to access from podium car park to the mall. Extension of the retail floor space into the colonnade area fronting Frascati Road and associated alterations to the landscape arrangement. Permitted extension to Anchor 2 reconfigured and allocated as a new retail unit including an extension of the retail floor space onto part of the previously approved podium car park and associated alterations to the car park layout. There is a proposed net increase in the permitted GFA at ground floor level of 745 sqm; First Floor Plan - alterations to the configuration of units, including reduction and reallocation of floor area previously permitted for Anchor 2, provision of mall circulation area, reduction in width of mall void, provision of additional restaurant/café floor space (replace retail/retail service floor space) and provision of public toilets, showers and locker facilities (previously permitted at lower ground floor level). A new mezzanine level management suite (relocated from lower ground floor level) is provided at this level with a GFA of 222 sqm. There is a proposed net reduction in the permitted GFA at first floor level, including the mezzanine level, of 88 sqm; Second Floor Plan - reconfiguration of restaurant unit and circulation, including omission of 1 no. terrace area, provision of lock up area for retail/restaurants, new glazed roof structure over mall, new boiler house/plant room and minor revision to roof layout, including additional plant room enclosures. There is a proposed net increase in the permitted GFA at second floor level of 539 sqm. The proposed modifications result in associated consequential alterations to elevations, including a new roof profile over the mall. The proposals also provide for relocation of external electrical rooms from the rear of the centre to the north-</p>	07/04/2016	31/05/2016	Yes	Granted on Appeal

	<p>west of the podium car park, alterations to the landscape area fronting Frascati Road as a result of the partial infill and infill of the colonnade area and minor alterations to the layout and configuration of the surface level car park. The proposed amendments result in an overall net increase in the gross floor space of 1,406 sqm from the permitted development (including lower ground floor level),, as a result of an increase in floor area of the lower ground floor car park, back of house areas at all levels and of the mall area at ground and first floor level. There is no increase proposed to the total lettable retail, retail services and restaurant/café floor space which remains at 16,020 sqm. The restaurant/café floor space is proposed to increase from 1,507 sqm to 1,971 sqm GFA and there is a consequential reduction in retail/retail services floor space. No overall reduction to the permitted car parking (556 no. permitted) or cycle parking (170 no. permitted) numbers is proposed.</p>				
D16A/0418	<p>Permission for demolition of the existing Enterprise House located at Blackrock Shopping Centre, George's Avenue, Rock Hill and the Frascati Road (N31), including the removal of existing landscaping and boundary treatments within their demise to the Frascati road and Georges Avenue, demolition of lower ground parking level and provision of a new lower parking level floor slab to provide for construction of five-storey office building over ground of 8,119.50 sqm GFA providing for general offices and/or science and technology uses and/or office based industry uses and ancillary spaces; 179 car parking spaces; 48 cycle parking spaces at Enterprise House; balcony area of 190.3 sqm; modifications to existing car parking layout externally (adjacent to existing vehicular entrance from Rock Hill) to provide revised car park layout and access provisions; new substation; closure/removal of existing pedestrian and vehicular egress to George's Avenue and provision of a new pedestrian and vehicular egress to George's Avenue to the north; revision of existing entrance from Rock Hill to provide for an in/out vehicle movements; provision of a new pedestrian entrance from Rock Hill, provision of a disabled access ramp to the lower ground level from Frascati Road; provision of a stairs access to Frascati Road; ancillary landscaping including 16 no. public cycle parking spaces and provision of a space to accommodate a bus shelter area adjacent to the Frascati Road (N31) all on a site of 0.51 ha. The proposed office space will be designed to be suitable for a single user or multiple users</p>	09/06/2016	11/11/2016	Yes	Granted on Appeal
D16A/0798 (6)	<p>Permission in respect to the development permitted under Reg. Ref. D14A/0134, as amended under Reg. Ref. D16A/0235 and ABP Ref. PL06D.246810, which provides for the rejuvenation of the Frascati shopping centre. The application site comprises of 2.67 hectares and is bound by the N31 Frascati Road to the</p>	28/10/2016	13/12/2016	N/A	Granted

	north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. This application seeks permission for part off-licence use (not to exceed 10% of floor space) within Retail Unit G26 at the ground floor level of the permitted scheme. No other works are proposed as part of this application.				
D16A/0843 (7)	<p>Planning permission for modification to the development permitted under Reg. Ref. D14A/0134, as amended by Reg. Ref. D16A/0235 and ABP Ref. PL06D.246810, which provides for the rejuvenation. The application site comprises of 2.67 hectares and is bound by the N31 Frascati Road to the north-east, the rear of properties on George's Avenue to the south-east, the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed modification to the development permitted under Reg. Ref. D14A/0134 as amended by Reg. Ref. D16A/0235 and ABP Ref. PL06D.246810, consists of the following:</p> <p>1) Lower Ground Floor Level Reconfiguration of the lower ground floor level, including revised extent of basement car parking area, associated alteration to the car park layout and cycle parking location, provision of electrical rooms and electric car charging spaces which are relocated from ground level and provision of an external staircase. There is a proposed net reduction in the permitted GFA at lower ground floor level of 391 sqm. 2) Ground Floor Level Alterations relating to the configuration of the mall and units, including revised width of mall and size and layout of units, revisions to corridors accessing the units, and minor extension of retail floor space into colonnade area, resulting in alteration to the north-east elevation and landscape area fronting Frascati Road. Alterations to the car park layout, including relocation of staff car parking, relocation of disabled car parking spaces and revised layout of podium car park and cycle parking locations. Relocation of electrical rooms to Anchor 1 service yard. There is a proposed net reduction in the permitted GFA at ground floor level of 26 sqm. 3) First Floor and First Floor Mezzanine Level Alterations to the configuration of the mall and restaurant and retail unit layouts at this level. Alterations to the layout of public toilets, shower facilities and retail storage layouts. Revisions to the layout of the management suite at mezzanine level. There is a proposed net reduction in the permitted GFA at first floor level, including mezzanine area of 19 sqm. 4) Second Floor and Roof Level Revisions to the access to the second floor restaurant unit and mall from first floor level. Internal layout changes to the second floor restaurant and back of house areas. Revisions to the location/ extent of</p>	15/11/2016	18/01/2017	N/A	Granted

	<p>roof plant rooms/area, minor revisions to the permitted roof light, relocation of green roof and provision of protective handrail. There is a proposed net reduction in the permitted GFA at second floor of 231 sqm. 5) The proposed modification as set out above result in associated consequential alterations to elevations and the roof profile. In addition alterations to the design, including location of access doors, and the materials of the proposed north east, south west, south east and north west elevations are proposed. The proposed amendments result in an overall net reduction in the gross floor space from 27,156 sqm in the permitted development (as amended) to 26,489 sqm. A reduction in the total lettable retail services and restaurant/cafe floor space from 16,020 sq.m to 16,002 sq.m is proposed. The restaurant/cafe floor space is proposed to be reduced from 1,971 sqm to 1,786 sqm with a consequential increase in retail/retail services floor space. No overall reduction to the permitted car parking (556 no. permitted) or cycle parking (170 no. permitted) numbers is proposed.</p>				
D16A/0922	<p>Permission for: 1. Demolition of existing single story garage to side, first floor element behind and single storey extensions to rear. 2. Construction of new two storey extension to side and single storey extension to rear. 3. Attic conversion including small dormer window to front, linear dormer window to rear and Velux roof lights to front and side. 4. Solar panels to new hipped roof to side. 5. Canopy roof over entrance and garage doors to front. 5. Widening of existing vehicular entrance to front. 6. Internal refurbishment and remodeling works. 7. All associated drainage, site development and landscaping works.</p>	12/12/2016	10/03/2017	N/A	Granted
D17A/0194	<p>Permission for four own-door two bedroom apartments, two to the rear of the existing building and two accommodated by the renovation and extension of the existing building while retaining all external features to the gable ends, the street frontage and roof line, including replacement windows and new pedestrian access door to match existing and four additional off street car parking spaces.</p>	07/03/2017	18/10/2017	Yes	Granted on Appeal
D17A/0446 (1)	<p>Permission for a single storey extension to rear return and two storey extension to rear of house incorporating a wheelchair lift between all three floors, internal alterations and upgrading works including refurbishment of all existing windows, re-roofing and provision of new landscaping to front and rear gardens to existing terraced house. A protected structure.</p>	18/05/2017	10/07/2017	N/A	Granted
D17A/0599 (8)	<p>Retention permission is being sought for an existing double leaf access gate to the rear of the existing dwelling house (accessing Maddens lane) and associated site works.</p>	04/07/2017	24/08/2017	N/A	Granted
D17A/0735	<p>Permission is sought for general refurbishment, restoration and minor internal and external alterations to the</p>	17/08/2017	11/10/2017	N/A	Granted

	existing residential dwelling. The internal alterations at lower ground floor level include the provision of two new bathrooms; at ground floor level the provision of one new bathroom and at first floor level the provision of an open plan living/dining area. The external alterations consist of a reversed door and window opening to the rear at lower ground floor level and the provision of two roof lights. A protected structure.				
D17A/0758	Permission is sought. The proposed development will comprise of the change of use from office use to residential use at ground, first, second and third floor levels and for internal modifications to facilitate the amalgamation of the existing three bedroom residential unit at ground and first floor level within the side and rear returns into the main building to now provide 1 no. four bedroom residential unit.	24/08/2017	18/10/2017	N/A	Granted
D17A/0927	Permission is sought for a new shower and changing facility with accessible toilet and associated services (gross floor area 50sq. metres) located within the existing office basement car park and involving alterations to existing wall openings to south-east elevation, omission of 5 car parking spaces and addition of 16 bicycle parking spaces.	18/10/2017	11/12/2017	N/A	Granted
D17A/0950 (9)	Permission for a residential development of 45 no. apartment units over 3 no. storeys, from second to fourth floor level, over the permitted ground and first floor levels of retail / restaurant floorspace and permitted lower ground floor car park. The proposal will be an extension of the Rejuvenation Scheme permitted under Reg. Ref.: D14A/0134, as amended by Reg. Ref.: D16A/0235 / ABP Ref: PL06D.246810, Reg. Ref.: D16A/0798, Reg. Ref.: D16A/0843 and Reg. Ref.: D17A/0599. The proposed apartment mix consists of 3 no. 1 bed units, 36 no. 2 bed units and 6 no. 3 bed units. Balconies are provided for the residential apartments on the north eastern, north western, south eastern and south western elevations. Access to the residential units will be provided via a stair and lift core from lower ground and ground floor level. 51 no. car parking spaces within the lower ground floor car park will be allocated to the residential units. The development includes 54 no. bicycle parking spaces for the apartments, located at lower ground floor level and the proposed first floor level podium car park. The development also includes a bin store and plant area at lower ground floor level, two communal terrace areas at second floor level and roof level and plant enclosures at roof level. The development includes an associated reduction to the permitted footprint of the lower ground floor level. The proposal will result in the omission of the second floor level restaurant unit and storage floorspace permitted under the Rejuvenation Scheme. The proposal includes a first floor level podium car park, over the permitted podium car park, located at the north west of the site, which will provide 81 no. car parking spaces.	25/10/2017	19/12/2017	Yes	Granted on Appeal

	The total car parking provision for the scheme as amended by this permission will be 604 no. spaces, which comprises of 51 no. spaces for the proposed residential units and 553 no. spaces for the permitted retail and restaurant floorspace.				
D17A/1048	Permission is being sought for development. The development will consist of change of use from office use to residential use at ground and first floor levels and for internal modifications to facilitate the restoration of the property to a four bedroom house. The proposal includes for the demolition of an existing single storey conservatory to the rear of the property and the provision of 2 no. bay windows within the confines of the conservatory, alterations to the fenestration at ground and first floor level to the N. W side elevation of the rear return to provide a new bedroom window and the replacement of 1no. window with a glazed door, the extension of a first floor bathroom 1.2m2 to include provision of a new window, the construction of a new ground floor utility room 4.9m2 to the rear of the property, the removal of an existing chimney to the rear return building and the provision of a new chimney to the N.W. gable of the main building and a new chimney to the S.W gable of the rear return building.	30/11/2017	02/02/2018	N/A	Granted
D18A/0130 (10)	Permission in respect to the development permitted under Reg. Ref.: D14A/0134, as amended by Reg. Ref.: D16A/0235 & ABP Ref.: PL06D.246810, Reg. Ref.: D16A/0798, Reg. Ref.: D16A/0843 and Reg. Ref.: D17A/0599, which provides for the rejuvenation of the Shopping Centre. The application site comprises of 2.67 hectares and is bound by the N31 Frascati Road to the north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed modifications consist of the following: Lower Ground Floor Level – Reconfiguration of the lower ground floor level, including minor revisions to the car parking layout, cycle parking layout, electrical rooms, stair access and provision of a gas metre, pump room and lift access to the ground floor level. The number of permitted car parking spaces within the lower ground floor level is reduced to 217 no. spaces, a reduction of 10 no. spaces. There is a proposed net decrease in the permitted GFA at lower ground floor level of 28 sq.m. Ground Floor Level – Minor revisions to the configuration and internal layout of units resulting in marginal increase in restaurant / café floorspace and consequential reduction in retail/retail services floor space, provision of a lift to access the lower ground floor and amendments to the car parking layout and cycle parking layout. The number of permitted car parking spaces at ground floor level in increased to 339 no. spaces, an increase of 10 no. spaces. There is a	13/02/2018	09/04/2018	N/A	Granted

	<p>proposed net decrease in the permitted GFA at ground floor level of 147 sq.m. First Floor and Mezzanine Level – Alterations to the layout of the restaurant and retail units, back of house / service areas and stairs at first floor level. Proposed extension to the mall area and provision of 3 no. kiosks for retail use. Proposed omission of the green roof at first floor level (over G.26). It is also proposed to provide a new mezzanine level measuring 488 sq.m (Unit F04/F05). There is a proposed net increase in the permitted GFA at first and mezzanine floor level of 177 sq.m. Second Floor Level / Roof Plan-Revisions to the roof light and a minor increase in the height as a result of the new mezzanine level below. There is a proposed net decrease in the permitted GFA at second floor level of 93 sq.m the proposed modifications, as set out above, results in associated consequential alterations to the southeast elevation, northwest elevation and the roof profile. The proposed amendments result in an overall net increase in the gross floorspace of 7 sq.m from 26,848 sq.m to 26,855 sq.m. A decrease of 316 sq.m is proposed for the total lettable retail, retail services and restaurant / café floorspace from 16,361 sq.m to 16,045 sq.m. The restaurant / café floorspace is proposed to be increased by 273 sq.m, from 1,786 sq.m. to 2,059 sq.m, with a consequential decrease in retail / retail services floorplate. The permitted car parking (556 no. permitted) and cycle parking (170 no. permitted) numbers are retained.</p>				
D18A/0132	<p>Permission is sought for the upgrading of one existing full sized grass rugby pitch to a new synthetic playing surface, the erection of 6 No. 18 meter high floodlight columns to illuminate the playing pitch with backlighting to adjacent existing grass pitch. The works will consist of ancillary works including drainage, soft landscaping and a 1.2m high fencing enclosure to the proposed synthetic pitch. Protected Structures within its curtilage.</p>	14/02/2018	05/04/2018	N/A	Granted
D18A/0510 (1)	<p>Permission for internal and external alterations (incl. removal of chimney, side outbuilding, rear detached garage), replacement windows, proposed attic conversion, incl. rear dormer window and to construct 2-storey side and rear extension and single storey detached rear playroom and to widen existing rear vehicular entrance.</p>	29/05/2018	19/07/2018	N/A	Granted
D18A/0596 (11)	<p>Permission. The proposed is for a retail extension to the rear of the existing shopping centre, for which the construction of the Rejuvenation project, as permitted under Reg. Ref.: D16A/0235 / ABP Ref.: PL06D.246810, Reg. Ref.: D16A/0798, Reg. Ref.: D16A/0843, Reg. Ref.: D17A/0599 and Reg. Ref.: D18A/0130, is ongoing at present. The proposed retail extension consists of 3 no. retail units, with an additional GFA of 211sq.m, including an amalgamation with Unit G15 to create Unit G22, and a new double height glazed entrance to the rear of the centre. The proposal also includes</p>	21/06/2018	19/09/2018	N/A	Granted

	1no. signage zone above the rear entrance, signage zones for the 3 no. units and associated alterations to the car and cycle parking layout including the removal of 2 no. car parking spaces.				
D18A/0605 (12)	<p>Permission for modifications to the development permitted under Reg. Ref.: D14A/0134, as amended by Reg. Ref.: D16A/0235 and ABP Ref.: PL06D.246810, Reg. Ref.: D16A/0798, Reg. Ref.: D16A/0843, Reg. Ref.: D17A/0599 and Reg. Ref.: D18A/0130, which provides for the rejuvenation. The application site comprises of 2.67 hectares and is bound by the N31 Frascati Road to the north-east; the rear of properties on Georges' Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north, and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed modifications consist of the following: Lower Ground Floor Level – Alterations to storage room and adjacent car park layout. Ground floor level – Minor revisions to the configuration and internal layout of units resulting in marginal increase in retail/retail services floorspace and relocation of lift access to the first floor level. Provision of a mezzanine floor in Unit G04 – measuring 50sq.m GFA. Subdivision of Unit G06 into 2 no. units. Change of use of Unit G08 from retail to restaurant/café floorspace. There is a proposed net increase in the permitted GFA at ground floor level of 36sq.m. First floor and Mezzanine level - Minor revisions to the configuration and internal layout of units resulting in marginal increase in retail/retail services floorspace and relocation of lift to access the ground floor level. Proposed extension of 75 sq.m to the mezzanine area of Unit F04-F05. Demolition of 127 sq.m of existing retail floor space of Anchor 1. There is a proposed net decrease in the permitted GFA at first including mezzanine floor level of 39sq.m. Roof Plan – Provision of a lift shaft overrun at roof level. The proposed modifications result in minor changes to the south east elevation for the additional lift shaft overrun. The proposed amendments result in an overall net decrease in the gross floorspace from 26,855 sq.m to 26,852 sq.m. A decrease of the total lettable retail, retail services and restaurant / café floor space from 16,045 sq.m to 16,042 sq.m is proposed. The restaurant / café floorspace is proposed to be reduced from 2,059 sq.m to 1,932 sq.m. The permitted car parking (556 no. permitted) and cycle parking (170 no. permitted) and cycle parking (170 no. permitted) numbers are retained.</p>	22/06/2018	14/09/2018	N/A	Granted
D18B/0348 (2)	<p>Permission for the demolition of an existing 302 sqm single storey six bedroom detached house and the construction of a 310 sqm part two storey part single storey five bedroom detached house with ancillary works and incorporating a garage, maintaining existing vehicular entrance and new</p>	07/08/2018	28/09/2018	N/A	Granted

	landscaping front and rear with surface water soak away. All for use as a single family dwelling.				
D18A/0798 (13)	Permission for the external signage proposals relate to the development permitted under Reg. Ref. D14A/0134, as amended by Reg. Ref. D16A/0235 / ABP Ref. PL06D.246810, Reg. Ref. D16A/0798, Reg. Ref. D16A/0843, Reg. Ref. D17A/0599 and Reg. Ref. D18A/0130. The proposed signage consist of the following: 1) North eastern elevation - 2 no. 'Frascati' signs at the entrance to the centre, 1 no. 'Frascati' sign and 1 no. car park sign above the basement car park and 1 no. 'Frascati' sign within the landscaped area. It is also proposed to provide 1 no. 'Frascati' sign and 2 no. tenant signs at first floor level. 2) North western elevation - 1 no. 'Frascati' sign and 4 no. tenant signs are proposed at first floor level. The proposed also includes a minor amendment to the north western elevation to provide additional glazing. 3) South western elevation - 4 no. tenant signs are proposed at ground floor level to the rear entrance of the centre. 1 no. 'Frascati' sign is proposed at first floor level above the rear entrance and 3 no. tenant signs are proposed at first floor level. 4) The proposals will supersede the previously permitted signage under the above referenced permissions and includes associated site development works.	20/08/2018	12/10/2018	N/A	Granted
D18A/0840	Permission is sought for 2 no. illuminated signs (3 sqm each) located at ground floor level on North-East and North West elevation fronting Frascati Road.	31/08/2018	25/10/2018	N/A	Granted
D18A/0902	Permission is sought for alteration of existing site boundary wall and entrance gate and construction of a new 3 storey dwelling house and associated site works adjacent to an existing protected structure.	21/09/2018	19/02/2019	N/A	Granted
D18A/1069 (14)	Permission for Change of Use of Unit F04-05 at first floor level and Unit S04-05 at first floor mezzanine level, as permitted under Reg. Ref. D14A/0134 and amended by Reg. Ref. D16A/0235 / ABP Ref. PL06D.246810, Reg Ref. D16A/0798, Reg. Ref. D16A/0843, Reg. Ref. D17A/0599, Reg. Ref. D18A/0130 and Reg. Ref. D18A/0605. The proposed change of use of Unit F04-05 (with a GFA of c.556 sqm) is from retail to medical centre use and Unit S04-05 (with a GFA of c.567 sqm) from retail to gym use and all associated development.	14/11/2018	03/04/2019	N/A	Granted
D18A/1127	Permission in relation to previously approved application Ref. PL06D.247702 and D18A/0211. This application is for the Change of Use of the 629 sqm Level 4 plant room to office space and the relocation of plant to the roof, inclusive of an acoustic louvre around the relocated plant.	30/11/2018	10/05/2019	Yes	Granted on Appeal
D19A/0027	Permission for a new two storey three bedroom detached dwelling with single storey return to rear, new 2 metre high boundary wall between proposed new site and existing dwelling, new vehicular	17/01/2019	24/05/2019	N/A	Granted

	entrance to serve existing dwelling, including new gate and piers and alterations to existing front boundary wall and all other associated site works.				
D19A/0029 (1)	Permission at mid-terrace, two-storey over basement, two-bedroom house, with two-storey rear return. The development will consist of removal of existing rear-return roof, half landing window, redundant chimney stack at rear of return and parts of rear wall. Works are to facilitate construction of an additional 2nd floor bedroom with lime render, zinc and slate cladding, replacement of rear-return roof and new firewall at return party wall. Part of the window will be relocated in the rear wall, plus all associated works. A protected structure.	17/01/2019	07/03/2019	Yes	Granted on Appeal
D19A/0090 (2)	Permission for the demolition of the existing rear return and chimney on the party wall with 20 Seafort Parade; The retention of 3 conservation type roof lights on the rear slope of the main roof; the enlargement of the rear basement light well; the construction of a new two storey rear return with a mono pitched roof to comprise a bathroom at basement level, a kitchen area at garden level and a bathroom at the upper level and the construction of a single storey rear extension at garden level with a double pitched roof to comprise a living/dining area; the insertion of a new window in the rear elevation to the main house serving the front lounge and associated internal alterations and site development works.	11/02/2019	04/04/2019	N/A	Granted
D19A/0179	Permission for new sign made up with blue individual letters and logo with illuminated faces at high level to front elevation above main entrance to an office building.	14/03/2019	07/05/2019	N/A	Granted
D19A/0196 (15)	Permission for Change of Use of a store room at lower ground floor level and Unit F06 at first floor level, as permitted under Reg. Ref. D14A/0134 and amended by Reg. Ref. D16A/0235 / ABP Ref. PL06D.246810, Reg. Ref. D16A/0798, Reg. Ref. D16A/0843, Reg. Ref. D17A/0599, Reg. Ref. D18A/0130 and Reg. Ref. D18A/0605. The proposed change of use of the store room (with a GFA of 16 sqm) is to retail use and Unit F06 (with a GFA of c.251 sqm) is from retail to gym use and all associated development.	22/03/2019	16/05/2019	N/A	Granted
D19A/0442	Permission is sought at a Protected Structure, for subdivision of the existing site together with a new road entrance and pedestrian entrance to provide a site for a future proposed dwelling.	25/06/2019	19/08/2019	Yes	Granted on Appeal
D19A/0668 (16)	The proposed development will consist of alterations and extension to the existing public house to include the following; 1. Single storey front & side extensions to provide disabled accessible wc facilities, extended lounge facilities & ancillary storage. 2. Internal alterations to include relocation of male & female toilets 3. Reconfiguration of existing external terrace area to front 4. Associated elevation alterations.	09/09/2019	11/12/2019	N/A	Granted

D19A/0707 (2)	Permission. The proposal is for a substation and associated switchroom, with a gross floor area of 25 sq.m, and all ancillary works, which will replace 3no. surface car parking spaces located to the north west of the Frascati Centre (adjacent to the internal road).	24/09/2019	13/11/2019	N/A	Granted
D19A/0706 (1)	Permission. The proposed development comprises the provision of a substation and associated switchroom, with a gross floor area of 28 sq.m, and all associated ancillary works to the south east of the rejuvenated Frascati Centre (adjacent to an existing service yard).	24/09/2019	30/01/2020	N/A	Granted
D19A/0894 (2)	Permission at a mid-terrace, two-story over basement, two-bedroom house, with two-story rear return. The development will consist removal of the existing rear-return roof, half landing window, redundant chimney stack at rear of return and parts of rear wall. The works are to facilitate construction of an additional 2nd floor return bedroom with lime render, replacement of the rear-return roof and new firewall at the return party wall. Part of the window will be relocated in the rear wall, plus an extension to the rear at ground level which will include a single story flat roof extension with sedum finish, partial removal of return walls, some internal walls, with new steel beams allowing open plan area and all associated works.	20/11/2019	23/01/2020	N/A	Granted
D19A/0908	Permission for development on a site of c. 0.76 ha (the site is bounded to the north by greenfield lands within the administrative boundary of Dublin City Council; to the south by the culverted Trimleston Stream, Booterstown Marsh and a public park; to the east by the Nutley stream and rail line; and to the west by Merrion Road/Rock Road R118). The proposed development shall provide for 1 no. vehicular access (exit point) from the site via Merrion Road/Rock Road (R118) linking to the existing traffic signalised junction at Trimleston Avenue/Merrion Road/Rock Road. This vehicular access (exit point) is proposed to serve a proposal for a new recreational and interpretive centre building on Dublin City Council lands to the north of the current site (this proposal is the subject of a separate and concurrent planning application to Dublin City Council and includes vehicular entry point). The proposal also provides for open landscaped space, which forms part of an overall biodiversity plan for this site and the adjoining development site to the north (a number of biodiversity proposals are the subject of a separate planning application lodged concurrently to Dublin City Council). Biodiversity proposals for this site provide for a range of measures including (1) a coastal meadow; (2) a coastal tree belt; (3) a new bird hide (c. 8.5 sq m) (overall height c. 3.25m); (4) a mown grass access path; (5) a coastal meadow flood plain; (6) small bee boxes, swift boxes and sand martin boxes; and (7) retention of existing scrub, natural grassland and wildflower areas. The associated site and infrastructural works	22/11/2019	16/11/2020	Yes	Granted on Appeal

	proposed include provision of services and connections; all landscaping works and boundary treatment (including the provision of steel gates along the boundary frontage of the site at Merrion Road/Rock Road R118). An environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with this planning application.				
D19A/0933 (17)	Permission for development relates to a change of use of Unit G06A (with GFA of c. 193 sqm) at ground floor level of the rejuvenated Frascati Centre from class 1 (Retail) to Class 2 (Financial / Professional Services use) and all associated development.	02/12/2019	31/01/2020	N/A	Granted
D19A/0960 (18)	The proposal relates to 5 no. tenant signs on the recessed north eastern elevation and 10 no. tenant signs (for two no. tenants) on the south eastern elevation at first floor level of the rejuvenated Frascati Centre and associated works.	10/12/2019	11/02/2020	N/A	Granted
D20A/0011 (1)	Permission for development. The development will consist of the installation of 3 No. high level wall mounted signage comprising: Individual illuminated letters and logo in a combination of blue and white finishes on the northwest elevation approximately 13.3 meters above upper ground level; on the centre of the southwest elevation approximately 12.4 meters above upper ground level; and on the southeast elevation approximately 13.3 meters above ground level. Each sign comprises of illuminated, laser cut, acrylic clad logo & lettering, on a PPC steel structure, coloured blue or white.	10/01/2020	05/03/2020	N/A	Granted
D20A/0037 (2)	Permission for development. The development will consist of the Installation of 1 No. way finding sign and 1 No. wall mounted directional sign. The wayfinding sign with integrated intercom is to be located at the entrance to Enterprise house, on the south west of the building. The sign will be free standing and measure 2125mm high by 595 mm wide. It will consist of brushed stainless steel on a blue powder coated pressed steel base. The logo will be illuminated internally and coloured blue and white. The wall mounted directional sign will be located at the wheelchair access ramp to Enterprise House, on the south west side of the building. The sign will be 700mm high by 300mm wide and 1165mm from Lower ground level. It will consist of brushed stainless steel with applied acrylic logo coloured blue and white.	20/01/2020	11/03/2020	N/A	Granted
D20A/0557	Permission for development. The development will consist of an increase in floor area of the existing office building by providing lateral (to the north-east and south-west) and vertical extensions comprising: the lateral extension (from lower ground floor to fourth floor level) by 1,765 sq m and the vertical extension (provision of a new set back, part fifth floor level) by 620 sq m; replacement of the north-east facade fronting George's Place and partial replacement of all other facades; and internal modifications and reconfigurations. The proposed	10/08/2020	24/02/2021	N/A	Granted

	development will result in an increase in office floor area from 3,790 sq m to 6,175 sq m. The development also includes: the reconfiguration and extension of the existing car park resulting in the provision of 27 No. car parking spaces; motorcycle parking spaces; cycle parking spaces; signage; roof terraces at 5th floor level facing north, south, east and west; green roofs; hard and soft landscaping; substation; plant; boundary treatments and all associated site development works above and below ground.				
D20A/0576	Planning permission relates to Restaurant Unit (GFA 149 sqm) and seeks to provide a mezzanine level for storage purposes with an area of 82 sqm including associated works.	13/08/2020	01/10/2020	N/A	Granted
ABP30804620 (19)	Permission for a strategic housing development relates to alterations to the Phase 1 permission for 45 no. apartments (Reg. Ref.: D17A/0950 & ABP Ref.: 300745-18), from second to fourth floor level of the rejuvenated Frascati Centre. The proposed development also includes the provision of 57 no. additional apartments, as an extension of the Phase 1 permission, located above the existing / permitted podium car park to the north west of the centre, as a Phase 2 residential development. The subject application therefore relates to a total of 102 no. residential units. The proposed alterations to the 45 no. apartments (Block A and B) and associated development, permitted under the Phase 1 residential development, includes the following: Internal rationalisation of the permitted units, including changes in overall unit size and internal layouts, and associated external alterations including the provision of winter gardens. Provision of an external walkway connection between the Phase 1 and Phase 2 residential blocks at second floor level. The refuse, car and cycle parking facilities permitted at lower ground floor level will be altered to cater for the additional residential units, including the introduction of a barrier control system. The main entrance to the Phase 1 residential scheme from Frascati Road will serve both the permitted and proposed units. A concierge facility room to serve the overall residential development is proposed at second floor level near the main core of Phase 1, with an associated minor reduction in the area of the permitted communal terrace at second floor level. The communal open space for Phase 1 and 2 will be accessible to all residents. Alterations to the cycle parking provision at lower ground floor / basement level and at the first-floor level podium car park. The Phase 2 proposal consists of 20 no. studios, 22 no. 1 beds and 15 no. 2 beds (57 no. apartments) in three no. blocks (Block D, E & F), arranged around a central communal courtyard space, above the existing and permitted podium car park to the north west of the centre. Block D is a five storey block, Block E is a part two to part four storey block and Block F is a part two to part three storey block, all above three levels of podium / basement	28/08/2020	16/12/2020	N/A	Granted

	<p>car park. Balconies / winter gardens are provided to all apartments (on the north western, north eastern, south western elevations and into the internal courtyard) and access to the blocks is via stair/ lift cores and an external walkway fronting the communal courtyard. A roof terrace is also proposed at fifth floor level of Block E. The proposal includes the allocation of 57 no. car parking spaces at lower ground floor level and 214 no. bicycle parking spaces at lower ground and surface level for the 102 no. residential units. The proposal includes alterations to existing surface car parking to provide additional landscaping and bicycle spaces, a bin storage area and stair / lift cores are proposed within the existing / permitted basement / podium car parks below the Phase 2 residential units, and the proposal includes all associated ancillary site development works. The proposal also includes alterations to the location of 30 no. permitted cycle parking spaces associated with the rejuvenation of the Frascati Centre, Reg. Ref.: D14A/0134, as amended. The site is zoned 'Objective DC' which seeks 'To protect, provide for and/or improve mixed use district centre facilities' under the Dun Laoghaire Rathdown County Development Plan 2016-2022, under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016 - 2022 and Blackrock Local Area Plan 2015- 2021. An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act , 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application together with the Environmental Impact Assessment Report may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.frascaticentreshd.ie.</p>				
D20A/0671	<p>Permission for the construction of a new pedestrian only entrance from the rear garden onto Emmet Square to comprise forming a new opening in the existing rear private brick boundary wall for the installation of a new hardwood timber gate/door</p>	21/09/2020	09/11/2020	N/A	Granted
D20A/0801	<p>Permission is sought for development. The development will consist of the demolition of an existing two-storey extension and the construction of a new two-storey extension, to the rear of the</p>	03/11/2020	18/12/2020	N/A	Granted

	existing property. An existing garage structure, located to the rear of the property, within the rear garden, will be refurbished to accommodate a home office use.				
D21A/0070	Permission is sought for: the conversion and extension of no. 69 Rock Road to provide 1 x 2 bedroom apartment and 1 x 3 bedroom apartment, retaining the existing building features such as the gable ends, street elevation including new front access door and roof line. The provision of 3 new townhouses (1 x 2 bedroom, 2 storey house, and 2 x 3 bedroom, 3 storey houses). Each house will have an east facing terrace at first floor level. The 3 bedroom houses will also have a small, fully enclosed, top-lit terrace on the western elevation. 5 new off-street carparking spaces at ground level. All ancillary drainage and landscaping.	29/01/2021	24/03/2021	Yes	Granted on Appeal
D21A/0808	Permission and planning retention. The developments consist of (a) Change of use of building from office use to a single domestic dwelling (b) Retention of 11sq. metres of floor space at ground level at rear	08/09/2021	02/11/2021	N/A	Granted
D21B/0573	Permission is sought for conversion of existing attic space to form (i) new attic room with new stairs access; (ii) construction of a new flat roofed dormer window on rear roof pitch; (iii) 2 no. roof windows on front pitch and (iv) all associated elevational changes	19/10/2021	08/12/2021	N/A	Granted
D21A/0933 (2)	Permission for development at this site. The development will consist of: Alterations to the existing (garden) vehicular entrance to increase to 3.5m in width and all associated site and landscaping works	22/10/2021	13/12/2021	N/A	Granted
D21A/0950	Permission for development. The development will consist of the construction of pipeline insulation joint replacement, comprising site set up, excavation works, the provision of temporary supports on the pipeline, degassing and purging of the pipeline, cutting and removing of the insulation joint, welding the new insulation joint in place and subsequent testing and commissioning of the new insulating joint. The works area will be reinstated following the proposed works. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application.	01/11/2021	15/12/2021	N/A	Granted
D21A/0996 (20)	Full Permission. The proposal relates to a Phase 3 residential development of 98 no. apartments on the south and south-western part of the Frascati Centre site which includes the following development: The demolition of 2,405 sq.m GFA of floorspace at ground, first and second floor level of the Centre, including part of existing Anchor Unit 1. Significant alteration works are required to Units G28 and G29 to facilitate the proposed development (these retail units will be reinstated upon completion of the proposed works). The proposal consists of a U-shaped residential block consisting	12/11/2021	13/01/2022	N/A	Granted

	<p>of 5 no. studios, 42 no. 1 beds and 51 no. 2 beds (98 no. apartments), with the proposed heights ranging from part two to part six storeys above the existing ground floor level and surface car park of the Centre (3 to 7 storeys overall in height). The proposal includes alterations to the existing access road, to provide traffic calming measures, and provision of a residential entrance from the south-east of the Centre. The ground floor level includes a reception/concierge area, postal rooms, bin storage, and a secure bicycle storage area for 152 no. spaces. A residential communal amenity area is proposed at first floor level. A communal courtyard area is proposed at first floor level and communal roof terraces are proposed at third and fifth floor level. Access to the residential units is to provide via stair/lift cores to external walkways fronting the communal courtyard. Balconies are provided to all apartments and are located on the south-western, south-eastern, north-western and internal courtyard elevations. The proposal includes the allocation of 58 no. car parking spaces and 3 no. motorcycle spaces for the proposed residential units within the permitted podium car park level to the north of the Centre. Access from the allocated car parking at podium level is provided via a raised pedestrian walkway to a residential stair / lift core which connects to the external walkways fronting the communal courtyard. The development proposes alterations, removal and addition of parking spaces within the existing surface car park to the rear of the Centre, including extension into the former garden centre area, and results in the net loss of 19 no. existing surface car parking spaces to accommodate the 2 no. new stair and lift cores, the ESB substation, the structure for the residential development above and the revised access road layout required to facilitate the entrance to the Phase 3 residential development. In addition, the proposal includes the provision of 22 no. motorcycle parking spaces within the surface car park area for the Centre. The proposal includes an ESB substation and switchroom, 20 no. visitor cycle spaces, all associated landscaping, including additional landscaping screening, PV solar panels at roof level, drainage infrastructure works and all associated ancillary site development works. An Environmental Impact Assessment Report (EIAR) has been prepared and will be submitted to the Planning Authority with the planning application.</p>				
D21A/1014 (21)	<p>Full permission. The proposal relates to the removal and replacement of 1 no. tenant sign on the north eastern elevation of the rejuvenated Frascati Centre and associated works.</p>	18/11/2021	17/01/2022	N/A	Granted
2137/15	<p>New electric gates and pedestrian gate between the existing piers at entrance.</p>	29/01/2015	23/03/2015	N/A	Granted
2227/15 (1)	<p>The development will consist of the omission of permitted basement level -3 (5,812 sq m gross floor area) and basement level -4 (5,812 sq m gross floor</p>	17/02/2015	10/04/2015	N/A	Granted

	<p>area). The development also comprises the internal reorganisation of the layout and associated alterations to the floor area at basement level -2 and basement level -1 to include: the reclassification of office storage for office use at basement level -1 (1,136 sq m gross floor area) and basement level -2 (1,582 sq m gross floor area) ; the omission of part of the leisure centre from basement level -2 (537 sq m) and an increase in the size of the permitted leisure centre at basement level -1 by 47 sq m (1,907 sq m permitted gross floor area over basement levels -1 and -2 to 1,417 sq m proposed gross floor area at basement level -1); the omission of retail storage from basement level -1 (810 sq m); the reduction in the floor area of ancillary areas (which includes car parking, circulation, plant, storage areas, cycle facilities etc.) by 488 sq m at basement level -1 (5,255 sq m permitted gross floor area to 4,767 sq m proposed gross floor area) and by 1,160 sq m at basement level -2 (6,898 sq m proposed gross floor area) (the number of residential stores is reducing from 105 No. to 88 No. to reflect the permitted number of residential units); the rearrangement of 220 No. permitted car parking spaces on foot of the omission of basement level -3 to provide 52 No. at basement level -1 and 168 No. at basement level -2 (225 No. car parking spaces were referred to in the statutory notices for the parent permission; however 220 No. were illustrated on the drawings); a reduction in bicycle parking by 34 No. spaces (335 No. permitted to 301 No. proposed); the relocation of the landscaped courtyard from basement level -1 to ground floor level; and associated alterations to permitted site servicing (foul and surface water drainage and water supply). The total gross floor areas of basement level -1 and basement level -2 now proposed are 7,320 sq m and 7,320 sq m respectively (a reduction of 115 sq m in each basement due to secant wall pile thickness). There are no alterations proposed to the permitted developments floor area above ground.</p>				
2260/15	<p>PROTECTED STRUCTURE: change of use of existing ground floor dental surgery (commercial use) to 2 bed apartment (residential use), no works are proposed which affect 75 - 77 Pembroke Road (protected structures)</p>	23/02/2015	13/04/2015	N/A	Granted
2472/15	<p>PROTECTED STRUCTURE (Ref.:6620): Demolition of single-storey utility room at rear; re-levelling and landscaping of rear garden, removal of roof light at first floor return, provision of raised balustrade to existing first floor return roof deck, form new door opening and partitions at third floor level and erection of glazed canopy over front lower garden level entrance door.</p>	26/03/2015	12/05/2015	N/A	Granted
2561/15	<p>PROTECTED STRUCTURE: The development will consist of: Change of use (as permitted in Reg Ref. 1587/86); from Office Use at Third Floor Level (rear room), Second Floor Level (main rear</p>	09/04/2015	26/05/2015	N/A	Granted

	room), First Floor Level (entire) and Hall Level (two main rooms), the entire house, a Protected Structure (ref.6630), returned to a single family home. In addition to the change of use above, works to be carried out: (a) Replacement two cast iron roof lights at the front roof with conservation style double glazed roof lights. (b) Replacement of c. 1986 casement hinged windows to front and rear with traditional sash windows with double glazing. (c) Where replacing entire sashes in sash window refurbishment front and rear, we seek permission to replace only one-over-one double glazed, identical detailing other than this. Small pane windows will not be changed. (a) Reinstate stairs from hall floor return to lower ground floor. (b) Form bathroom within existing room on first floor return.				
2595/15	Planning permission to extend the existing two-storey over basement licensed premises known as The Bridge 1859 (formerly Bellamy's) at 13 Ballsbridge Terrace, Dublin 4 into the existing two-storey restaurant premises currently known as Bella Cuba, 11 Ballsbridge Terrace, with frontage also onto Clyde Lane, to form a lounge bar at first floor level and an ancillary office, store at the ground floor level and a refuse storage area accessible from Clyde Lane and new signage to front elevation.	15/04/2015	09/06/2015	N/A	Granted
2723/15	PROTECTED STRUCTURE: Permission is sought by Mr. Brian McCreery for alterations to No. 104 Baggot Street Lower, Dublin 2. (a protected structure, ref no. 401.). The proposed works include the removal of existing bathrooms in the rear return at ground and basement level and their relocation to the basement of the return, the removal of miscellaneous non-original lightweight stud partitions and screens, redundant wiring and mechanical services, the demolition of approx. 49 sqm of circa. 1960's flat roofed link structure at ground level to the side and rear of the return, and at the rear of the property the raising of the eaves level and ridge height of the existing rear two storey office block by 1,200 mm incorporating a new rear facade facing out onto O'Hagan's Court, and for internal alterations at ground floor and first floor levels of the rear block only (total 224sqm) including the raising of the first floor level internally in by 550mm and for the construction of a new glazed two storey link between the original block and the rear block (38 sqm) and for all other minor or ancillary works and alterations.	06/05/2015	21/10/2015	N/A	Granted
2770/15 (1)	The development will consist of revisions to development permitted under Reg. Ref. 3646/12 & ABP Ref. PL29S.242088 (amended under 2095/14, 2433/14 and 3106/14) to provide for reconfigured internal floor layouts to accommodate c.162sq.m of additional office floor space within the building (total GFA 3092.6 sq.m); modifications to the south east elevation incorporating the provision of a new opaque glass and curtain wall system; relocation of lift shafts, plant area	14/05/2015	08/07/2015	N/A	Granted

	and stairwells; additional bicycle storage to provide for 32 no. spaces at lower ground floor level; and all associated boundary treatment and landscaping works				
2792/15	PROTECTED STRUCTURE: The removal of existing extensions and mews houses at side and rear, the construction of a 3 and 4-storey extension (approx. 696 sq.m) at side, with balconies to side/ rear, refurbishment of the existing building, and provision of 12 off-street car-parking spaces in the front drive area. The overall development will comprise 12 residential apartments; two 1-bed apartments, seven 2-bed apartments, two 2-bed duplex apartments, one 3-bed duplex apartment, and all associated site works. This will reduce the number of residential units from 14 to 12.	18/05/2015	08/12/2015	Yes	Granted on Appeal
2821/15 (2)	<p>Permission for development to a previously permitted mixed-use scheme (the 'parent permission' DCC Reg. Ref. 4798/07; An Bord Pleanála Reg. Ref. PL 29S.228224, which was subsequently amended by DCC Reg. Ref. 2227/15) on a site of 0.825 hectares at the Former Veterinary College site, Shelbourne Road, and No. 126 Pembroke Road, Ballsbridge, Dublin 4.</p> <p>The development will consist of: the change of use of the permitted cultural unit (100 sq m at First Floor Level of Block 2) to office use; the change of use of the permitted cultural use's access stairs at Ground Floor Level (20 sq m) to retail use (at Retail Unit No. 1a); the change of use of permitted Retail Unit No. 3 fronting New Pembroke Street North (100 sq m) to cultural use; and an increase in size of the permitted office ESB substation and associated adjacent areas fronting Shelbourne Lane by 103 sq m (comprising 48 sq m ESB Substation, 35 sq m storage and 20 sq m circulation space), resulting in a reduction in the size of permitted Retail Unit No. 1a fronting New Pembroke Street East by 83 sq m. Associated minor alterations to the development are proposed to facilitate the proposed amendments.</p> <p>The development will also consist of minor amendments to the Ground Floor Level to reflect the development granted planning permission under DCC Reg. Ref. 2227/15, where access cores between the Basement Level and Ground Level are omitted or altered.</p> <p>The development will also consist of the redesign of the facades to Blocks 1, 2 and 3. (The elevation alterations result in an increase in the floor area of the office use by 287 sq m). The development results in a decrease in retail (including cultural use) use above ground by 203 sq m (2,491 sq m gross floor area permitted to 2,288 sq m gross floor area proposed); and an increase in office (including ancillary space and ESB substation) use above ground by 490 sq m (15,982 sq m gross floor area permitted to 16,472 sq m gross floor area proposed). There are no changes proposed to the permitted residential use above ground (14,235 sq</p>	21/05/2015	15/07/2015	N/A	Granted

	m gross floor area). The total gross floor area of the development now proposed above ground is 32,995 sq m. There are no alterations proposed to the permitted development's floor area below ground.				
2895/15 (1)	<p>Planning permission for amendments to the permitted development under Reg. Ref: 4448/09 (extended in duration under Reg. Ref: 4448/09/x1) on a 0.35 hectare site at Hume House, Pembroke Road, Ballsbridge, Dublin 4. The permitted development relates to the demolition of the existing Hume House and the construction of 1 no. office block of part 6, 8 and 9 storeys all over 3 no. basement levels, and associated and ancillary development. The proposed development consists of the following amendments to the permitted development: (i) Omission of previously permitted basement levels - 2 and -3. (ii) Amendments to the permitted basement level -1 comprising the omission of the permitted 1,157 sq.m of office floorspace, courtyard and associated omission of lightwell to office floorspace, the relocation of permitted car parking and bicycle parking from level -2 to level -1 and amendments to layout of basement level -1. (iii) Amendments to entrance area at ground floor level resulting from omission of lightwell to basement level -1, including provision of an additional 207 sq.m of gross floorspace comprising of an entrance lobby and back of house area. The previously permitted entrance lobby are of 156 sq.m will now become office floorspace. (iv) Additional office floorspace of 440 sq.m gross at first floor level arising from infilling of void to previously approved courtyard below. (v) Amendments to the design and external materials to the western courtyard elevation and the southern courtyard elevation, to comprise of glazing, glazing privacy fins and white insulated render system. (vi) All associated and ancillary works. The proposed development will result in a reduction of 814 sq.m gross in the permitted office floorspace (from 14,722 sq.m to 13,908 sq.m), the reduction of 16 no. car parking spaces (from 69 no. to 53 no.). There will be no amendment to the permitted number of bicycle parking spaces (163 no.).</p>	29/05/2015	22/07/2015	Yes	Granted on Appeal
2894/15 (1)	<p>RETENTION: Planning permission and retention permission for development at Elm Park, Merrion Road, Dublin 4. The application site is bound by Merrion Road to the east. The development will consist of: Permission for: - Partial removal and amendment to existing stacker structure to provide additional 50 no. car parking spaces and 80 no. bicycle spaces at commercial basement level to serve leisure centre and conference centre as permitted under Register Reference: 1539/02/PL29S.201622. - 200 no. bicycle spaces at podium level and 512 no. bicycle spaces at residential basement level. - Proposed new stair core between basement and podium level and associated single storey structure at podium to access proposed new parking area. - Revised pedestrian path from</p>	29/05/2015	23/07/2015	N/A	Granted

	<p>Bellevue Avenue to include new pedestrian crossing point on existing internal circulation road and connection to footpath approved under reg. ref. 2773/14. Retention Permission for: - Amendments to residential basement layout including mezzanine structure at basement level to accommodate 27 no. spaces including 15 no. visitor, 10 no. residential parking spaces and 2 no. crèche staff parking spaces and storage area. - Amendments to the entrance ramps for the existing residential blocks and Senior Citizen housing and amendments to the layout of the access road to the development at podium and basement level. - Set down area for emergency vehicles and 3 no. set down parking spaces located between Block OBB and OBC at podium level. - Drop off and set down parking area to the existing crèche facility which accommodates 8 no. spaces located to the east of Block OBA at podium level. - Set down / visitor parking area accommodating 4 no. spaces to the north of Block HH at podium level. - Relocation and resizing of the ESB substations to north of main service access road and to the west of Block RB2 and to the north of Block RB1 at podium level. - Omission of previously permitted cafe pavilion located between office blocks OBB and OBC at podium level. - Addition of free standing canopy between office blocks OBA and OBB. - All other minor and ancillary amendments.</p>				
2927/15 (1)	<p>Planning permission for the construction of a machinery storage shed in the maintenance yard of the club. Dimensions of the shed will be 23 meters long, 20 meters wide and 7 meters high. The proposed position of the shed is behind and to the left of Nutley House (the club-house) approximately 260 meters from the main entrance to Nutley House on Nutley Lane.</p>	04/06/2015	28/07/2015	N/A	Granted
3132/15	<p>PROTECTED STRUCTURE: Permission for development at this site: Former rear mews site to 71 Baggot Street Lower, Dublin 2 (a protected structure). The development will consist of a new infill development on the site of the original mews dwelling, and associated parking at ground level. The applicant site is that of the former rear mews site to 71 Baggot Street Lower, Dublin 2. Works are to include a) Modifications to remainder of existing structure to include demolition of buttress walls and blockwork/masonry wall to the rear of the site; b) Construction of a new two-storey over ground level mews dwelling on the site of the original mews dwelling, and associated parking. This will comprise a 1 no. one-bedroom, two-storey over ground level mews dwelling; access & vehicular parking, bicycle and bin storage are proposed at ground level, living accommodation with external balcony at first floor level & bedroom /accommodation at second floor level. Roof lights are proposed on both roof pitches; c) Works will also consist of external works; services, drainage, landscaping and all ancillary works</p>	02/07/2015	21/08/2015	Yes	Granted on Appeal

	required to be undertaken in conjunction with this application.				
3328/15	PROTECTED STRUCTURE: The development will consist of change of use of ground floor from existing book-makers to proposed restaurant, including 8sqm extension to rear, new shopfront to replace existing modern shopfront, general internal alterations and associated plant.	28/07/2015	21/09/2015	N/A	Granted
3441/15 (1)	PROTECTED STRUCTURE: The development will consist of: the minor realignment of the senior playing pitch and its resurfacing with a new sand based grass surface; the removal of tennis courts to facilitate the realignment and increase in area of the junior pitch and its resurfacing with a new synthetic playing surface; the provision of shot putt and long jump facilities, a running track, a synthetic multi-games-area and synthetic play areas; and the provision of an access roadway, principally for emergency vehicles, abutting the pitches. The development also includes: the provision of 8 metre high retractable ball-stop netting to the north of the junior pitch, its extent limited to the area to the rear of the goal post; protective padding on the walls to the north and west of the junior pitch; sports fencing surrounding the pitches and play areas; replacement of the existing 2.4 metre high fence along the ditch line to the north of the sand-based playing pitch with a new 2.4 metre high fence; retaining walls with fencing over; landscape works; changes in level; diversion of services; and all other associated site development works above and below ground.	18/08/2015	12/10/2015	N/A	Granted
3486/15	Erection of a timber clad fence along part of the existing west boundary wall to the site to project 0.9m above the existing boundary wall.	25/08/2015	19/10/2015	N/A	Granted
3556/15	Permission sought for new vehicular entrances in existing front wall and railings and the provision of parking space in front gardens.	04/09/2015	21/10/2015	N/A	Granted
3647/15 (1)	PROTECTED STRUCTURE: Permission for development at 50-58 Baggot Street Lower, Dublin 2. The buildings on the application site are a Protected Structure, identified on the Record of Protected Structures as "Bank of Ireland Headquarters", 50-58 Baggot Street Lower, Dublin 2 (Reference 370). The application site contains 3 no. buildings (identified in the application as Buildings A, B and C) and a public plaza area. Building A is located to the rear (north) of the site and is bounded by James Street East to the west and James Place East to the north. Buildings B and C front Lower Baggot Street. This development affects the public plaza area only. The planning application is made pursuant to Condition No. 7 of An Bord Pleanála permission Ref. No. PL.29S.244047/P.A. Ref. No. 3266/14. The development will consist of works to the plaza area comprising (i) the installation of a new water feature and public seating area; (ii) modifications to hard and soft landscaping; (iii) removal,	17/09/2015	06/11/2015	N/A	Granted

	refurbishment and relocation of existing sculptures within the plaza area; (iv) relocation of existing flagpoles within the plaza area; (v) new public lighting; (vi) and new signage.				
4100/15	The development will consist of refurbishment of the existing restaurant at ground and basement levels to accommodate a new kitchen, prep area, seating area, storage, office, toilets, circulation and associated services (187 sq.m). Food will be sold at the premises for consumption both on and off site. The development will also include an awning, signage fascia and seating enclosure for tables along Mespil Road all within the curtilage of the site (11.5 sq.m).	25/11/2015	26/02/2016	N/A	Granted
4210/15	PROTECTED STRUCTURE: Planning permission for development at 68 Lower Baggot Street, Dublin 2. This property is a 3 storey over basement mid-terraced building and is a protected structure. The development will consist of refurbishment and alterations to the existing building. The refurbishment and alterations to include the renewal and replacement of all existing mechanical & electrical fittings and equipment, repair and replacement where required of foul and surface water drainage systems, structural strengthening of existing floors and walls including walls and floors to rear 3 storey annex, replacement of existing timber heads with new concrete heads to a number of internal and external openings, structural works from the ground to second floor stair hall walls to stabilise the walls and landings including the insertion of steel columns from ground to second floor, demolition and reconstruction of existing chimneys, cleaning and repointing of existing elevations and external railings, refurbishment of existing windows, refurbishment of existing external metal stairs from Baggot Street to basement level, refurbishment of roof including all valleys gutters and eaves and replacement of any decayed timbers, the remodeling of the existing roof light, the demolition and rebuilding of the existing parapets using salvaged materials to roof level to the front and rear of the building, the removal of existing asbestos slates to the rear annex and replacement with new natural slates, repairs to the roof on the rear annex including replacement of any decayed timbers, the demolition and reconstruction, using existing salvaged materials, of the existing external stone stairs of the rear annex, the reduction in external ground levels to the rear of the building where they abut the external walls and the reduction of the external ground level to the lightwell to the front of the building together with all associated works.	11/12/2015	08/02/2016	N/A	Granted
WEB1037/16 (1)	widening of existing vehicular entrance to 4.2m, 2 new gates, new column to left side and new stone caps and render to existing columns and wall, new fencing to boundary walls to 2m height and associated works	04/02/2016	21/03/2016	N/A	Granted

2221/16 (1)	<p>Development at a site of 1.513 hectares. The development will consist of the demolition of the existing four no. office blocks with a total gross floor area of 9,789 sq.m on the site and the construction of 2 no. 6 storey office buildings (with setbacks at 4th and 5th floor) over three levels of basement, with office accommodation at upper basement level, parking and ancillary facilities at lower basement level and a sub-basement area to accommodate a gym, ancillary to the proposed office use and plant room areas. The total gross floor area of the offices, including basement levels is 52,247 sq.m. The gross floor area of the proposed office accommodation is 40,321 sq.m.</p> <p>Development includes 2 no. single storey café/ restaurant/ retail units of 36 sq.m and 104 sq.m located at upper basement level in the proposed central plaza.</p> <p>Both blocks include terraces at fourth and fifth floor level. Vehicular and cycle access to the basement car park is proposed from the existing vehicular access off Merrion Road on the southern boundary of the site. The development includes the provision of 164 no. car parking spaces, 405 no. bicycle parking spaces (in the lower basement) and 58 additional visitor spaces (at surface level), 7 no. motorcycle spaces, showers, changing and locker space at lower basement level.</p> <p>Pedestrian access via the existing central plaza is retained. Works to the plaza include its lowering to upper basement level, new access steps, planting, water features and hard and soft landscaping.</p> <p>The development includes plant areas and internal switch rooms, all associated site development works, hard and soft landscaping and all other ancillary works. The development includes the construction of a two storey substation/ switch room building located to the west of the site with an area of 57.5 sq.m. Existing site boundary railings to be retained and refurbished.</p>	10/02/2016	16/05/2016	Yes	Granted on Appeal
2220/16	<p>Permission is sought for the construction of a 12 bedroom, single-storey extension (560 sq. metres) to existing single-storey, high dependency residential unit (St. Oliver's) together with ancillary site works.</p>	10/02/2016	04/04/2016	N/A	Granted
2464/16	<p>Demolition of part of existing house, construct single-storey extension at side and two-storey extensions at front and rear, replace roof with increased height to accommodate bedroom, set back and renew gates at front, form new vehicular entrances and relocate existing pedestrian entrance at North Eastern boundary at rear, works to boundary and associated works and Phase 2, construct garage at rear.</p>	10/03/2016	03/06/2016	N/A	Granted
2503/16	<p>The development will consist of the partial demolition of the garage to the side. Demolition of the single storey extension and sheds to the side, conservatory and lean-to-roof to the rear, chimney stacks to side and rear of the existing two storey semi-detached dwelling. Construction of a</p>	16/03/2016	09/05/2016	N/A	Granted

	new single storey flat roof extension with roof lights to the side & rear. Conversion of the existing attic space with the addition of dormer windows to the rear and roof lights to the side. New entrance door and lobby to the front. Widening of existing vehicular entrance off Merrion Road with new entrance gate and pillars. Associated site works.				
2563/16 (1)	PROTECTED STRUCTURE: Planning permission for modifications and additions to external paved areas, to include New (1.3 m high) curved seating feature, Replacement ball screen mesh fencing (3.6m high), New open sided gazebo shelter (3m high), at existing school premises.	29/03/2016	20/05/2016	N/A	Granted
2829/16	The development will consist of (i) Demolition of existing two storey dwelling (ii) Construction of replacement detached five bedroom two-storey over basement dwelling with attic accommodation to include 2 no. front dormer windows and 2 no. rear dormer windows; (iii) Basement car lift / storage area; (iv) SuDS drainage; private amenity space, boundary treatments landscaping and all associated site works.	09/05/2016	14/09/2016	N/A	Granted
3000/16 (1)	Permission for the demolition of existing two storey 4 bedroom dwelling house with a ground floor level of 11.768 and ridge level of 20.495 with a total floor area of 243 sq.m and the construction of a two storey three bedroom dwelling house with a ground floor level of 11.613 and a ridge height of 20.65 and a total floor area of 303.6 sq.m and 35.2 sq.m attic space (non-habitable). Iron railing balconies to be provided to first floor bedroom windows on front elevation and a glazed balcony to be constructed at first floor level to the rear elevation. A dormer window will also be provided to front roof to provide natural light to non-habitable attic space. Planning permission is also sought for the construction of a single storey boiler shed measuring 5.76 sq.m and a single storey garden shed measuring 21.7 sq.m. Planning permission is also sought to render the existing front boundary wall and provide railings above this wall to a total height of 1.80m and alter front vehicular entrance width and set back gate from edge of road from 2.72m to 5.53m and widen from 2.73m to 3.50m with electrified iron gates to a height of 1.80m.	30/05/2016	30/09/2016	Yes	Granted on Appeal
3094/16	PROTECTED STRUCTURE: RTÉ intend to apply for planning permission for development at a 2.52 hectare site at the RTE Campus. The application site is located partly within the curtilage of Montrose House, a Protected Structure. The proposed development comprises the following: A new access/egress to the lands from the R138 (Stillorgan Road). The proposed access/egress junction comprises of a two lane road with footpaths, pedestrian crossings and landscaping, and amendments to existing internal road	10/06/2016	13/10/2016	N/A	Granted

	<p>network at the RTE lands, and will create a new public plaza entrance to the RTE lands;</p> <p>The closure of the existing main (south-easterly) access/egress to the RTE lands from Nutley Lane, except for emergency access, and associated new boundary treatment;</p> <p>Reconfiguration of existing surface car parking area on the RTE lands at the access/egress junction, provision of surface car parking area opposite the existing (proposed to be closed off) Nutley Lane entrance, resulting in the net loss of 25 no. car parking spaces to accommodate the proposed access/egress;</p> <p>The demolition of the existing single storey crèche building on the RTE lands to facilitate the proposed new access/egress;</p> <p>Works to Stillorgan Road, including new westbound right turn lane to RTE lands, new eastbound left turn lane to RTE lands, provision of a new central median, pedestrian crossings, realignment of road markings, new footpaths and cycle lanes, and other associated and ancillary works;</p> <p>All associated and ancillary works, including hard and soft landscaping, new boundary treatment, surface water drainage works, relocation of existing security barriers, and relocation of existing flagpoles from Nutley Lane entrance to new access/egress junction.</p>				
3253/16 (2)	<p>PROTECTED STRUCTURE: 479 sq.m of new development as follows:</p> <ul style="list-style-type: none"> - New multi-purpose room (199 sq.m) with toilets and changing areas (84 sq.m) at second floor level above existing general purpose hall. - Remodeling west end of general purpose hall and extension West by 3.1 m including a glazed staircase enclosure to serve new second floor (51 sq.m footprint). - Addition of a 30 sq.m room at first and second floor levels above part of existing kitchen on rear elevation (with single storey external stairs). - Remove 55 sq.m of first floor classroom space currently overhanging the general purpose area. - New enclosure screen to existing recessed entrance lobby to front (8 sq.m). - 3 new oriel windows over central enclosed courtyard, off first floor corridor (7 sq.m) at existing school premises. 	04/07/2016	26/08/2016	N/A	Granted
3277/16	<p>The proposed development will consist of:</p> <ul style="list-style-type: none"> - Demolition of all existing buildings within the site; - Construction of a 4 to 6 storey over part basement mixed use retail/ commercial building to include: Retail unit at the ground floor level fronting Baggot Street Upper; Office use to the rear at ground floor level at first to fifth floor levels, including ancillary staff facilities; Office storage area, retail storage area, plant room and shower facilities at basement level; Terrace/ breakout space at fourth 	05/07/2016	20/10/2016	Yes	Granted on Appeal

	<p>floor level to the rear and terrace at fifth floor level to the front addressing Baggot Street Upper;</p> <ul style="list-style-type: none"> - Vehicular access from the existing access road to the rear (south-west) of the site via Flemings Place to undercroft car and cycle parking. - All ancillary site works and services. 				
3444/16	<p>The development will consist of the following:</p> <ol style="list-style-type: none"> 1) Internal modifications to the hotel at first floor, consisting of the conversion of an existing Management Suite (553m²) to provide 10 no. new hotel bedrooms. 2) Subdivision of 10 no. existing bedroom suites across the first, second, third and fourth floors to provide 10 additional bedrooms. 	29/07/2016	22/09/2016	N/A	Granted
3481/16	<p>PROTECTED STRUCTURE: The development will consist of works to a protected structure, refurbishment of the existing ground floor flat and a rear single storey extension.</p>	05/08/2016	01/06/2017	N/A	Granted
3492/16 (1)	<p>Planning permission for development at the overall site of c. 0.48 ha is generally bounded by Baggot Street Upper to the north No.23-25 Baggot Street Upper and Durrow Mews to the west, St Martin's House to the east and Fleming Place to the south.</p> <p>The development will consist of the erection of non-illuminated signage at lower ground floor level on the southern elevation of the existing office building fronting Fleming Place, including and address plate (c. 0.3 sq.m) and an entrance sign (c. 0.7 sq.m).</p>	08/08/2016	30/09/2016	N/A	Granted
3565/16	<p>PROTECTED STRUCTURE: Permission for development which will consist of:</p> <ol style="list-style-type: none"> A) The demolition of existing fifth floor pitched roof structures, B) The construction of a two storey extension to the east facing gable end of the northern bedroom wing to provide 4 No bedrooms, C) The construction of a single storey roof top extension on the northern bedroom wing to provide 22 no. bedrooms, D) The construction of a single storey roof top extension to the southern bedroom wing to provide 11 no. bedrooms and E) All associated site and development works. <p>A total of 37 no. new bedrooms are proposed. The proposed development is within the curtilage of a PROTECTED STRUCTURE, Thomas Prior House, Ref:5086</p>	19/08/2016	07/03/2017	N/A	Granted
3769/16 (3)	<p>The proposed development will amend the previously approved parent permission, Ref 4798/07/X1. The development will consist of:</p> <ol style="list-style-type: none"> 1. A glazed linking bridge at levels 2 and 3 between office block 02 (fronting Shelbourne Lane) and office block 03 (fronting Shelbourne Road). 	22/09/2016	14/11/2016	N/A	Granted
3881/16	<p>Demolition of the existing single-storey extension and the construction of a new detached two-storey house to the side of</p>	07/10/2016	19/01/2017	Yes	Granted on Appeal

	the existing house on Nutley Lane with a part two-storey and single-storey element to the side and rear; a new vehicular entrance from Nutley Park and all associated site, drainage and landscaping works.				
4160/16	Planning permission is sought for five year extension of existing planning permission (PL Ref 2628/11) for change of use from offices to private card playing club at Clifton Hall, Fitzwilliam Street Lower, Dublin 2. Included in that permission were minor internal modifications, including provision of kitchen and offices, retention of change of use of second floor, and erection of a small brass nameplate, and this application seeks to continue those consents as granted.	18/11/2016	16/01/2017	N/A	Granted
4166/16 (1)	The development proposes the demolition of the existing 5 storey over lower ground floor office development on the site (c.2,290 sqm, [c.15.70m high with roof plant extending to overall height of c. 18.94m]) and demolition of its lower ground floor single storey annex building (c.365 sqm - partially underground with roof car park above for 11 no. car park spaces with vehicular access from Wilton Terrace) and the construction of a new 6 storey office development (7,024 sqm [24.05m high]) over 2 basement levels including the following elements: removal of existing vehicular access from Wilton Terrace (with future vehicular access from Baggot Street Lower via Pembroke Row); provision of 14 no. car parking spaces and 56 no. bicycle spaces together with main plant, storage areas, waste facilities and staff facilities at basement levels, ESB substation to rear (at basement-01 level); provision of cafe and office space at ground floor level and office space above; sunken rooftop plant and all ancillary development, landscaping and site works above and below ground.	21/11/2016	23/06/2017	Yes	Granted on Appeal
4283/16 (1)	PROTECTED STRUCTURE: Change of use of the ground floor unit from sandwich bar/ take away use to proposed licensed restaurant use, including minor internal alterations and new fascia signage.	07/12/2016	07/02/2017	N/A	Granted
4292/16 (1)	The development will consist of extension to rear of existing ground floor retail unit at 23-25 Baggot Street Upper. The extension will be at podium level to the rear over undercroft car park.	08/12/2016	08/02/2017	N/A	Granted
4456/16 (2)	Planning permission for amendments to the office development permitted under Reg. Ref: 2221/16 (An Bord Pleanála Ref: PL 29S.246717) . The proposed amendments to the permitted development relate primarily to the revised location of the permitted access ramp to the basement levels and associated minor external alterations on the north and west elevations of Block 1 and internal changes at ground floor and upper and lower basement levels. The proposed amendments and reconfiguration will result in a total gross internal area increase of 621 sq.m. The proposed amendments include a new exterior lightwell to the upper basement	23/12/2016	24/02/2017	N/A	Granted

	level to the west of Block 1, temporary removal of the Wings of Freedom statue during construction work phase followed by reinstatement of the statue and all associated site development works, hard and soft landscaping and all other ancillary works.				
2082/17	PROTECTED STRUCTURE - The development consists of the construction of 2 new ESB substations. Substation No. 1 is to be located along Anglesea Road and comprises the subdivision and part change of use of an existing storage building with 2 new ESB door openings to be formed within the existing boundary wall for the provision of the new substation & switch room. Substation no. 2 comprises a new single storey building to be located along the southern site boundary wall between the rear of the existing Grand Stand and the adjoining car park to St Mary's Church located at the junction of Anglesea Road & Simmons Court Road.	19/01/2017	15/03/2017	N/A	Granted
2134/17 (4)	The proposed development will amend the previously approved parent permission Ref.4798/07/x1. The development will consist of the change of use of a residents concierge office at first floor level to provide a 2-bed apartment of area 124 sq.m, involving the infilling of an additional 76 sq.m of floorspace within the double height entry lobby.	27/01/2017	22/03/2017	N/A	Granted
2167/17	The development will consist of the demolition of existing 2 storey 161sqm dwelling and 10.5sqm garage (total 171.5sqm) to the Northeast corner of existing dwelling with the construction of a new 2 storey 236 sqm dwelling. The new dwelling will consist of 4 bedrooms, kitchen/dining living room, TV room, bathroom WC and a single storey 13.6sqm utility adjoining to the Southwest gable wall of proposed 2 storey dwelling. Total proposed floor area 250sqm. Vehicular entrance to be widened from 3.2m to 4.5m and all ancillary site works.	01/02/2017	28/03/2017	N/A	Granted
2215/17 (2)	PROTECTED STRUCTURE: The resurfacing of an existing grass pitch to provide an all-weather pitch; the provision of associated fencing around the pitch ranging in height from 1.2 metres to 2.4 metres with protective padding; and the provision of a new boundary treatment onto Nutley Avenue providing a stone plinth base with galvanised and painted railings and 7 no. granite piers and the replacement of the steel vehicular and pedestrian gates with galvanised and painted gates. The development also includes signage; drainage works; the diversion of services, lighting and all associated works above and below ground	09/02/2017	09/05/2017	N/A	Granted
2220/17	The application involves the demolition and replacement of the existing service building (gfa 126 sq.m) with a new larger building (gfa 272 sq.m) at the same location. Internally the new service building will consist of 2 new food offers (combined area of 40 sq.m) with associated seating (42 sq.m), retail area (net 91 sq.m), toilets (30 sq.m) and back	10/02/2017	05/04/2017	N/A	Granted

	of house (58 sq.m). It is also proposed to provide a small outdoor seating area including a dwarf wall, new ram protection bollards, new signage / logos, demolish the existing fuel store and replace with 2 no. car parking spaces, install new "Parcel Motel" kiosk and all other associated site works.				
2290/17	<p>The Davy Platform ICAV acting on behalf of its sub fund Elm Real Estate Investments, intends to apply for full planning permission for amendments to previously approved planning application Reg.Ref. 2894/15 and Reg.Ref. 3892/16. The application site is bound by Merrion Road to the east.</p> <p>The development will consist of:</p> <ul style="list-style-type: none"> - Amendments to the location of the basement plant; - Relocation to the bicycle parking area at basement level; - 4 no. additional car parking spaces at basement level; - Alterations to the triple height glazed box floor plates and link bridges on the 2nd, 3rd and 4th floor to provide additional office accommodation of 749 sq.m in Office Building 1. - Entrance canopy positions and extent amended at the main entrances. - Relocation of pedestrian crossing position. <p>The proposed amendments will result in an increase in the overall gross floor area of the development of 749 sq.m from 20,184 sq.m to 20,933 sq.m.</p>	20/02/2017	13/04/2017	N/A	Granted
2366/17 (1)	<p>PROTECTED STRUCTURE - The development will consist of the refurbishment, extension and internal alterations to the existing 3 no. storey terraced house to include the demolition of the existing single storey rear boiler house and tank store (non - original) and part of second floor rear return. The construction of a new lower ground floor single storey rear extension, a small single storey addition to the second floor rear return, the partial modification of the rear roof pitch to incorporate an additional bathroom in the associated roof space and new boiler house and garden room in the rear garden, Lower ground floor form 1no. New opening between 2no. main reception rooms remove non-original staircase on lower level and provide new staircase connecting lower ground floor to upper ground floor entrance hall. Relocate bathroom Break out wall below existing rear window and provide new french doors to rear extension, elsewhere alter non-original window. Modify existing rear entrance and provide new french doors to garden. Modify 2 no. internal openings Upper ground floor remove rear balcony and block up external door (non original). Form new opening to stairwell in entrance hallway. First floor relocate partition between 2no. front bedrooms. Form new opening in central spine wall and block up existing opening. Provide all associated rewiring, re-plumbing and redecoration throughout property. Externally, repair front and rear facades</p>	01/03/2017	25/04/2017	N/A	Granted

	form 2no. new roof lights to rear roof pitch and block up 1no. existing. To the rear, raise height of existing boundary wall with no. 11 To front, remove non-original section of railing and kerbstone to street to reinstate width of original vehicular entrance. Increase width of light well provide all associated drainage, hard and soft landscaping to the front and rear gardens.				
2448/17	Permission for the construction of a 6 sqm extension to the side of the existing dwelling including reinstatement of 2 no. former windows to gable wall of main house along with 1 no. former window to existing front elevation and 1 no. former window to existing gable of ancillary accommodation to side.	10/03/2017	04/05/2017	N/A	Granted
2500/17 (3)	Amendments to the office development permitted under Reg.Ref. 2221/16 (An Bord Pleanála Ref.: PL29S.246717) at this site of 1.5 ha. The proposed amendments consist primarily of amendments to the layout and footprint of the lower basement and sub-basement levels. The lower basement level will increase by 1,168 sq.m to a total Gross Floor Area of 10,602 sq.m. The amendments at lower basement level include general layout changes, an increase in the number of bicycle parking spaces to 700 no. and relocation of the permitted bicycle parking location, tenant storage and plant rooms. The sub-basement level will increase by 2,258 sq.m to a total Gross Floor Area of 5,317 sq.m. The amendments at this level include general layout changes, relocated gym, plant rooms and storage areas and all ancillary and associated works.	16/03/2017	10/05/2017	N/A	Granted
2561/17 (1)	Permission for development at the Ballsbridge Hotel, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east and Pembroke Road to the west Ballsbridge Dublin 4. The proposed development comprises amendments to permitted Block 1,2 and 11 and basement level -1 and -2 located within the Ballsbridge Hotel site only fronting Lansdowne Road and Pembroke Road (referred to as Site 2 of parent permission) including: internal re-configuration alterations to the building envelope and amendments to the access cores of permitted Block 1, 2 and 11 from lower ground floor level to roof level including associated elevational changes; Consequential amendments to 143 no. permitted residential units, together with the provision of 12 no. new residential units within Block 1, 2 and 11 from first floor level to level 07 in Block 1, from lower ground floor level to Level 07 in Block 2 and from lower ground floor level to Level 08 in Block 11, with balconies / terraces at each level on various elevations and terraces at roof level; Block 1, 2 and 11 will now comprise of 18 no. 1-bed apartments, 111 no. 2-bed apartments, 9 no. 3-bed apartments, 6 no. 2-bed duplex units, 3 no. 3-bed duplex units, 3 no. 2-bed penthouses, 3 no. 3-bed	27/03/2017	19/05/2017	N/A	Granted

	<p>penthouses and 2 no. 4-bed penthouses; Revisions to the layout of the residential lobby / concierge at upper ground floor level in Block 11; Reduction in the size of 2 no. restaurant / cafe units (Unit A and B) by c. 50 sq.m and c. 10sqm, reduction in the size of the retail anchor unit by c. 440 sq.m, and the amalgamation and extension of 2 no. retail / commercial units (Unit 8 and 9) to form 1 no. retail / commercial unit (Unit 8) increased in size by c.22 sq. m, all located at upper ground floor level; The above revisions will result in an increase in the gross floor area of the permitted development above ground by c.543.3 sq. m; Removal of the permitted canopy over the external walkway located between Block 1, 2 and 11; Consequential increase in the permitted Basement Level - 01 and Level -02 footprint by c. 549 sq.m and the provision of 12 no. additional car parking spaces and 12 no. additional cycle parking spaces; and all associated development works; All on a site of c. 0.35 ha occupied by Block 1, 2 and 11. All of the above amends a previously permitted mixed use scheme Dublin City Council Reg. Ref.4015/09; An Bord Pleanala Ref. PL29S.237454 - the 'parent permission' .</p>				
<p>2953/17 (4)</p>	<p>Planning permission for amendments to the office development permitted under Reg. Ref:2221/16 (An Bord Pleanala Ref: PL 29S.246717). The proposed amendments consist of:</p> <p>I. Amendments to elevations, fenestration and parapet to Block 1 and Block 2;</p> <p>II. Revised cores and proposed floor levels (no additional floors proposed) to both Block 1 and Block 2 across all floors;</p> <p>III. Revised sub-basement and lower basement layouts including minor reconfiguration of footprints;</p> <p>IV. New bridge entrance to Block 1; V. Revised ESB substation to Serpentine Avenue and New ESB substation to Merrion Road;</p> <p>VI. Revised public plaza including revised and relocated cafe and bistro/retail pavilion relocated to Merrion Road;</p> <p>VII Revised northern boundary fence treatment to plaza including new sliding gate;</p> <p>VIII. Revised pedestrian gateway to Serpentine Avenue, removal of security hut and minor changes to boundary treatment;</p> <p>IX. Revised vehicular gate to service road;</p>	<p>18/05/2017</p>	<p>11/07/2017</p>	<p>N/A</p>	<p>Granted</p>

	<p>X Overall revised landscaping scheme including roof landscaping;</p> <p>XI. Clarification of roof plant, lift overruns and atriums following omission of floor 6 by condition on Reg. Ref: 2221/16 (An Bord Pleanála Ref: PL 29S.246717);</p> <p>XII. All ancillary and associated site development and landscaping works. The proposed amendments result in an overall gross floor area increase of 473 sq.m to a total of 53,564 sq.m.</p>				
3008/17 (2)	<p>Permission for proposed development comprises amendments to permitted Block 8 located within the Ballsbridge Hotel site only fronting Lansdowne Road and Pembroke Road (referred to as Site 2 of parent permission) including:</p> <p>Alterations to the building footprint and building envelope internal reconfiguration, and amendments to the access cores of permitted Block 8 from upper ground floor level to roof level including associated elevation changes: The amended access cores will extend to basement level ;</p> <p>Consequential amendments to the 71 no. permitted residential units in Block 8, including the loss of 1 no. residential unit. to provide 70 no. proposed residential units in Block 8 from first floor level to Level 11, with balconies / terraces at each level on various elevations and terraces with associated access pop-ups at roof level; Block 8 will now comprise of 5 no. 1-bed apartments, 59 no. 2-bed apartments, 4 no. 2-bed penthouses and 2 no. 3-bed duplex penthouses;</p> <p>Reduction in the size of 1 no. retail / commercial unit (Unit 6) by c. 14.5 sq. m to c 90.5 sq.m, the increase in the size of 1 no. restaurant / cafe unit (unit F) by c.5.7 sqm to c. 159.7 sq.m and the amalgamation of 2 no. retail / commercial units (Unit 4 and 5) to form 1 no. retail / commercial unit (Unit 5) reduced in size by c. 64.8 sq. m to c. 120.2 sq. m, all located at upper ground floor level;</p> <p>Relocation of previously approved substation and switch room (c. 69.8 sqm) to eastern facade of Block 8 at upper ground floor level; The above revisions will result in an increase in the gross floor area of the permitted development above ground by c. 997.8 sq.m; And all associated development works; All on site of c. 0.143 ha occupied by Block 8. All of the above amends a previously permitted mixed use scheme Dublin City Council Reg. Ref, 4015/09: An Bord Pleanála Ref. PL29S.237454 - the 'parent permission'.</p>	26/05/2017	20/07/2017	N/A	Granted
WEB1315/17 (1)	<p>Installation of new building signage comprising: 1. Individually applied brushed stainless steel logo and lettering to east elevation facing Waterloo Road. 2. Stacked 215mm high logo with 75mm high lettering, approximately 1650mm above ground level.</p>	19/06/2017	11/08/2017	N/A	Granted
3184/17 (3)	<p>Permission for development at the Ballsbridge Hotel, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north,</p>	16/06/2017	10/08/2017	N/A	Granted

	<p>Shelbourne Road to the east, and Pembroke Road to the west, Ballsbridge, Dublin 4. The proposed development comprises amendments to permitted Block 10 located within the Ballsbridge Hotel site only fronting Lansdowne Road and Pembroke Road (referred to as Site 2 of parent permission) including: Alterations to the building footprint and building envelope, internal re-configuration, and amendments to the access cores of permitted Block 10 from upper ground floor level to roof level including associated elevational changes. The amended access cores will extend to basement level; Consequential amendments to the 40 no. permitted residential units in Block 10, together with the provision of 6 no. new residential units in Block 10, to provide a total of 46 no. proposed residential units in Block 10 from first floor level (Level 01) to Level 07, with balconies/terraces at each level on various elevations and terraces with associated access pop-ups at roof level; Block 10 will now comprise of 10 no. 1 - bed units, 34 no. 2-bed units, and 2 no. 3-bed penthouses; Reduction in size of 1 no. bar / restaurant unit (Unit D) by c. 9.1 sq.m to c. 270.9 sq.m. Reduction in the size and subdivision of 1 no. bar / restaurant unit (Unit C, c. 466.8 sq.m) to form 2 . bar / restaurant units (Unit C and G), measuring 251.3 sq.m and 211.4sq.m respectively, Increase in size of the commercial service corridor by c. 290.6 sq.m to c. 407.6 sq.m, all located at upper ground floor level; Relocation of access stairs to courtyard area at first floor level (Level 01) and associated increase in retail anchor unit at upper ground floor level by c. 27.2 sq.m; Re-configuration of 2 no. 2-bed residential units each with a balcony / terrace at Level 06 and Level 07 in adjoining Block 9 to facilitate the proposed development; The above revisions will result in a reduction in the gross floor area of the permitted development above ground by c. 74.1 sq.m; And all associated site development works; All on a site of c. 0.11 ha occupied by Block 10. All of the above amends a previously permitted mixed use scheme Dublin City Council Reg. Ref. 4015/09; An Bord Pleanala Ref. PL29S.237454 - the 'parent' permission.</p>				
3348/17 (1)	<p>The proposed development will consist of the partial demolition of the ground floor and first floor of the existing dwelling (20.4sq.m) and the construction of a new side and rear extension at ground (125.8sq.m) and first (33.4sq.m) floors and associated internal works and minor amendments to rear elevation. The total floor area of the extended dwelling will be 433.2sq.m. Permission is also sought for a rear garden shed (57sq.m) and all site clearance and site development works.</p>	07/07/2017	25/08/2017	N/A	Granted
3358/17 (2)	<p>PROTECTED STRUCTURE: Permission for development on foot of a recent planning application reference No. 2366/17. The proposed development will consist of the following alterations to No. 9 Elgin Road, Ballsbridge, Dublin 4, a protected structure. The alteration of the</p>	07/07/2017	31/08/2017	N/A	Granted

	roof profile of the existing rear return and provision of a new small up-down sash window. Provision of 2 no. additional roof lights to the internal pitch of rear roof. Alteration of the existing second floor bathroom to include the repositioning of the existing stair flight. The provision of a new internal bathroom on the first floor.				
3373/17	Planning permission for demolition of single storey rear kitchen (65m ²) and demolition of internal walls to dining room/kitchen. Construction of part two part single storey extension to the rear, 2 roof lights to the rear roof at attic level and first floor extension to the side, alterations to the front windows at ground floor, new internal layout to create office, tv room, wc, utility with access door to side wall, new plaster reveal to front door, recessing and widening of front entrance with 2.0m piers and gate and associated works.	11/07/2017	04/09/2017	N/A	Granted
3488/17 (1)	Permission for development at the Ballsbridge Hotel, being part of a wider site known as the D4 Hotels site/former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east and Pembroke Road to the west, Ballsbridge Dublin 4. The proposed development comprises amendments to the previously approved basement levels -01, -02 and -03 located within the Ballsbridge Hotel site fronting Lansdowne Road and Pembroke Road (referred to as Site 2 of parent permission). The proposed development involves: Omission of the previously approved basement level -03 (c.10,413.3sqm); Redesign and relocation of the previously approved service yard and associated access from a double height level at basement level -02 to a single height level at basement level -01; Internal re-configuration of parking, storage and plant areas at basement level -01 and -02 and internal access ramp between basement level -01 and level -02; Provision of 2no. additional bicycle spaces at basement level -01; No change to the total number of permitted car parking spaces or motorcycle spaces; Revisions to the access cores under Block 8 and 10 to correspond with access cores proposed above ground in Block 8 and 10 under planning applications Reg. Ref. 3008/17 and Reg. Ref. 3184/17; All associated site development works; All on a site of c. 1.7 ha. All of the above amends a previously permitted mixed use scheme Dublin City Council Reg. Ref. 4015/09; An Bord Pleanála Ref. PL29S.237454 - the parent permission as amended by Reg. Ref. 2561/17.	24/07/2017	15/09/2017	N/A	Granted
3608/17	At the site of the Tara Towers Hotel and ancillary car park on Merrion Road and Bellevue Avenue, Dublin 4. The proposed development of the hotel site comprises the demolition of all existing buildings and structures on site and the construction of a new mixed-use building that ranges in height between 1 and 9-storey over basement level to provide a replacement hotel of approximately 6,634.7 sq.m of hotel (140 bedrooms) fronting onto Merrion Road,	09/08/2017	14/12/2017	N/A	Granted

	<p>together with 57 no. residential units (comprising 9 x 1 bedroom; 38 x 2 bedroom and 10 x 3 bedroom units comprising) at first to 6th floor level, to the side (south) and rear (west) of the hotel block fronting Bellevue Avenue. Proposed roof terraces serving the residential units at 1st to 8th floor (rooftop) levels.</p> <p>The basement and ground level car park provides 138 car parking spaces, 76 bicycle parking spaces together with ancillary plant, storage and waste storage areas with ESB sub-station and switch room at ground floor level.</p> <p>A new ramped vehicular access/ egress is provided off Bellevue Avenue serving the ground and basement level car park. The existing vehicular access off Bellevue Avenue close to the junction with Merrion Road shall be retained to provide a secondary vehicular access/ egress for passenger service vehicles and delivery vehicles. The existing vehicular access onto Merrion Road shall be closed and a new gate-controlled vehicular egress point onto Merrion Road at the north-eastern corner of the site is proposed for such servicing vehicles.</p> <p>The proposed development on the car park site comprises site clearance works and the construction of a new pocket park (public open space) of approximately 177 sq.m at the western end of the site with frontage onto Bellevue Avenue.</p> <p>To the east thereof is a terraced row of 5 no. 3-bedroom, part single, part 2-, part 3-storey town houses with integrated single garages, accessed of the southern side of Bellevue Avenue with ancillary private roof terraces at 2nd floor level.</p> <p>Attached to the town houses at the eastern end of the site is a proposed 4-storey apartment block comprising of 8 no. apartments (5 x 1 bed units and 3 x 2 bed units) with balconies at 1st, 2nd and 3rd floor levels to the front and rear of the block. A total of 8 no. ancillary cycle storage spaces are provided at ground level within the communal amenity space to the rear of the block at ground level.</p> <p>A combination of hard and soft landscaping measures are proposed to the communal and ancillary amenity spaces and areas of public realm.</p>				
3619/17 (3)	<p>PROTECTED STRUCTURE: The development will consist of the provision of ball-stop netting measuring 12 metres in height and 24 metres in length along the eastern and western boundary of the sand-based grass playing pitch; and the replacement of the existing retractable ball-stop netting measuring 8 metres in height and 18 metres in length by netting measuring 12 metres in height and 24 metres in length.</p>	10/08/2017	04/10/2017	Yes	Granted on Appeal
3671/17 (1)	<p>Planning permission for development on a site of approximately 0.22ha, located at No. 98 Merrion Road, Dublin 4. The development will consist of the demolition of all of the existing structures on the site (872m²) currently in guesthouse use, and the construction of an infill apartment scheme of 5 storeys over basement in</p>	17/08/2017	12/12/2017	Yes	Granted on Appeal

	height (4,035m ²). The third and fourth floors of the building will be set-back onto Merrion Road. The development will comprise 20 no. apartment units including 3 no. 1-bedroom units, 14 no. 2-bedroom units and 3 no. 3-bedroom units with private balconies/terraces at each floor level. The basement level will accommodate 31 no. car parking spaces (including 2 no. universal access spaces and 9 no. visitor spaces), 2 no. motorcycle spaces, ancillary apartment stores, bin stores and service stores, via a ramped access within the site. The development also includes 879m ² of communal open space. Revised vehicular and pedestrian access arrangements to the site are proposed from Merrion Road. The development will also include piped infrastructure and ducting; 6 no. solar panels at roof level; roof plant; 20 no. bicycle spaces; changes in level; site landscaping and all associated site development and excavation works above and below ground.				
3996/17 (2)	PROTECTED STRUCTURE; Change of use of the ground floor of 24 Baggot Street Upper, Dublin 4 from sandwich bar/takeaway to retail delicatessen and part off-licence, including minor internal alterations, a proposed new shop front facade and new fascia signage.	05/10/2017	12/01/2018	N/A	Granted
4210/17	PROTECTED STRUCTURE: Planning permission for the following works: a) Refurbishment of existing building including new openings between basement rooms, removal of partition between front rooms on first floor, new openings between second floor reception rooms and re-configuration of bathroom and kitchen layout on second floor and attic. b) Change of use from office to residential use at garden level. c) Cleaning and repair of facades & fenestration. d) Raising the central valley and providing new roof lights while maintaining the existing ridge locations. e) Replacement of existing dormers with new enlarged dormer windows. f) Removal of existing services internally and externally, rewiring and new plumbing throughout.	07/11/2017	10/01/2018	N/A	Granted
4428/17	PROTECTED STRUCTURE; ESB Commercial Properties Ltd. intends to apply for planning permission for development at a site at Nos. 55-62 Mount Street Upper and Nos. 29 and 30 Fitzwilliam Street Lower - all Protected Structures. The development relates to proposed modifications to part of the wider redevelopment of the site at No's 13-30 Fitzwilliam Street Lower, Dublin 2 comprising most of a city block bounded by Fitzwilliam Street Lower, Mount Street Upper, James's Street East and Baggot Street Lower permitted under An Bord Pleanála Reference PL29S.244492 (Dublin City Council Reference 3052/14) currently under construction. A change of use is proposed to the basement level of No. 55, comprising the decommissioning of the existing ESB substation and the redevelopment of this	04/12/2017	06/02/2018	N/A	Granted

	<p>space (c.64 sq m) for office use to integrate with existing permitted office use. Associated internal changes include provision of internal partitions; external works include provision of a new window to the front (north-east) elevation and the removal of the existing external stairs to Mount Street Upper. Other minor modifications associated with the change of use are the provision of internal links to No. 56 at basement level. Additional minor works (internal reconfiguration) are proposed to the permitted office space at basement level, along with modifications to the 2 no. roof lights at Nos. 56 and 57.</p> <p>The proposed works to Nos. 58-61 (inclusive – accommodating 8 no. residential units) comprise modest enlargement of the rear returns to provide additional internal area (total combined additional internal floor area c.18 sq m); and the provision of 8 no. Juliet Balconies to the living areas at ground and first floor levels (rear) including alterations to fenestration and design modifications to permitted balconies at 2nd floor level. A new enclosing boundary wall and single storey store is provided at lower ground level to the rear of No.61.</p> <p>The proposed works at Nos. 30 and 62 include the omission of the permitted annex with roof terrace, and demolition of existing lift shaft structure to the rear; reconfiguration of the internal layouts of the apartment units at ground, 1st, 2nd and 3rd floor and the provision of balconies at ground, 1st and 2nd floors with alterations to fenestration onto same; external part-covered rear access; minor modifications at roof level (omission of dormer; provision of additional 2 no. roof lights); and alterations to permitted fenestration to rear elevation of No. 30.</p> <p>It is proposed to improve the fire safety standard of the building at No.29 (the Museum of Georgian Living) incorporating improvement of the fire resistance of the building fabric; improvements to the fire protection of escape routes including upgrading of doors, lighting, services installation, signage, fire detection and alarm systems, and alterations to the rear fenestration. These fire safety improvements will remove the need for a connection between No. 29 and No.30. The proposed development, however, provides for an alternative layout, which includes a glazed annex connection between No.29 and No.30 at 1st, 2nd and 3rd floor levels.</p> <p>The development will also include new letterboxes, keypads and amendments to the existing gates and stairs at street level at House Nos. 57 and 61; minor associated amendments to hard and soft landscaping and all other associated site development works above and below ground including alteration work to the external cellars, and integration of ESB</p>				
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	metres under the pavement along Mount Street Upper.				
4488/17 (2)	<p>Alterations to house previously granted under 3000/16. Alterations include:</p> <ol style="list-style-type: none"> 1. Alterations to Juliet Balcony railings to a more simplified railing. 2. Alterations to front boundary railing/ wall to include additional pillars and simplified railing. 3. Raising of side front boundary walls to height of 1.80 m to match front boundary height and style consisting of railings and pillars. 4. Incorporation of the external covered veranda to internal habitable space measuring 24.3 sq.m. 5. Minor alterations to window/ door configuration of the single storey garden shed granted previously.. 	12/12/2017	13/02/2018	N/A	Granted
4522/17 (2)	<p>The proposed development comprises amendments to permitted Block 8, 9, 10 and 12 located within the Ballsbridge Hotel site, fronting Lansdowne Road and Pembroke Road (referred to as Site 2 of parent permission), including internal re-configuration, alterations to the building envelope and associated elevational changes to those Blocks, to provide for the following:</p> <ul style="list-style-type: none"> - Block 9 is now proposed to accommodate a hotel (11,127 sq.m GFA), comprising a reception/ foyer area, administration are, café/ bar, kitchen and storage area at ground floor level and 211 no. hotel rooms at first to seventh floor level, and ancillary revisions at basement level, accommodating ancillary Hotel facilities (This has resulted in the building footprint of Block 9 reducing); - In order to accommodate the hotel at this location, permission is also sought for amendments to aspects of the permitted Block 8 resulting in the omission of 12 no. dwellings (Block 08 will now comprise of 56 no. 2-bed units and 2 no.3-bed units); - In order to accommodate the hotel at this location, permission is also sought for amendments to aspects of the permitted Block 10 resulting in the omission of 12 no. dwellings from permitted Block 10 (Block 10 will now comprise of 109 no. 1-bed units and 24 no. 2-bed units); - Block 12 is now proposed to accommodate at ground floor Unit H (110.7 sq.m) and Unit J (224.2 sq.m) (both café/ restaurant uses) and residential circulation access to upper floors, together with the provision of 42 no. apartments at first to ninth floor level, comprising of 32 no. 2-bed units and 10 no. 3-bed units; with balconies/ terraces at each level on various elevations and terraces at roof level in lieu of previously permitted hotel; - As a consequence of the amendments noted above, permission is sought for consequential revisions sought at ground floor level comprising reduction in floor area of the anchor unit by approx. 232.2 sq.m, reduction in floor area of the ground floor service corridor by approx. 290.6 sq.m, omission of approx. 295.6 sq.m of 	14/12/2017	10/04/2018	N/A	Granted

	<p>retail/ commercial floorspace (Units 1 and 2), reduction of approx. 12.7 sq.m of retail/ commercial floorspace (Unit 3); reduction of approx. 28.3 sq.m of retail/ commercial floorspace (Unit 5); omission of approx. 251.3 sq.m of restaurant/ café floorspace (Unit C), omission of approx. 270.9 sq.m of bar/ restaurant floorspace (Unit D), an increase of approx. 20.9 sq.m of bar/ restaurant floorspace (Unit E), provision of approx. 110.7 sq.m new bar/ restaurant floorspace in Unit H, and an increase of approx. 93.1 sq.m of bar/ restaurant floorspace (Unit J);</p> <p>- At basement levels -1 and -2, the reconfiguration of the ancillary accommodation for the uses listed above, plus service yard, plant and attenuation; the reconfiguration of car-parking layout; the overall basement floor area will remain at 41,990 sq.m; and no change to the total number of permitted car parking spaces or motorcycle spaces;</p> <p>The above revisions will result in an increase in the gross floor area of the permitted development above ground by c. 642.8 sq.m; And all ancillary landscape and site development works to include a new taxi/ drop-off area to be accessed from Pembroke Road at permitted entry egress point to basement car park, including necessary revisions to access ramp to basement car park from Pembroke Road; All on a site of c.5.68 ha, occupied by Blocks 09 and 12, and portions of blocks 08 and 10, and adjacent amenity space and access routes; All of the above amends a previously permitted mixed use scheme Dublin City Council Reg.Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454)- the 'parent permission' - as revised by subsequent permissions, Dublin City Council Reg.Ref. 3008/17 and 3184/17.</p>				
4553/17	<p>PERMISSION & RETENTION: Retention of alterations to no. 35 Nutley Lane, Donnybrook, Dublin 4, carried out under previously approved planning permission reg. ref. 6063/06 and consisting of the following principal elements. 1. Visual Appearance - retention of alterations to the setout of the fenestration and detailing of the render on all elevations. 2. Floor Levels - retention of a lowering of the internal ground floor level to the rear of the building by 500mm. 3. Height - retention of increase in height of the two-storey flat roofed part of the building by 600mm where a parapet was constructed in lieu of an overhanging flat roof. 4. Roof lights - retention of alterations to permitted Velux roof lights and insertion of additional Velux roof lights in the main roof. In addition, Planning Permission is sought for the following works 5) Balcony - removal of existing unauthorised first floor balcony to the rear and replacement of the external doors leading onto it with a window. 6) Gates - removal of the existing unauthorised gates and piers to Nutley Lane and their replacement with new gates and piers to the recommended 3.5m width. 7) Landscaping and site development works to the entire site.</p>	18/12/2017	20/02/2018	N/A	Granted

2011/18 (6)	<p>Planning permission is sought for the change of use of Unit 2 in the Ballsbridge One development (former Vet College site) bounded by New Pembroke Street and Shelbourne Road, Ballsbridge, Dublin 4. The development involves a change of use at ground floor level (381 sq.m in floor area) from approved retail use (Reg. Ref. 4798/07) to use as a licensed restaurant, the addition of a new mezzanine level of 249 sq.m within the unit for licensed restaurant use, alterations to entrance doors, and the erection of signage for the new restaurant.</p>	02/01/2018	25/04/2018	N/A	Granted
2059/18 (1)	<p>Development at a site of c.0.38 ha at Fitzwilliam Street Lower (and bound to the rear (east) by James' Street East). The development relates to proposed modifications to part of the wider redevelopment of the site at No's 13-30, Fitzwilliam Street Lower, Dublin 2 comprising most of a city block bounded by Fitzwilliam Street Lower, Mount Street Upper, James's Street East and Baggot Street Lower permitted under An Bord Pleanála Reference PL 29S.244492 (Dublin City Council Reference 3052/14) currently under construction . The proposed works (with a total net additional internal floor space of 263 sq m) relate to the permitted Block B (incorporating Blocks 5,5A,6 & 6A) and comprise a reconfiguration and extension of the permitted lower ground level (by c.168 sq m) to provide for additional ancillary space, and to achieve a direct connection between the main circulation core and ancillary areas. These changes remove the need for the dedicated stair to the post room, which is now omitted. In addition a dedicated goods lift is proposed between Level -1 and -2 in the basement car park. It is proposed to relocate the main stairs from its permitted position at the eastern side of the Block B central core to the northern side of the Block B central core at ground level, Level -1, and levels 01-04.</p> <p>This stair will be omitted at level 05, with this level connected by a reconfigured stairs and lift area in the permitted Block 5 (northern wing of Block B). The latter stairs will be extended down one floor to serve level 04, and 2 no. new WC's will be provided in this area at level 06. A modest repositioning westwards (by c.6 meters) towards Fitzwilliam Street of the reception hall is proposed from this area. Associated repositioning of main entrance, void over reception, and layout of office space at level 01 (arising from repositioned void) are proposed . The development will also include minor associated amendments and all other site development works above and below ground.</p>	12/01/2018	08/03/2018	N/A	Granted
2208/18	<p>The proposed development comprises external and internal alterations of the existing building to include</p> <p>(a) Demolition of existing detached security hut and associated vehicular access / control infrastructure to the site</p>	02/02/2018	28/05/2018	Yes	Granted on Appeal

	<p>and closure of existing vehicular access off Pembroke Road</p> <p>(b) Reconfiguration of basement level to provide plant, attenuation tank, refuse storage and 19 car parking spaces;</p> <p>(c) Removal of all surface level car parking spaces (45 No. spaces) at ground level and provision of a new part 2- part 4- and part 5 storey extension to the northern, southern and western sides of the existing building (including the provision of an infill extension to under-croft areas at ground floor level) and reconfiguration of existing floor plates to provide an additional 2,303 sq.m of office floor space at ground to 6th floor levels</p> <p>(d) Provision of plant (23 sq.m) at rooftop level of proposed extension and south-facing terrace (4th floor level)</p> <p>(e) Provision of south and east facing rooftop terrace (145 sq.m) at rooftop level of proposed extension (5th floor level)</p> <p>(f) Provision of 3 No. bay windows at 7th floor level to provide an additional 63 sq.m of office floor space at 7th floor level, leading on to 3 terraces to the northern southern and western sides of the building;</p> <p>(g) Conversion and change of use of part of ground floor (134 sq.m) to café unit;</p> <p>(h) External alterations include a comprehensive refurbishment of the building through revised elevational design and treatment of all elevations together with the comprehensive hard and soft landscaping of the entire site (including the retention of some mature trees);</p> <p>(i) Provision of 61 no. covered bicycle parking spaces to the north west of the existing building at ground floor level;</p> <p>(j) Removal of existing rooftop plant and provision of new rooftop plant with h screening to match existing level of plant at a level of + 33.5 m together with all associated site works. In the interest of clarity, the proposal provides an additional 2,366 sq.m of office floor space (GFA) and 134 sq.m of Café floor space (GFA) at ground floor level.</p>				
2312/18 (2)	<p>Permission for alterations to existing 2 storey dwelling to include demolition of existing rear conservatory and side garages, a proposed new front single storey extension with bay window, a rear single storey extension, a new two storey extension to side which extends to the front with 2 storey bay window, new loft conversion with dormer and Velux to rear, general reconfiguration of interior rooms, change of facade materials and all associated site works.</p>	15/02/2018	10/04/2018	N/A	Granted
2331/18 (2)	<p>Amendment to previous application granted 3348/17 on 6-10-2017. The proposed amendment to existing application granted consists of a raised central apex to the ground floor extension roof to the rear of the existing house, raising the parapet level of the ground floor extension at the rear of the house by 200mm and other minor alterations to the extension to the rear of the house.</p>	19/02/2018	13/04/2018	N/A	Granted

2396/18 (2)	<p>PROTECTED STRUCTURE: The buildings on the application site are a Protected Structure identified as "Bank of Ireland Headquarters" 50-58 Baggot Street Lower, Dublin 2 (Reference 370) in the Record of Protected Structures. The application site consists of 3 no. buildings identified in the application as Buildings A, B and C. The proposed development relates to Building A only. Building A is located to the rear (north) of the site and is bounded by James Street East to the west and James Place East to the north. The planning application is made pursuant to Condition Nos. 2 and 5 of An Bord Pleanála permission Ref. No. PL.29S.244047/P.A. Ref. No. 3266/14 and pursuant to Condition No. 7 of P.A. Ref. No. 3509/15.</p> <p>The proposed development will consist of the erection of 5 no. satellite dishes with associated fixings/mountings; 1 no. antenna with supporting structure 1.6m in height and all associated works at rooftop level (8th floor) to Building A. No part of the dishes/antenna or support structures protrude above the existing roof level of the permitted and constructed roof plant. 4 no. dishes are 0.75m in diameter with an overall height of 2.375m including mountings. 1 no. dish is 0.75m in diameter within overall height of 2.375m including moorings.</p>	27/02/2018	17/10/2018	N/A	Granted
2398/18	<p>Permission for widening of the existing front vehicular entranceway onto Merrion Road, the construction of a new pillar with the removal of the existing gates, and the construction of new pillars and walls set back from the site boundary line, with new gates.</p>	27/02/2018	23/04/2018	N/A	Granted
2735/18	<p>The development will consist of;</p> <ol style="list-style-type: none"> 1. Demolition of housed wash building and removal of existing storage container; 2. Construction of a single storey extension (138m²) to the existing service station retail building to provide an overall building floor area (352m²); 3. Reconfiguration of the internal layout of the building to provide ancillary deli area (47sq.m) and seating area (87 sq.m) in conjunction with existing retail and ancillary areas; 4. Alterations to existing building elevations with associated signage; 5. Ancillary site works to include new car parking line marking and associated drainage works. 	13/04/2018	15/08/2018	N/A	Granted
3272/18	<p>The proposed development consists of site clearance works including the partial demolition of a car park structure at ground and podium level and the incorporation of the existing vehicular accesses at ground level, including the ramped access leading to podium level (both off Fleming's Place) within the proposed development. The proposed office building ranges in height between 1- and 5- storeys above basement level with a total Gross Floor Area (GFA) of 3,460.5sq.m (above ground floor level). An ESB sub-station and two Switch</p>	15/06/2018	13/11/2018	Yes	Granted on Appeal

	<p>Rooms are proposed at ground floor level accessed off Fleming's Place to the south. Vehicular access serving the proposed development is also provided off Fleming's Place through the continued use of an existing ground level vehicular access leading to two (2) car lifts that service the basement level that provides 24 car parking spaces and 1 motor-cycle parking space. A total of 29 bicycle parking spaces is provided at ground floor level together with staff shower facilities. A south-east facing roof terrace is provided at third floor level facing Waterloo Road. Pedestrian access to the proposed building is provided at ground floor level along the Waterloo Road frontage leading to reception facilities and the main stair/lift core. Public realm improvements at ground level to the front of the proposed building along the Waterloo Road frontage include the removal of 6 no. trees and hard and soft landscaping of the area to include the provision of 4 no. new planters, timber benches, disabled platform lift together with all associated site works.</p>				
3381/18	<p>The development will consist of: Construction of a single storey extension to rear with flat roof. Alterations to front, rear and side elevations on both ground and first floor including relocation of front door. Removal of flat roof section to the main roof including removal of chimney, proposed hipped roof tied to match existing. Relocation of main vehicular entrance gate to Nutley Lane. Widening of secondary vehicular entrance gate on Nutley Road and relocation of pedestrian entrance gate on Nutley Road. Railings to be erected on top of existing boundary wall. Internal modifications with all ancillary works.</p>	28/06/2018	31/10/2018	N/A	Granted
3485/18 (1)	<p>The development will consist of 1) change of use from car showroom to office use at ground and first floors, second floor to remain as office use. 2) Relocation of existing main entrance on the north-east elevation 6.5m to the south 3) Provide new stepped and ramped access to new main entrance 4) Adjust existing fire exit and form new stepped access with enlarged landing on north - east elevation.</p>	12/07/2018	06/11/2018	N/A	Granted
3537/18 (2)	<p>PERMISSION for development at this site: Elm Park Golf and Sports Club, Nutley House, Nutley Lane, Donnybrook, Dublin 4. (The Club also verges on, but does not have access to Nutley Park, Stillorgan Road, Cranford Crescent, Woodbine Road, Bellevue Park, The Elms, Herbert Lane and Merrion Road). The development will consist of: Proposed alterations and extensions to Elm Park Golf & Sports Club CLG (hereafter called "The Club") including Reconstruction of ancillary storage sheds to form a single storey golf bag and caddy car storage building. Extension 90m². Relocation of existing accessible store. Area 10m². New ground floor pro shop (existing area repurposed) and sports entrance extension with projecting canopy. Extension 150m². Pro-shop</p>	19/07/2018	12/09/2018	N/A	Granted

	advertising sign in courtyard area consisting of 3m2 stainless steel panel with raised metal lettering up to 250mm high. New junior bag store in place of existing accessible store. Extension 14m2. Amended secondary stairs and fire exit. Elevational changes including additional and relocated windows and door at ground and first floor level to northern and eastern elevations of modern buildings. Associated site works including planting beds and relocated bicycle parking				
WEB1423/18	The replacement (and relocation c.3m south) of the existing 4-bay, 6.641m long x 1.904m wide x 2.506m high stainless steel and glass bus shelter including 1 no. static 6 sheet illuminated advertising display and 1 no. scrolling illuminated advertising display with a 4-bay, 6.5m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with walkthrough and 1 no. 86 inch digital advertising display and 1 no. static 6 sheet illuminated advertising display with all associated site works and services.	14/08/2018	08/10/2018	N/A	Granted
3775/18 (3)	PROTECTED STRUCTURE: Permission for development at No. 9 Elgin Road, Ballsbridge, Dublin 4, a Protected Structure. The development will consist of the following: internally at lower ground floor level, remove the standing section of stone wall immediately below front entrance steps. Externally to front, provide a new bicycle store, planter, granite steps to the lower ground floor entrance and bin store. On footpath outside entrance gates, to improve access, relocate an existing tree, widen dish section of kerb and relay footpath to fall.	22/08/2018	14/12/2018	N/A	Granted
3922/18 (2)	The development will consists of: - Revised design and location of permitted Kiosk within the courtyard/plaza area; - The revised design will result in an increase in floor area of the Kiosk from c. 110 sq.m. to c. 143 sq.m.; - The Kiosk will include a cafe with associated indoor and outdoor seating, security desk, manager's office, bin store and condenser units; - Provision of 1 no. freestanding entrance signage fronting the Merrion Road and wayfinding estate signage for navigation and identification including primary wayfinding, parking signs, set down signage and pedestrian wayfinding; - Amendments to the landscaping of the civic plaza including alterations to the grass and paved surface areas to facilitate the Kiosk relocation; - Provision of a set down area to serve the kiosk off the existing internal road network - Ancillary landscaping, SUDs drainage and all associated site development works necessary to facilitate the development.	11/09/2018	18/12/2018	N/A	Granted
4131/18	PROTECTED STRUCTURE: Planning Permission at 33 Pembroke Road, Dublin 4 (a Protected Structure) for the assembly of a demountable free-standing timber	09/10/2018	03/12/2018	N/A	Granted

	garden shed, in the rear garden, 4m x 3m with 2.5m high ridge, for the storage of domestic goods/garden tools/bicycles associated only with 2 no. existing residential apartments.				
4155/18 (2)	<p>Development at a 0.35 hectare (approx.) site. The proposal relates to an office development of c. 21,929 sq.m gross floor area in a part 7 no. part 8 no. storey building over 2 no. basement levels. The proposed development will consist of:</p> <ol style="list-style-type: none"> 1. Demolition of the existing commercial office development at Hume House (c. 9,110 sq.m gross floor area). 2. The construction of an office development of c. 21,929 sq.m gross floor area in a part 7 no., part 8 no. storey building over lower ground floor (basement level -1) fronting onto Pembroke Road, and basement level -2 (c. 3,282 sq.m gross floor area), with screened plant area at roof level; 3. The provision of approximately 1,281 sq.m of external landscaped amenity space provided by a combination of sunken gardens and courtyard at lower ground floor level (basement level -1), terrace at first floor level at the northern boundary, 2 no. terraces at the southern boundary at sixth floor level and roof terrace fronting onto Pembroke Road at seventh floor level. 4. The provision of 72 no. car parking spaces, including 4 no. disabled parking spaces and 5 no. motorcycle spaces at basement level -2 with plant room and waste storage facilities, accessed by vehicular ramp from Shelbourne Lane to the rear; 5. The provision of 187 no. bicycle parking spaces, 26 no. shower and changing cubicles, including 2 no. accessible cubicles, plant room and ancillary facilities at basement level -1; 6. The provision of a pedestrian entrance to the building from Pembroke Road with vehicular and cyclist access and egress taken from the rear of the building at Shelbourne Lane; 7. The provision of screened plant, photovoltaic panels and green roof at roof level; 8. Provision of ESB substation and switch rooms at entrance to basement level -1; 9. All other access, drainage, services and utilities infrastructure and site development works. <p>The proposed development is intended as a replacement of the scheme approved under DCC Reg. Ref. 2895/15 (ABP Ref. PL29S.245342). This permission has not been implemented.</p>	11/10/2018	30/01/2019	Yes	Granted on Appeal
4358/18 (5)	<p>The proposed amendments consist of: 1. Addition of a pedestrian link bridge between Block 1 and Block 2 at second floor level; 2. Replacement of permitted glass fin detail to elevations at fourth floor in lieu of double skin glazed facade with associated glazing detail over parapets; This revision results in an increase in height of the parapet (when taken to include the glazed detail over solid</p>	08/11/2018	11/01/2019	N/A	Granted

	parapet) of c. 0.925m; 3. Relocation of internal glazed atria of Blocks 1 and 2 to provide two glazed atria on Blocks 1 and 2 connecting to the plaza with associated alterations to elevations and internal reconfigurations; 4. Addition of 2 no. two storey pedestrian link bridges between the permitted blocks and the existing blocks to the North at first and second floor levels; 5. Revised plant and associated screening to roof level; 6. Minor increase in footprint of sub-basement level; 7. All ancillary and associated site development and landscaping works. The proposed amendments result in an overall Gross Floor Area increase of 575 sq.m to a total of 53,975 sq.m. for the two blocks.				
4360/18	PROTECTED STRUCTURE: Permission for development at the Mews site and alterations at end of the 'modern' Return building to rear of the house at 115 Baggot Street Lower, Dublin 2 (a protected structure) The development will consist of conversion to a mews house of the original mews/store, and one parking space at ground level. Alterations to existing mews structure to include: a) consolidation of unsafe and cracked stone masonry wall to the front of the building and of side and rear walls and consolidation of unsafe intermediate timber floor and of roof structure: b) Extension through new doorways into existing 'modern' rear return of main office building and alterations of existing wc.s to convert them into an ensuite shower/store at ground floor level and a kitchen at first floor level: c) a new balcony at 1st floor level: d)a dormer structure in existing roof, and external works, services, drainage, landscaping and all ancillary works required to be undertaken in conjunction with this application.	09/11/2018	11/01/2019	N/A	Granted
4429/18	Permission for development consisting of demolition of existing non original single storey extensions to side and rear of existing house and replacement with 1) new single storey hipped roof extension to front and north side of existing entrance incorporating existing boundary wall to Ailesbury Way and opening to new walled courtyard behind. 2) New single storey , part pitched roof extension to side and rear of existing return incorporating new kitchen/dining family area overlooking rear garden. 3) Internal and external alterations including revised landscaping to rear garden and upgrading works to existing boundary wall and single storey garage onto Ailesbury Way. 4) Works to existing services including drainage at 164 Merrion Road (opening onto Ailesbury Way), Ballsbridge, Dublin 4. D04 H9C7.	19/11/2018	22/01/2019	N/A	Granted
WEB1642/18 (1)	The development will consist of the replacement of 3 no. sloped sections of glazing & patio doors with 3 no. new dormer structures c/w patio doors, all at the fourth floor (penthouse level) front elevation to Pembroke Road..	05/12/2018	06/02/2019	N/A	Granted
WEB1649/18 (2)	The development will consist of the replacement of 3 no. sloped sections of glazing & patio doors with 3 no. new	06/12/2018	07/02/2019	N/A	Granted

	dormer structures c/w patio doors, all at the fourth floor (penthouse level) front elevation to Pembroke Road.				
2060/19 (3)	<p>Planning Permission for amendments to the previously permitted development at Elmpark Green, Merrion Road, Dublin 4. The proposed amendments will consist of:</p> <ul style="list-style-type: none"> . Revised location of permitted stair core pop-up to access the basement level within courtyard between Office Blocks B and C, the revised pop-up location is c. 8.7m to the west of the permitted pop-up location; . Reconfigured car parking and cycle parking layout at basement level to take account of the new location of the stair core; . The revised design will not result in an increase to floor area of the stair core; - The total number of permitted parking spaces will not change as a result of the reconfiguration; - Amendments to the landscaping of the courtyard area to take account of the revised stair core location. 	15/01/2019	07/03/2019	N/A	Granted
2220/19	<p>10 year permission for development on a 1.38 Ha site at Nos. 1-3 Ballsbridge Park, Dublin 4. The development will consist of an increase in floor area of the existing 3 No. office buildings by providing lateral (to the east and west) and vertical extensions comprising: the lateral extension of Block 1 (from basement to fourth floor level) by 5,958 sq.m and the vertical extension (provision of a new set back part fifth floor level) by 1,555 sq.m; the lateral extension of Block 2 (from basement to fifth floor level) by 6,876 sq.m and the vertical extension (provision of a new set back part sixth floor level) by 1,264 sq.m; the lateral extension of Block 3 (from basement to fifth floor level) by 6,052 sq.m and the vertical extension (provision of a new set back part sixth floor level) by 1,201 sq.m; replacement of all facades of Block Nos. 1-3 and internal modifications and reconfigurations. The proposed development will result in an increase in office floor area from 19,696 sq.m to 42,602 sq.m. The development also includes: the reconfiguration of existing car park layout resulting in a reduction of 27 No. car parking spaces providing a total of 174 No. car parking spaces; provision of 408 No. cycle parking spaces; recessed balconies and roof terraces facing north, south, east and west; green roofs; hard and soft landscaping; 3 no. substations, generators; plant, photovoltaic panels; boundary treatments and all associated site development works above and below ground.</p>	07/02/2019	02/10/2019	N/A	Granted
2330/19 (2)	<p>Permission for development at Jones Engineering House, 83 Pembroke Road and junction with Pembroke Lane to the west, Ballsbridge, Dublin, D04 HN50. The development consists of modifications to previously granted permission reference: 3485/18; including 1) alterations to the proposed entrance steps; 2) provision of a platform lift and associated landings; and</p>	22/02/2019	18/04/2019	N/A	Granted

	3) the provision of a frameless glass entrance lobby.				
2480/19 (2)	The development will consist of an extension to the rear of the ground floor retail unit at 23-25 Baggot Street Upper to accommodate separate office use. The single storey extension will be at podium level to the rear over undercroft car park. The development provides for a boundary treatment between the proposed office extension and the existing residential development at Durrow Mews.	12/03/2019	24/06/2019	N/A	Granted
3127/19	PROTECTED STRUCTURE: Planning permission for development at 4 Pembroke Road, Ballsbridge, Dublin 4. (A Protected Structure). The development will consist of the change of use from a single dwelling to two dwellings, a lower ground floor dwelling and a maisonette dwelling at ground, first and second floor levels. Development to include new two storey extension to rear of house at ground and lower ground floor levels, enlarged flat roof dormer to attic level, enlarge terrace to front of house at lower ground floor level, lower the existing front garden, relocate existing steps to lower ground floor, remove existing concrete garden steps at rear, enlarge existing sunken garden at rear and new garden steps in new location at rear; Replacement of a number of internal doors with new fire doors; Repair, cleaning & re-pointing works to facades to include removal of cement based render & repointing with lime mortar or removal of cement based render & re-render with lime mortar subject to the condition of the brickwork to rear facade, removal of existing cement based pointing and subsequent repointing with lime mortar to front facade; Repair with works to roof; Refurbishment of original windows to include replacing existing glass with slim double glazing to front facade and refurbishing & draught proofing existing windows to rear facade; Modifications at lower ground floor to include: construction of new partition & door to living/dining room, enlarge existing wall open to kitchen, new fire partition & door to enclose staircase, new wall open and new partitions & doors to create shower room and bedroom, enlargement of open in north wall of house to allow access to proposed extension, construction of partitions & doors to utility room & store, construction of fire-rated ceiling to all rooms in the lower ground floor; Modifications at ground floor to include: the removal of the door to sitting room and subsequent construction of new studwork infill in this open, removal of rear window in kitchen, lowering the cill of this window open to create a new open to access proposed extension, removal of the partitions to WC, boiler and store, removal of the side and rear wall of the return at this level to access new extension; Modifications at first floor to include: provision of doors & partition to create linen cupboard in rear return, modification of existing wall open to bathroom in rear return, removal of window to east elevation in rear return,	28/05/2019	27/09/2019	N/A	Granted

	relocation of cast iron balcony from east elevation to north elevation in rear return, modifications to existing open in north wall of rear return and replacement of modern window with window similar to original, relocation of door to access bedroom 2, removal of en-suite door and infilling with studwork; Modifications at second floor level to include: provision of door & partition wall to create utility room; including associated site and drainage works, all at No. 4 Pembroke Road, Ballsbridge, Dublin 4 (Protected Structure), a 3-4 storey terraced dwelling.				
3284/19 (2)	Planning permission for development at a site at Nos 13-30 Fitzwilliam Street Lower, Dublin 2 including most of a city block bounded by Fitzwilliam Street Lower, Mount Street Upper, James's Street East and Baggot Street Lower. The proposed development comprises minor modifications to the development permitted on site under An Bord Pleanála Reference PL29S.244492 (Dublin City Council Reg. Ref. 3052/14) currently under construction as amended by Dublin City Council Reg. Refs. 4428/17; 2059/18 and 3385/18. The proposed development comprises a c.3.7 m high wooden pergola structure (c. 12.2 m x c. 5.7 m) and minor revisions to permitted hard and soft landscaping treatments located at the fifth floor roof terrace serving Block 6 (located at roof level of Block 6A) of the permitted development. The proposed development also includes a new access door in the eastern elevation of the permitted fifth floor fronting onto the permitted roof terrace.	17/06/2019	09/08/2019	N/A	Granted
3502/19 (3)	Permission for development at a site (c.1.73ha) at the Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4 bounded generally by Lansdowne Road to the north, Lansdowne Place development (currently under construction) to the east, Pembroke Road to the west and One Ballsbridge to the south, at Ballsbridge, Dublin 4. The development will consist of a scheme of residential, hotel, retail, non-retail services, licenced restaurants, bars, cafes and ancillary uses above and below ground (81,024.7sq.m gross floor area), comprising: The demolition of structures on site (excluding the primarily retained external posts, plinths and railings around the site perimeter to the public road)(approximately 35,500sq.m); The construction of 7 no. buildings (Blocks 1, 2, 8, 9, 10, 11 primarily residential and inter-linked; Block 12 primarily hotel) over a 2 level basement, comprising: 313 no. residential units (42,794.8 sq.m including arcaded walkways); a 152 no. bedroom hotel (8,185sq.m, including leisure/spa facility, conference facilities, and restaurant and bar facilities above and below ground floor level); an anchor retail unit (2,444.2 sq.m gross); licenced restaurants, cafes and bars (1,540.3sq.m, 7 no. in total); 7 no. retail (including an off-licence)/commercial/non-retail service units (1,399.9sq.m, to accommodate Use Class 1 and 2 uses such as retail, professional/financial services); and	16/07/2019	09/09/2019	N/A	Granted

	<p>ancillary plant, circulation and landscaped areas. The basement levels will accommodate 636 no. car spaces, 32 no. motorcycle spaces and 458 no. bicycle spaces together with circulation, storage and services areas (24,351sq.m). 76 no. bicycle spaces are also provided at surface level within the proposed public realm. Vehicular access to the development (including to basement) is provided from Pembroke Road. A pedestrian entrance, together with a vehicular entrance to cater for residents' drop-off facility and emergency access is provided from Lansdowne Road. The basement connects at L-1 and L-2 with the already constructed basement under the adjoining Lansdowne Place development which is separately accessed at present from both Shelbourne Road and Lansdowne Road. The residential units are accommodated in Blocks 1, 2, 8, 9, 10, 11 (313 no. residential units comprising: 33 no. 1-bed apartments; 249 no. 2-bed apartments; 4no. 2-bed apartments with study; 6 no. 2-bed duplex apartments; 12 no. 3-bed apartments; 2 no. 3-bed apartments with study; 5 no. 3-bed duplex apartments; 2 no. 4-bed apartments): (Blocks 1, 2 and 11 are over a Lower Ground Floor level to accommodate duplex units.) Block 1 has a shoulder level of 8 storeys stepping up to 9 storeys and contains a licenced restaurant/café use at ground floor level with residential use over (21 no. apartments); Block 2 has a shoulder level of 8 storeys stepping up to 9 storeys and is in residential use (24 no. apartments); Blocks 8-11 are centred around the feature courtyard gardens over the ground floor anchor retail unit; Blocks 8, 9 and 10 have a shoulder height of 8 storeys stepping up to 9 storeys (stepping from 7 to 8 storeys within the courtyard) with a feature 13 storey landmark element at the corner of Block 8; Blocks 8, 9 and 10 contain retail/non-retail service/licenced restaurant/café/bar uses at ground floor level with residential uses over (Block 8 -70 no. apartments; Block 9 - 42 no. apartments; Block 10 - 46 no. apartments); Block 11 has a shoulder height of 9 storeys stepping up to 10 storeys (stepping from 8 storeys to 9 storeys within the courtyard) and contains retail/non-retail service/licenced restaurant/café/bar and residential uses at ground floor level with residential uses over (110 no. apartments); Block 12 has an overall height of 10 storeys and contains the 152 no. bedroom hotel with associated facilities including a licenced restaurant/bar at 9th floor level and retail/non-retail service, licenced restaurant/café/bar uses at ground floor level, together with conference and leisure facilities at Basement Level -1. The development will also consist of: vehicular connections at Basement Levels -1 and -2 to adjoining basement of previously permitted mixed-use scheme (under construction) at 'Lansdowne Place' - Dublin City Council Reg. Ref. 4015/09 (An Bord Pleanála Ref. PL29S.237454), as revised by subsequent permissions,</p>				
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	Dublin City Council Reg. Refs. 4344/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16, 2853/17, 4601/17 and 3620/18; the provision of private, semi-private, and public open spaces, and external circulation areas in the form of winter-gardens, balconies, garden areas including a raised courtyard green, roof terraces, a public plaza, and covered and open pedestrian streets and paths; all hard and soft landscaping including boundary treatments (including alterations to parts of the external posts, plinths and railings), changes in level; substations; plant; and all other associated site excavation and site development works above and below ground. Works to the external pavement will consist of new paving, lay-bus, set-down and taxi facilities.				
3543/19 (2)	Planning permission for development at 74-75 Baggot Street Lower, Dublin 2. The site is bounded by Baggot Street Lower to the east and Wilton Terrace (and beyond it, the Grand Canal) to the south. The proposed development seeks to amend a permission granted under Reg. Ref. 4166/16 (ABP 29S.248884), and includes an overall increase over the permitted gross floorspace of c. 495 sq m (from c.6,331 to c.6,826 sq.m). There will be no increase in the permitted height of five storeys (c.21.9m). The development proposes widening the footprint of the permitted building by c.1.5 metres northwards along part of its northern elevation (with associated elevational changes); changes to the permitted atrium space at the main entrance (with associated elevational changes); replacing the permitted vehicle access ramp to the basement level -2) car park (access via Pembroke Row) with two car lifts and an increase of 3 car spaces (from 11 to 14) and 36 bicycle spaces (from 44 to 80) with associated improvements to shower/changing facilities (relocated from basement level -2 to -1). The proposed amendments also include an increase in basement plant provision (to improve environmental ratings to nZeb compliant), conversion to 'office/ancillary office' use of c.585 sq.m of space at Basement -1 (previously permitted as 'staff facilities'), relocating/rearranging internal cores to improve internal floor layout, minor adjustments to floor-to-floor heights, widening of lightwells (to enhance light and amenity at basement level-01) and all associated works, including landscaping, above and below ground.	19/07/2019	12/09/2019	Yes	Granted on Appeal
3741/19	.The development will consist of 1 no. 3m2 Silhouette Illuminated Stainless Steel Logo & Letters painted Light & Dark Green, spaced off polished marble cladding to the front elevation, and all associated site works.	13/08/2019	07/10/2019	N/A	Granted
3743/19	The development will consist of: - Part 3, part 4, part 5, part 7 and part 9 storey residential building providing for 73 no. apartments (1 studio; 10 1-bed; 56 2-bed and 6 3-bed units) with terraces, balconies and winter gardens to south, east and west elevations;	13/08/2019	29/05/2020	Yes	Granted on Appeal

	<ul style="list-style-type: none"> - The proposed residential development is located immediately south of the existing 'The Links' building which is situated to the west of the overall campus; - Revisions to basement layout resulting in the provision of an additional 52 no. car parking spaces and 73 no. bicycle parking spaces; bin storage and access cores to service the residential development; - Provision of playground and associated landscaping to west of 'The Links' building; - All associated works, site development, landscaping, utilities infrastructure, temporary construction works, plant and PV panels.. 				
3834/19 (3)	The development will consist of change of use at basement and ground floor level of 23-25 Baggot Street Upper from retail to cafe, for preparation, sale and consumption of hot and cold food and beverages on and off the premises.	22/08/2019	16/10/2019	N/A	Granted
4240/19	: Permission for development at a site of c.0.2212ha located at "The Gowan Motors Site", 143 Merrion Road, Dublin 4. The site is located south of Merrion Road and west of Herbert Avenue on a corner site. The development will consist of the following: - The demolition of the existing 2 no. car showroom buildings c. 1069 sq.m; - Construction of 1 no. apartment block up to 6 storeys above basement with a total of 63 no. dwelling units comprising: 17 no. 1-bedroom apartments (ranging in size from c. 51 sq.m-c. 61 sq.m), 34 no. 2-bedroom apartments (ranging in size from c. 74 sq.m-c. 102 sq.m) and 12 no. 3-bedroom apartments (ranging in size from c. 95 sq.m-c. 122 sq.m). All units have a terrace/balcony facing north/south/east/west. - All associated site development works, services provision, c. 45 no. car parking spaces at basement level, c. 4 no. motorcycle spaces and c. 84 no. cycle parking (at basement level), bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works. -	18/10/2019	04/02/2020	Yes	Granted on Appeal
4477/19	The development will consist of the following: Demolition of the existing buildings on site including numbers 169, 171, the shed at 173, 175 and 177 Merrion Road (c. 289sqm) and construction of 2 no. apartment blocks ranging in height from 2 storeys up to 5 storeys with a total of 43 no. dwelling units comprising: 15 no. 1-bedroom apartments, 18 no. 2-bedroom apartments and 10 no. 3-bedroom apartments with associated north/south/east/west facing balconies/terraces. The development will also include the provision of a communal open space area at ground floor level and 43 no. car parking spaces at basement level. All associated site development works, services provision, cycle parking, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.	15/11/2019	18/06/2020	Yes	Granted on Appeal

4509/19 (3)	Permission to relocate the main primary vehicular gate to a new position along the front perimeter wall of the property, the addition of a new pedestrian gate to the front perimeter wall and the extension of the perimeter wall to the boundary to facilitate both and all associated works.	22/11/2019	22/01/2020	N/A	Granted
4575/19 (2)	RETENTION & PERMISSION: Permission for retention and permission for development at 140 Pembroke road, Dublin 4, D04 NV34. Permission is sought to retain the existing 5.4m by 5.0m opaque glass window on the south-east elevation at the ground floor levels. Permission is sought for the demolition of the south-west external walls of the third and fourth storeys of the existing building; and the construction of c.235 sqm of additional office floor space at the third and fourth storeys (c. 110 sqm at the third floor and c. 125 sqm at the fourth floor) (total GFA c.3,327.6 sqm) within the existing 3 to 5 storey building (existing overall height c.23.8 m), the provision of curtain wall glazing on the new extension to match existing and all associated site works.	28/11/2019	30/01/2020	N/A	Granted
4603/19 (1)	The development consists of the amendment of previous permission (Reg. Ref. 4658/18) as follows: 1. Re-configuration and relocation of core within the permitted envelope to increase usable space at all levels. 2. Enlargement of the basement at Levels -1 and -2 resulting in: Removal of restaurant space and car parking from Basement Level -1. Increase in office space to 1,118m ² , the provision of a gym (181m ²), locker, changing and shower facilities and cycle parking at Basement Level -1; Enlargement and re-configuration of Basement Level -2 to provide 40 car parking spaces. 3. Overall alterations to the car and cycle parking provision to provide 43 car parking spaces (40 at Basement Level -2 and 3 spaces at ground level), an increase of 5 spaces; and 134 cycle parking spaces (100 at Basement Level -1 and 34 visitor spaces in the curtilage), an increase of 18 spaces;. 4. Introduction of lightwells to provide light to enlarged basement; 5. Provision of cafe/restaurant and office breakout space at ground floor in place of approved restaurant at ground floor and Basement Level -1 and reception area at ground floor; 6. Provision of free standing glass pods on 4th floor terrace to provide informal meeting areas; 7. Alterations to internal plant space and provision of external plant space; 8. The facade is proposed to be polished concrete; 9. Switch room to approved substation; 10. And all other associated works. Minor alterations are proposed to the elevations; the building height and dimensions remain as permitted. The proposals are adjacent to a Protected Structure.	03/12/2019	05/02/2020	N/A	Granted
4825/19	PROTECTED STRUCTURE - Planning permission for development at a 4 storey over basement mid terraced house comprising: a) The provision of new steel stairs from footpath to basement; b)	23/12/2019	25/02/2020	N/A	Granted

	Adjustment of section of railing to form new pedestrian inward opening gate (this work involves the removal of a section of granite plinth wall); c) The provision of a steel framed double glazed screen to undercroft creating a lobby area.				
2067/20 (6)	<p>Planning Permission for amendments to the office development permitted under Reg. Ref. 2221/16 & ABP Ref. PL29S.246717 and subsequent amendments under Reg. Ref. 4299/16, Reg. Ref. 4458/16, Reg. Ref. 2500/17, Reg. Ref. 2953/17 and Reg. Ref. 2065/19 at a site of c. 158 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4.</p> <p>The proposed amendments consist of: An increase in the height of footprint of the permitted substations with associated new external riser; The addition of a security hut abutting the substation at the Merrion Road entrance; Relocation of visitor bike parking spaces and associated landscaping changes due to tree route protection zone; The proposed amendments result in a minor increase in overall development GFA by 44 sq.m to a total proposed 57,184 sq.m. All ancillary and associated site development and landscaping works.</p>	17/01/2020	12/03/2020	N/A	Granted
2062/20	Planning permission to provide a sun awning with an area of 66.5 square metres with an aluminium frame and motorised retractable PVC covers with glazed and cladded gable ends and doors to part of the existing beer garden at the west side.	17/01/2020	10/03/2020	N/A	Granted
2114/20 (2)	The development consists of material alteration and change of use from Class 2 use (estate agent) to restaurant/café that will allow for the preparation, sale consumption of hot/cold food and beverages on and offsite' with opening hours of between 7am and midnight. This restaurant/café unit will comprise of 163sqm of floor area with new shop front fascia, new sliding door to Upper Baggot Street elevation and 3 no. 300 x 975 x 100mm (circa) signs of brand name letters, internally illuminated and 3no 500Hx 500Wx 120mm (circa) projecting signs approx.. 2875mm above pavement, internally illuminated and vinyl decal letting signage and all associated site works.	24/01/2020	19/03/2020	N/A	Granted
2175/20 (2)	Planning permission is sought by Bank of Ireland for erection of one new back-lit fascia sign and two internally positioned free-standing back-lit totem signs to the Baggot Street entrance and one new back-lit fascia sign and one internal positioned free-standing back-lit totem signs to the Fleming Place entrance at 27-33 Baggot Street Upper, Dublin 4.	31/01/2020	26/03/2020	N/A	Granted
2646/20	<p>PROTECTED STRUCTURE: The development will consist of the following: At 22 Upper Baggot Street (Protected Structure): -Repair works to the protected structure, replacement of non-original door and reinstatement of fanlight over door;</p>	20/04/2020	17/07/2020	N/A	Granted

	<p>-Change of use and internal alterations of first, second and third floor offices to accommodate 3 no. residential units consisting of 2 no. 1-bed units and 1 no. 2-bed unit;</p> <p>-Extensions to the rear on the second and third floor to provide a bedroom for the residential units on each floor;</p> <p>-Extension to the rear at ground floor level to accommodate store, toilet and access to external seating for the existing restaurant.</p> <p>Fronting Eastmoreland Lane:</p> <p>-Construction of a 2-bed apartment in a 3-storey building with a setback at second floor level;</p> <p>-Bin and bicycle store serving restaurant uses at ground floor level;</p> <p>-All associate signage, site works and services.</p>				
2814/20 (7)	<p>Planning Permission for amendments to the office development permitted under Reg. Ref. 2221/16 & ABP Ref.: PL 29S.246717 and subsequent amendments under Reg. Ref. 4299/16, Reg. Ref.: 4456/16, Reg. Ref. 2500/17, Reg. Ref. 2953/17, Reg. Ref. 2065/19 and Reg. Ref. 2067/20 at a site of c.1.56 ha located on the former AIB Bank Centre lands at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4. The proposed amendments consist of: A change of use of the permitted Pavilion 1 at Upper Basement Level from Cafe to Office. The reconfiguration and extension of Pavilion 1 to include an additional 127 sq.m of office space; A change of use of the permitted Pavilion 2 at Upper Basement Level from Bistro to Office. The proposed amendments result in an additional 290 sq.m of office space and a minor increase in overall development GFA by 127 sq.m to a total proposed 57,311 sq.m; All ancillary and associated site development and landscaping works</p>	05/06/2020	23/07/2020	N/A	Granted
2912/20 (1)	<p>The development consist of minor amendments to the previously permitted development (DCC Reg. Ref. 3608/17) incorporating the expansion and internal rationalisation of the previously permitted rooftop plant area (with an overall increase in area of 165sqm) on the hotel to the east of the site; an increase in the height of the lift overrun of 1.6m; an increase in height of the enclosed plant room parapet of between 0.4m and 0.7m; and the installation of a total of 68no. photovoltaic panels on the roof of the previously permitted apartments.</p>	24/06/2020	18/08/2020	N/A	Granted
3019/20 (2)	<p>Permission for a Build-to-Rent Shared Living Residential Development at a 0.22 Ha site.</p> <p>The development will principally consist of the demolition of all structures on site (872sqm) which are currently in guesthouse use, and the construction of a part 3 to part 5 no. storey over part lower ground/ part basement Shared Living Residential Development comprising 111 no. bed spaces (96 no. single occupancy rooms, 3 no. accessible rooms and 6 no.</p>	15/07/2020	25/11/2020	Yes	Granted on Appeal

	<p>double occupancy rooms) with lift overrun at roof level (3,617sqm).</p> <p>The development also consists of the provision of communal living/ kitchen/ dining rooms at each floor level from lower ground to fourth floor level to serve the residents of each floor; communal resident amenity spaces for all residents including gymnasium, TV/cinema room and function room at basement/ lower ground floor level and a reception/ lounge at ground floor level, a roof terrace at third floor level (78sqm) facing north-west, north-east and south-east and at fourth floor level (111.5 sqm) facing all directions, resident facilities including launderette, linen store, accessible WC/ shower and bin storage; bicycle parking; hard and soft landscaping; solar panels; plant, and all other associated site works above and below ground.</p>				
3027/20 (2)	<p>The development consists of the amendment of previous permission Reg. Ref. 4658/18, as amended by Reg. Ref. 4603/19, as follows: 1. Relocation and reconfiguration of substation and switchroom from the north west corner of the site to the north east corner in a two storey structure; 2. Relocation of plant to a screened area at roof level; 3. Relocation of the cycle lift to a new external structure to the east of the building. A fire stair is also proposed within this structure; 4. Enlargement of basement by 135m² at both basement level -1 and basement level -2 (a total increase of 270m²); 5. Exterior wall thickness increased by 275mm to accommodate precast concrete panels; 6. Alterations to the atrium and core at all levels and resulting in the reduction in the café/restaurant from 178m² to 164m² at ground floor level; 7. Minor alterations to the layout at all floors including basement level -1 and -2; and 8. Minor alterations to the elevations, landscaping plans at ground and terrace level and all other associated works. Surface car parking is reduced from three spaces to two. Basement level -1 car parking is reduced from 40 to 39. The proposals are adjacent to a Protected Structure.</p>	15/07/2020	03/11/2020	N/A	Granted
3346/20 (2)	<p>The development will consist of the erection 1 no. high level illuminated sign 4.5m wide x 1.560m high (702m²) on the north elevation, 1 no. illuminated sign 4.5m x 1560 (7.02m²) on the east elevation, 1 no. illuminated sign 3.5m x 0.55 (1.91m²) over the entrance door on the east elevation, 1 no. illuminated free standing external totem sign 1.6m x 4.5m (14.4m²) to the east of site on corner of Bellevue Avenue and Merrion Road, 1 no. non illuminated external sign 1m x 0.35m (0.35m²) above carpark entrance on south elevation, 1 no. of non-illuminated external sign 1m x 0.5m (0.5m²) at car park entrance on south elevation, 4 no. of non-illuminated external signs 1.5m x 0.5m (0.75m²) at residential entrances, 1 on the east elevation above entrance doors, 1 on the south elevation left of residential entrance, 1 on the northern</p>	09/09/2020	06/01/2021	N/A	Granted

	elevation of Residential Block 2 south of Bellevue Avenue				
3509/20	<p>The proposed development consists of the following:</p> <p>i) Site clearance works including the partial demolition of a car park structure at ground and podium level</p> <p>ii) The construction of a 6 no. storey office building over basement with a total Gross Floor Area (GFA) of 3,990 sq.m (excluding basement);</p> <p>iii) Pedestrian access to the proposed building is provided at ground floor level along the Waterloo Road frontage leading to reception facilities and the main stair/ lift core.</p> <p>iv) A south facing terrace is provided at fifth floor level facing Fleming's Place;</p> <p>v) The proposed development will provide for 24 no. car parking spaces at basement level (19 no. to serve the proposed development and 5 no. to serve the existing office development as replacement for 84 existing car parking spaces removed) which will be accessed by a 2 no. car lifts from ground floor level off Fleming's Place.</p> <p>vi) A total of 56 no. new secure bicycle spaces will be provided at ground floor level in addition to visitor bicycle parking at grade;</p> <p>vii) Public realm improvements at ground level to the front of the proposed building along the Waterloo Road and Fleming's Place frontage include the removal of trees.</p> <p>viii) An ESB substation and Switch Room are proposed at ground floor level accessed off Fleming's Place to the south;</p> <p>ix) All associated site development and services works, landscape works, plant, substation and associated development.</p>	06/10/2020	18/02/2021	N/A	Granted
3708/20	The development will consist of the construction of two-storey extension to the rear of the property, internal alterations to the existing house and all associated site works and services.	10/11/2020	12/01/2021	N/A	Granted
WEB1840/20	The proposed development will consist of the demolition of the existing garage (19.6 sq.m) and external stores and partial demolition of the ground (10 sq.m) and 1st (11 sq.m) floors of the existing dwelling, and the construction of a new 2-storey side and rear extension at ground (48 sq.m) and 1st (46 sq.m) floors and associated internal works and minor amendments to the rear elevation including replacement of lean-to pitched roof with a flat roof over existing ground floor rear bays. The proposals also include for conversion of the existing attic space (42 sq.m) into a new bedroom and en-suite with new dormer window to rear, Velux windows to front, side and rear roof elevations and removal of one chimney stack on rear; also associated site works and widening of existing vehicular entrance off Merrion Road with new entrance gate and pillars.	20/11/2020	22/01/2021	N/A	Granted
3839/20	Planning permission is sought for the demolition of an existing shed, remodeling	30/11/2020	07/04/2021	N/A	Granted

	of the existing building and the construction of a three storey over basement extension to the rear of the existing building, including and extension to the existing cafe on the basement and ground floor levels; the provision of 2 no. 1 bed apartment units to the first floor and 1 no. 3 bed unit to the second floor; 2 no. balconies to the rear of the property; 1 no. delivery space to the rear of the property; the provision of solar panels and roof lights to the rear existing roof slopes and rear return and all associated site works.				
2343/21 (3)	<p>Planning permission for development will comprise amendments to planning permission reg. ref. 4155/18; ABP Ref: 303806-19.</p> <p>The proposed development will consist of:</p> <ol style="list-style-type: none"> 1. Relocated lift and stair cores resulting in reconfigured layout at each floor level; 2. Amended car parking layout at basement level 02 to provide 67 spaces (72 permitted) revised plant room layout and finished floor levels; 3. Increased bicycle parking at basement level 01 to provide 215 spaces (187 permitted) and reconfigured shower and changing facilities; 4. Alterations to sunken garden at the western elevation, resulting in an increased public footpath width at Pembroke Road by c. 400mm; 5. Amended vehicular access entrance ramp configuration from Shelbourne Lane; 6. Alterations to rear entrance at Shelbourne Lane to provide set back double height elevation at ground/ first floor level and pedestrian footpath; 7. Relocated ESB substation at ground floor level accessed from the rear entrance at Shelbourne Lane; 8. Revised access to and reconfiguration of the external northern terrace at first floor level including c.100mm increase in planters and balustrades; 9. Infill of western elevation at levels four and five replacing external terraces; 10. Increased finished terrace levels and balustrades (by c.150mm), altered access and additional planting at external terraces at sixth and seventh floor levels; 11. Reconfigured roof level to include enlarged plant enclosure, additional plant and repositioned louvered screen, omission of PV panels increased lift over run levels by c. 510mm, reconfigured core layout and inclusion of electrics room; 12. Signage within canopy above Pembroke Road entrance (c. 3.136 sqm); 13. Total reduction in gross floor area by 411 sqm to 21,224 sqm. 	08/03/2021	04/08/2021	N/A	Granted
2681/21	Planning permission for extension to existing retail unit (6sqm), alterations to shopfront providing disabled accessible sliding door, full height safety glass front and side windows, new fascia signs (12.2sqm), all facing Upper Baggot Street and Waterloo Road and associated works	28/04/2021	22/06/2021	N/A	Granted

2746/21 (1)	Planning permission is sought for development comprising: (i) change of use of unit from use as a restaurant and cookery school/food boutique (643 sqm) to retail use (office supplies and office furniture showroom). The unit will consist of 5 no. showrooms, a reception, 1 no. consultation room, storage, staff room and associated staff facilities and ancillary administration/office; (ii) internal works to facilitate the change of use including removal of furniture and fittings; and (iii) the development will also include the removal of existing signage and menus at southeast elevation and all associated site and ancillary works to facilitate the development.	10/05/2021	02/07/2021	N/A	Granted
2907/21	PROTECTED STRUCTURE: The proposed development will consist of change of use from office to childcare at upper ground, first floor split level return and second floor (over upper ground floor) levels as an extension to existing childcare facility at lower ground floor level and ground floor split level return with associated fire safety related upgrading of floors, doors, installation of smoke pressurisation system and upgrading of fire alarm.	04/06/2021	22/10/2021	N/A	Granted
2961/21	PROTECTED STRUCTURE: Planning permission is sought for alteration/extension of the existing three storey over basement terraced house at 6 Pembroke Road, Ballsbridge, Dublin 4, D04 T9Y6, comprising demolition of existing sheds to the rear and construction of a new single storey kitchen/dining room extension, including reconfiguration of the rear return window, a new roof light to the rear return, reconfiguration of the basement layout internally replacement of the rear patio doors to the basement, refurbishment/reglazing of the existing sash windows. refurbishment of the existing front door and surround, refurbishment of the existing railings, localised repointing of brickwork, refurbishment of floors, reconfiguration of the front garden paving to provide a flat patio area serving the basement and all associated ancillary works.	15/06/2021	09/08/2021	N/A	Granted
3274/21 (2)	The development will consist of the following changes to the front south east elevation. (i) changes to the size and locations of the openings on ground floor, new signage over the main door, the demolition of the triangular glass conservatory at first floor and reconstruction of the parapet in that area, the addition of a glass balcony rail, changes to the open sizes at first floor, and the construction of three new roof lights on the south east facing pitched roof and a roof light to the flat roof over ground floor. It also comprises changes to internal configuration and all ancillary works to facilitate development.	05/08/2021	27/09/2021	N/A	Granted
3389/21 (4)	Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:	25/08/2021	26/01/2022	N/A	Granted

	<p>Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units</p> <p>Internal revisions to permitted units</p> <p>The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement)</p> <p>Elevational revisions and consequential revisions to the scheme</p> <p>Provision of new single storey multi use amenity pavilion within the open space</p> <p>Increase in car parking provision from 73 no. to 80 no. within existing basement footprint</p> <p>All associated site development works.</p>				
3461/21 (4)	<p>Permission for development at a site (c. 1.73ha) at the Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4 bounded generally by Lansdowne Road to the north, Lansdowne Place development (currently under construction) to the east, Pembroke Road to the west, and One Ballsbridge to the south.</p> <p>The proposed development will comprise: The demolition of the Ballsbridge Hotel which ranges in height from 1-9 storeys and comprising approximately 27,609 sqm in area, including swimming pool and plant area located below ground level (c. +2.4m O.D); all associated site development works, including termination of existing services at site boundary.</p>	07/09/2021	04/01/2022	N/A	Granted
3462/21	<p>The development will consist of a residential development of eight houses to the rear of No's 120, 122 and 124 Merrion Road. The new development will be accessed from a new vehicular entrance to 122 Merrion Road, from Merrion Road, the existing vehicular entrance will be blocked up and no. 122 Merrion Road will be altered to accommodate a new shared vehicular entrance to 122 Merrion Road and the 8 no. new houses. The development works at no. 122 Merrion Road, includes two storey demolition to the side and single storey demolition to the rear, remodeling of the house, 2 storey bay window to the front, repositioning of front door, a two storey rear and part side extension, single storey side extension, new dormer to the rear and all associated elevational alterations. The development includes works to the front boundary wall to no.122 Merrion Road, together with reconfiguration of the site boundaries of no's 120, 122 and 124, which will result in a reduction in the existing rear gardens of no's 120, 122 and 124 Merrion Road. The eight no. three storey houses (4 bedrooms houses with roof terrace) are set out in two terraces with rear gardens. The existing entrances and parking to no's 120 and 124 remain unchanged and two parking spaces are provided for no. 122 Merrion Road. Ten parking spaces are provided for the eight houses, one space per house and two communal</p>	07/09/2021	07/01/2022	N/A	Granted

	<p>visitor spaces, together with a shared surface access road, four visitor bicycle spaces and a seating area. Each of the houses will have a bin store to the front and a cycle store to the rear. The development provides for a pedestrian/cycle access to each of the proposed houses, along the existing gated laneway located to the rear of the site on Shrewsbury Park, which will be resurfaced with gravel and paving. The development includes all associated site development and excavation works above and below ground, drainage, and landscaping to facilitate the development on the overall site.</p>				
3653/21	<p>The development will consist of a residential development of eight houses to the rear of No's 120, 122 and 124 Merrion Road. The new development will be accessed from a new vehicular entrance to 122 Merrion Road, from Merrion Road, the existing vehicular entrance will be blocked up and no. 122 Merrion Road will be altered to accommodate a new shared vehicular entrance to 122 Merrion Road and the 8 no. new houses. The development works at no. 122 Merrion Road, includes two storey demolition to the side and single storey demolition to the rear, remodeling of the house, 2 storey bay window to the front, repositioning of front door, a two storey rear and part side extension, single storey side extension, new dormer to the rear and all associated elevational alterations. The development includes works to the front boundary wall to no.122 Merrion Road, together with reconfiguration of the site boundaries of no's 120, 122 and 124, which will result in a reduction in the existing rear gardens of no's 120, 122 and 124 Merrion Road. The eight no. three storey houses (4 bedrooms houses with roof terrace) are set out in two terraces with rear gardens. The existing entrances and parking to no's 120 and 124 remain unchanged and two parking spaces are provided for no. 122 Merrion Road. Ten parking spaces are provided for the eight houses, one space per house and two communal visitor spaces, together with a shared surface access road, four visitor bicycle spaces and a seating area. Each of the houses will have a bin store to the front and a cycle store to the rear. The development provides for a pedestrian/cycle access to each of the proposed houses, along the existing gated laneway located to the rear of the site on Shrewsbury Park, which will be resurfaced with gravel and paving. The development includes all associated site development and excavation works above and below ground, drainage, and landscaping to facilitate the development on the overall site.</p>	08/10/2021	02/12/2021	N/A	Granted
3775/21	<p>PERMISSION & RETENTION for development at this site (0.0296 hectares) within the existing 3-storey over basement property at 62 Pembroke Road, Ballsbridge, Dublin 4, D04X466, at basement and ground floor levels only (PROTECTED STRUCTURE).</p>	01/11/2021	04/01/2022	N/A	Granted

	<p>The premises to which the proposed development primarily relates comprise the original rear return to the house at no.62 Pembroke Road (RPS Ref. 6600). The permission seeks for the retention of the constructed steel works to the rear of 62 Pembroke Road and further the proposal of an extension at both basement (25m²) and ground floor (30m²) levels to the rear of the building. Permission is sought for the following works:</p> <ul style="list-style-type: none"> -The completion of an extension to the rear of the property over 2 levels (basement and ground floor). -Refurbishment of the rear of the existing building at basement level, introduction of new doors between the existing building and proposed winter garden. -Relocation of non-original window, and replacement of non-original doors. -Works to rear garden including refurbishment and relocation of the original railings. <p>Retention is sought for the following works:</p> <ul style="list-style-type: none"> -Retention for structural works at basement level, -Retention of new double doors to the rear return at ground floor level, -Retention of works commenced prior to planning approval including the steel framing of the proposed extension. 				
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3. References

Dublin City Council (2021) Planning Application Search [Online] Available from
<https://planning.agileapplications.ie/dublincity/search-applications/>

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