

The background is a vibrant yellow color. It is decorated with several abstract geometric shapes in shades of blue, teal, and white. These shapes include circles, teardrop-like forms, and rounded rectangles, some of which are partially cut off by the edges of the page. The overall aesthetic is modern and clean.

**Appendix A2.1 - Sub  
Appendix - Appendix 2**  
Planning History

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## **Appendix 2 Planning History**

# 1. Introduction

The following Section provides an overview of planning applications for the period 2012 to January 2023, within the red line boundary of the Templeogue / Rathfarnham to City Centre Core Bus Corridor Scheme (hereafter referred to as the Proposed Scheme). The information was gathered using the South Dublin County Council (SDCC), Dun Laoghaire Rathdown County Council (DLR) and Dublin City Council (DCC) online planning history search tools and whilst it does provide a good indication of the recent planning history within the red line 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planning search was filtered to exclude all planning applications which were refused (and not appealed), invalidated, withdrawn, or considered using professional judgement to be irrelevant.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. However, there are also residential, office and retail, leisure, mixed use and Part 8 applications.

## 1.1 Planning Applications of Note

There are 5 applications of note that are located adjacent to the Proposed Scheme.

- An application for a SHD at the rear of 41-49 Terenure Road East. (ABP planning reference 311984) decision pending;
- An application for a SHD at 75 Orwell Road, Rathgar. (ABP planning reference 303133) was granted in 2019;
- An application for a Build to Rent Scheme residential development comprising of 52 apartments. (DCC planning reference 2769/21) which was granted on appeal by An Bord Pleanala (ABP) in July 2022;
- An application by SDCC to construct the Dodder Greenway Route scheme. (SDCC planning reference SD178/0003); and
- An applications for an LRD at Kimmage Road West, Terenure (DCC planning reference number LRD6018/22-S3) decision pending.

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
SD18B/0494	Widen driveway entrance by removal of half of each current standing entrance pillar.	28/11/2018	31/01/2019	N/A	Granted
SD14B/0076	Conversion of portion of existing single storey garage to side to habitable use; single storey extension to front; single storey extensions to rear; first floor extension to side; modifications to roofs; elevational changes; widening of front entrance gateway; all ancillary works.	20/03/2014	12/05/2014	N/A	Granted
SD16B/0041	Construction of proposed single storey extension to rear (south west) of existing dwelling containing roof light, demolition of existing single storey extension to side (north) and construction of new two storey, with hipped roof, extension to the side (north) and construction of new two storey, with hipped roof, extension to the side (north) facing Crannagh Road of existing dwelling including 3 roof lights, internal alterations and ancillary works to existing dwelling.	15/02/2016	06/04/2016	N/A	Granted
SD14B/0204 (1)	Creation of a second vehicular site entrance to serve existing dwelling, off Templeogue Road slip road.	25/09/2014	21/10/2014	N/A	Granted
SD17A/0401	Demolition of existing lodge building (unoccupied) and associated garden shed, removal of trees (none removed from boundaries), and construction of new detached, single storey education centre (office and meeting accommodation) and associated site works, adjacent to the north-east boundary of Our Lady's School grounds. Proposed new education centre includes a pitched roof and northeast-facing enclosed courtyard, with new associated site planting. Proposed car parking for 10 cars (incl. 1 accessible) and 2 cycle spaces adjacent to proposed north-east elevations, with modifications to existing access road and pathway within the site to facilitate new parking area.	09/02/2018	08/03/2018	N/A	Granted
SD08A/0416 /EP	Construction of new two storey, flat roof, 3 bedroom, detached dwelling house of approximately 156sq.m.; ground floor level of new house to be at similar level to Rathfarnham Road and below ground level of adjacent properties; flat roof over ground floor, at similar level to adjacent gardens to be used as terrace; new pedestrian and vehicle access gate in boundary wall to Rathfarnham Road and 2 off street car parking spaces.	08/11/2013	07/01/2014	N/A	Granted
SD19B/0045	A first-floor front and side extension with hipped roof over for extended living accommodation; change in roof profile from half hipped roof to full hipped roof to side and front of house; conversion of garage to living accommodation; alterations to front door with canopy over; a single storey extension to the rear with flat roof over; a dormer window to the rear roof profile; a converted attic space to extend accommodation; a widened front main road access.	17/04/2019	14/05/2019	N/A	Granted
SD188/0005	Amendments to Grange Road Part 8 (between Beaufort Downs and Tara Hill Road) including: 1. Continuation of the cycle tracks through the full length of the scheme. Advisory cycle tracks to be provided in the narrowest section. 2. Removal of three small areas of parking, one to the south of Beaufort Downs, the other north of Convent Road N and the other opposite Convent Road S, in order to maximise the footpath width in these areas. 3. A pedestrian crossing is to be provided at Stonepark Abbey, as this is a significant	06/07/2018	N/A	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>crossing point. 4. Various increased traffic calming proposals, including extending traffic platforms and changes to the colour of the road surfacing. 5. Merge the two northbound bus stops, one adjacent to Tara Hill Rd the other near Convent Lane, which are only 117m apart, as the bus stop adjacent to Tara Hill Road causes significant congestions and is a safety hazard. Plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from 22nd June 2018 up to and including 9th August 2018 at: South Dublin County Council Offices, County Hall, Tallaght, Dublin 24. between the hours of 9:00am to 5.00pm Monday to Thursday and 9.00am - 4.30pm on Friday (Inspection only) between the hours of 9:00am – 4.00pm Monday to Thursday and 9.00am – 3.30pm on Friday (Inspection and Purchase). The documents are also available to view on the Council's Public Consultation Portal website <a href="http://consult.sdublincoco.ie">http://consult.sdublincoco.ie</a>. Submissions and observations on the amendments to Grange Road Part 8 can be made online and in writing to the addresses below between Friday 22nd June 2018 to Thursday 9th August 2018 inclusive (excluding Public Holidays) as follows: Online: at <a href="https://consult.sdublincoco.ie">https://consult.sdublincoco.ie</a> up to Midnight on the Thursday 9th August 2018, by Post in writing to the Senior Executive Officer, Roads Department, Land Use, Planning and Transportation, County Hall, Tallaght, Dublin 24 up to 4.00pm on the Thursday 9th August 2018. Only submissions received by Thursday 9th August 2018 and addressed as set out above, will be considered. Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and where relevant the body represented. All comments including the names and addresses of those making the comments, submitted to the Council regarding the Amendments to Grange Road Part 8 will form a report to be presented to South Dublin County Council, and will form part of a public document. <a href="https://consult.sdublincoco.ie/en/consultation/amendments-grange-rd-part-8">https://consult.sdublincoco.ie/en/consultation/amendments-grange-rd-part-8</a></p>				
SD13A/0164 (2)	Construct a 2-storey detached dwelling, create off-street site entrance onto Cypress Grove South and move (a distance of 5m approx.) existing entrance off Templeogue Road slip road.	05/12/2013	10/01/2014	Yes	Granted
SD14B/0252	Demolition of existing single storey kitchen and study extensions and construction of new single storey flat roofed extension to rear (south west) and side (north west) with box bay window to rear and 2 no. roof lights to comprise new open plan kitchen, dining, utility and shower room; new wall and gate to side lane with covered storage area; blocking in 2 no. first floor side windows; some minor internal modifications and all associated drainage site works and demolitions.	03/10/2014	24/11/2014	N/A	Granted
SD07A/0896 /EP	A two storey, office and retail development with basement car park, at Hollingsworth Cycles & Autosales. Development will consist of 13 car parking spaces, 30 bicycle parking spaces and water tank storage on the basement level, 4 retail units and bin storage at ground floor level, and 4 offices and 1 retail unit at first floor level. The frontages will comprise of large, glazed areas on the ground floor and will include a mix of inset balcony smoking areas and large windows on the first floor. The elevator housing will be approx. 1m higher than the development. The basement will be accessible by a ramp from Templeogue Road, situated in the same location as	14/06/2013	06/08/2013	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	the car sales entrance. All detailed shop and office signage will be submitted in separate further applications, as tenants are identified. The proposal also includes the construction of a public footpath along the side of the proposed development in Riverside Cottages Street and an opening in a wall providing access to the existing public footpath on the opposite side of the street. A pedestrian and traffic calming crossover will connect the existing and proposed footpaths across Riverside Cottages Street.				
SD10A/0006 /EP	(a) the demolition of all existing structures on site (5268sq.m.); (b) the construction of a building of 21546sq.m. (gross floor space) approx. containing a two storey over basement leisure centre (principally comprising a swimming pool, squash courts, gym and aerobic facilities, a children's playroom, cafe, 2 no. retail units, shop, restaurant/carvery areas, lounge areas, bar areas, a multi-function room, a conference room, administration facilities, associated storage and ancillary facilities); a five storey over basement, 149no. bedroom hotel (ancillary having regard to local zoning objective no. 12 in the South Dublin County Development Plan 2004-2010) principally incorporating an entrance lobby/reception area, bar areas, a restaurant, lounge area, main conference hall, meeting rooms, and a range of leisure facilities including exercise rooms, sports therapy rooms, a gym room, snooker rooms/lounge, a games room and multi-function sports rooms, administration facilities, associated storage and ancillary facilities over a basement of 10204sq.m. principally comprising 267no. underground car parking spaces and a service area which serves both the leisure centre and the hotel; (c) the relocation of the tennis courts (8 no.); (d) provision of a two storey driving range base unit (1710sq.m.); (e) provision of a pavilion (65sq.m.); (f) hard and soft landscaping and all other associated site development works above and below ground. The development provides 579 no. car parking spaces (267 no. underground car parking spaces, 246 no. surface car parking spaces and 66 no. surface overflow car parking spaces) and 6 no. surface bus parking spaces. A relocated entrance/exit will be provided on Wellington Lane (close to junction with Rossmore Road) all on a site of 5.025ha approx.	31/07/2014	18/09/2014	N/A	Granted
SD188/0001	Village improvement scheme to include the following: creation of two gateways, east and west, at each end of the village; east gateway is at The Morgue crossing over to the old AIB Bank; West Gateway is at The Tennis Club crossing over to the restaurants and Atlas Car repairs; New paving and planters to be installed at these locations. The existing cycle tracks between the gateways will be relined and resurfaced; The existing carriageway between the gateways will be resurfaced and relined; The existing public lighting will be upgraded to LED and the columns will be repainted; The signalled Pedestrian Crossing at East Gateway will be upgraded; No change to existing parking arrangements between the gateways. Inspection of Plans: Plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, up to and including Monday 17th May 2018 at: South Dublin County Council Offices, County Hall, Tallaght, Dublin 24. Inspection only: from 9:00am – 5.00pm Monday to Thursday and 9.00am - 4.30pm on Friday. Inspection and purchase: from 9:00am – 4.00pm Monday to Thursday and 9.00am – 3.30pm on Friday (excluding bank and public holidays). The documents are also	29/03/2018	N/A	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>available to view on South Dublin County Council's Public Consultation Portal website:  <a href="http://consult.sdublincoco.ie">http://consult.sdublincoco.ie</a> Submissions: Submissions and observations on the proposed development dealing with the proper planning and sustainable development of the area can made as follows; on South Dublin County Council's Public Consultation Portal website  <a href="http://consult.sdublincoco.ie">http://consult.sdublincoco.ie</a> up to midnight on 1st June 2018; in writing to the Senior Executive Officer, Roads Department, Land Use, Planning and Transportation, County Hall, Tallaght, Dublin 24, to be received on or before 4.00pm on 1st June 2018. Submissions should be clearly marked 'Templeogue Village Initiative.' Only submissions received as set out above will be considered. Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address and where relevant, the body represented. All comments submitted, including the names and addresses of those making the comments, will form a report to be presented to South Dublin County Council, and will form part of a public document.  <a href="https://consult.sdublincoco.ie/en/consultation/templeogue-village-initiative-part-8">https://consult.sdublincoco.ie/en/consultation/templeogue-village-initiative-part-8</a></p>				
SD07A/0748 /EP	Demolition of the existing single storey garage and utility structures to the northern side of 102 Cypress Grove Road, in order to construct a new 2-storey detached dwelling house with a new vehicular access to Cypress Grove Road. The works will also include the construction of a new single storey garage to the northern side of the proposed house.	06/02/2013	25/03/2013	N/A	Granted
SD15A/0036	Residential development which will consist of the demolition of existing Ashfield College building, associated ancillary buildings and 'Palmville House'; construction of 16 dwellings comprising 6 no. 4 bed and study, two and a half storey semi-detached/terraced houses; 5 no. 4 bed two and a half storey semi-detached/terraced houses; 2 no. 3 bed and study, two and a half storey terraced houses; 2 no. 3 bed two storey semi-detached houses and 1 no. 2 bed one and a half storey semi-detached house. The residential development will include all associated site development works, car parking and landscaping; access to the development is via the existing vehicular access at Templeogue Road, which is to be widened as part of the works all on 0.46-hectare site bounded to the south by Templeogue Road, to the north by Ashfield Close, to the east by 'Burnsley House' and to the west by 'Ashfield House'.	28/07/2015	19/08/2015	N/A	Granted
SD14A/0107	Demolition of existing detached dwelling known as 'Ladywell' and sheds; construction of 18 semi-detached, three storey family dwellings comprising 1 x House Type A (5 bedroom), 1 x House Type B (5 bedroom), 16 x House Type C (4 bedroom); new internal access road from Corrybeg, landscaping of site, new boundary walls and associated works; a portion of the site adjoining the River Dodder to be ceded to South Dublin County Council for a walkway.	21/11/2014	12/12/2014	Yes	Granted
SD18A/0053 (1)	Construction of 2 three-storey buildings (linked at first and second floor levels) (4,931sq.m gross floor area, including one basement level of 1,730sq.m gross floor area) accommodating: 32 apartments (2 one-bedroom; 28 two-bedroom; and 2 three-bedroom); ancillary space including circulation cores (lifts and stairs), plant areas throughout the building etc.; and an ESB sub-station and associated switch room (22sq.m). The development will also consist of the provision of:	17/10/2018	13/11/2018	Yes	Granted



Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	private, semi-private and communal open spaces in the form of balconies, terraces and a central landscaped courtyard; a new vehicular entrance from Loreto Terrace; a vehicular ramp providing access to basement level; car parking (40 spaces at basement level and 3 spaces on Loreto Terrace); bicycle parking (48 spaces at basement level); tenant storage; the repositioning of an ESB pole on Grange Road; a 1.5m footpath to the north-west of the site; diversion of existing drainage pipes; plant enclosures at roof level including lift over-runs; waste compounds/stores/recycling centres; SuDS measures including attenuation tank; all hard and soft landscaping; elevational treatments; lighting; signage; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). The development proposed is a variation on that permitted under Reg: SD07A/0540 (as extended under Reg. Ref. SD07A/0540/EP).				
SD12A/0096	Relocation of bus stop pole no. 2410, in compliance with An Garda Siochana Statutory Notice, opposite public lighting pole no. 21 and the installation of a 5.3m x 1.9m x 2.5m high stainless steel and glass bus shelter with 2 no. internally illuminated advertising panels each of 2sq.m. area. (Location No. 10939).	23/05/2012	13/07/2012	N/A	Granted
SD12B/0242	Construction of two storey extensions to side and rear of existing house.	25/09/2012	13/11/2012	N/A	Granted
SD16B/0097	Construction of a new first floor extension to the side and over the garage and modification of first floor window layout at rear.	31/03/2016	23/05/2016	N/A	Granted
SD07A/0540 /EP (2)	A mixed use development to include: 24 no. two bed apartments all with balconies; 234sq.m. medical centre and a 257sq.m. retail unit at ground level; an ESB sub-station and associated switchroom (21sq.m.) all arranged in 2 no. 3 storey blocks with arched link between, all over basement car park; landscaped courtyard; new vehicular entrance from Loreto Terrace; diversion of existing drainage pipes; boundary walls and fences and all associated site and landscaping works all on a site of 0.2595ha.	01/11/2012	14/12/2012	N/A	Granted
SD158/0003	Two new public plazas and a pedestrian crossing as follows: (1) New plaza and pedestrian crossing comprising alterations and improvements to paving, kerbing, car-parking, trees, public lighting, bollards, bus stop, dual-carriageway median strip and right-turn lane at Rathfarnham Road, between the dual carriageway and the existing forecourt, tearooms and former stables of Rathfarnham Castle, and between the junctions of Butterfield Avenue and Rathfarnham Road and Castleside Drive and Rathfarnham Road, in Rathfarnham, Dublin 14. Works to include: - New paving layouts and upgraded kerbing - New trees, public lights and bollards - Revised off-street car-parking spaces - Re-location of the existing bus stop on the west side of Rathfarnham Road opposite the public car park - Re-location of the exit from the existing car-park - Re-location and redesign of the road crossing for pedestrians - Alterations to the dual-carriageway median strip and right-turn lane The site is not within the Rathfarnham Architectural Conservation Area. The works are proposed on a site which is protected under the Planning and Development Acts being within the curtilage of Rathfarnham Castle, Map Ref No. 221 on the Record	23/01/2015	N/A	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>of Protected Structures. The site is also protected under the National Monuments Acts 1930 - 2004. No works are proposed by this project to Rathfarnham Castle itself, a National Monument and Protected Structure. (2) New plaza at the castellated entrance to the old Graveyard replacing existing planted area and comprising alterations and improvements to paving, kerbing, trees, benches, feature stone wall, public lighting, bollards and junction, at Rathfarnham Road, between the junctions of Village Green and Rathfarnham Road and Main Street and Rathfarnham Road, in Rathfarnham, Dublin 14. Works to include: - Removing planting for new trees, paving layout and upgraded kerbing - New benches and feature stone wall - New public lights and bollards - Reduced radius at junction between Main Street and Rathfarnham Road Part of the site is within the Rathfarnham Architectural Conservation Area. The site of the Old Graveyard and Medieval Church is a Recorded Monument under the National Monuments Acts 1930 – 2004, (Ref DU022 – 013001 and DU022 – 013002). No works are proposed by this project to the Old Graveyard and Medieval Church. Drawings of the proposed works will be on public display at: South Dublin County Council, County Hall, Tallaght, Dublin 24 (between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday) and on <a href="http://www.sdcc.ie/">http://www.sdcc.ie/</a> during the period from 23rd January 2015 to 6th March 2015. Submissions or observations with respect to this matter dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to: The County Architect, Architectural Services Department, South Dublin County Council, County Hall, Tallaght, Dublin 24. The latest date for the receipt of submissions or observations is 4.30pm on 20th March 2015. <a href="http://www.sdublincoco.ie/index.aspx?pageid=939&amp;pid=31799">http://www.sdublincoco.ie/index.aspx?pageid=939&amp;pid=31799</a></p>				
SD18A/0174	New three storey, 4-bedroom, brick finished, single dwelling with a pitched roof on the side; demolition of an existing masonry shed, allowing for two off-street car spaces, a side vehicular entrance, construction of a new boundary wall to separate the new build from the existing house and all associated site works.	24/07/2018	17/08/2018	N/A	Granted
SD21A/0036	Construction of 3-bedroom separate dwelling at corner site, with 2 'Velux' windows in rear roof; removal of existing garage/utility; move existing gate pillars 0.6m; provide new entrance to existing property at 129 Rathfarnham Road.	17/02/2021	13/04/2021	N/A	Granted
2580/15	The development will consist of the change of use of the premises from a dental surgery to a residential dwelling. The works will consist of internal refurbishment; new side window; window replacement; provision of solar panels; demolition of chimney stack at North East gable elevation; and restoration to entrance piers and boundary with new security gates.	13/04/2015	29/05/2015	N/A	Granted
2609/15	Planning permission for the removal of two no. prefabricated buildings and the construction of a two-storey building comprising changing rooms and storage with signage and associated works.	17/04/2015	04/06/2015	N/A	Granted
2878/15	Planning permission for development at a 0.34-hectare site located at No. 85 Templeogue Road, Dublin 6W. The proposed development comprises of the following: Demolition of the existing two storey dwelling at No. 85 Templeogue Road; The construction of a total of 30 no. residential units, comprising of the following:	28/05/2015	09/11/2015	Yes	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>2 no. semi-detached four-bedroom houses of part two, part three storeys. The houses include a winter garden at second floor level;</p> <p>Apartment Block A to comprise of a part three, part four storey development comprising of 22 no. apartment units, with a mix of 9 no. three bedroom apartments (including 1 no. duplex unit) and 13 no. two bedroom apartments. Block A includes a setback at second floor level from the north-east elevation and at third floor level from the south-east and north-east elevation. Winter gardens are proposed at all levels, a roof terrace is proposed at second floor level, and a balcony and roof garden is proposed at third floor level.</p> <p>Apartment Block B to comprise of a three-storey block of 6 no. two bedroom apartment units. A roof garden is proposed at roof level of Block B, winter gardens are proposed at first and second floor levels and terraces at ground floor level.</p> <p>A single level basement beneath proposed Block A to comprise of 41 no. car parking spaces, 65 no. bicycle parking spaces, bin store, plant room and store, and a social/games room. An additional 5 no. car parking spaces are provided at surface level.</p> <p>The proposed development includes all associated and ancillary works, communal open space, hard and soft landscaping, access road, and associated works. Access to the proposed development will be provided from Templeogue Road.</p> <p>The construction of</p>				
2896/15	<p>Permission sought for development consisting of:</p> <p>(1) Provision of 2 no. bay window extensions to front elevation at first floor level of total area 3.4sq.m.;</p> <p>(2) Two storey extension to side of house of total area of 33.2sq.m.;</p> <p>(3) Alterations to locations and sizes of window &amp; door opens at ground and first floor levels on side (south) and rear (east) elevations;</p> <p>(4) Demolition of existing sheds and outbuildings of total floor area 29.0sq.m.</p>	29/05/2015	20/10/2015	N/A	Granted
3015/15 (1)	<p>The site of 0.14 ha is bound principally by Lennox Street, Richmond Street South, Nos. 2, 4 &amp; 6 Lennox Street, Dublin 8 (Protected Structures), Nos. 52, 53, 54 Richmond Street South, Dublin 2 (Protected Structures) and Harrington Court, Dublin 8. The proposed development shall provide for a mixed-use development of c. 4,252 sq.m (total GFA) in a retail and office building (maximum height 4 storeys over basement level with setback plant areas at roof level). The retail element of the scheme shall comprise 1 no. unit (c. 876 sq.m NFA), which is accessed via Richmond Street South and Lennox Street and is generally located at ground floor level with retail storage also at basement level. The office accommodation (c. 1,998 sq.m NFA), accessed via Richmond Street South, is provided over 3 storeys in 3 no. units with associated reception area; entrance foyer; conference rooms; male and female changing facilities; and breakout areas. Basement and general vehicular access is provided via car lift at Lennox Street and additional pedestrian and service access is via Harrington Court (off Synge Place). The development shall also provide for a service lift for waste disposal; 14 no. car parking spaces; 28 no. bicycle parking spaces; ESB substation; switch room; plant rooms; machine room; waste storage areas; and all associated site works.</p>	16/06/2015	19/11/2015	Yes	Granted
3308/15 (1)	<p>The proposed development consists of demolition of the existing buildings, 190 being a 2 storey</p>	27/07/2015	26/11/2015	Yes	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	semidetached house and 189 a 2 storey semidetached building divided into 5 flats, and construction of a 3 storey over basement apartment building with 9 apartments, comprising 4 x 3 bed, 4 x 2 bed and 1 x 1 bed; with balconies or roof terraces at first and second floor level; and a caretaker's room, alterations to front boundary treatment including widening of existing vehicular entrance to 189, 15 basement car parking spaces, bin storage, cycle parking, service connections, landscaping and all associated site works.				
3389/15	<p>PROTECTED STRUCTURE: Site of c. 0.2585 hectares at 'Blackberry Fair'. The site is bounded by Nos. 34 Lower Rathmines Road (Protected Structures) to the north; No. 48 Lower Rathmines Road and Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Nos. 36 and 38 Lower Rathmines Road to the west; and Fortesque Lane and 3 no. dwellings (Bessborough Court) accessed via Bessborough Parade to the east.</p> <p>The development will consist of the demolition of No. 46 Lower Rathmines Road (c. 596.1 sq.m Gross Floor Area (GFA)) and a derelict mews building (c. 66.2 sq.m GFA) on Fortesque Lane, to the rear of No. 36 Lower Rathmines Road; and the refurbishment of existing Nos. 40, 42 and 44 Lower Rathmines Road (protected structures) and the construction of two new additional buildings creating a student residential complex, comprising the following:</p> <p>Building A (c. 2,547.6 sq.m GFA), located to the east of the site, is a new 4 storey building over basement level comprising of 74 student residential units with associated communal living accommodation over a single basement level comprising of associated common room, storage spaces, gym and laundry facilities.</p> <p>Building B (c. 478.5 sq.m GFA), located to the west of the site, includes the demolition of no. 46 and the construction of a new 3 storey building over ground floor level fronting onto Lower Rathmines Road comprising of 8 student residential units with associated communal living room, kitchen dining areas and laundry facilities with caretaker accommodation located at lower ground level.</p> <p>Building C (c. 1215.6 sq.m GFA), located to the west of the site, comprises of Nos. 40, 42 and 44 Lower Rathmines Road (Protected Structures) and will include the refurbishment and restoration of the existing Georgian terrace and the provision of 24 student residential units with associated communal living room kitchen dining areas and laundry facilities;</p> <ul style="list-style-type: none"> <li>- works to number 40 will include the removal of the existing bedsit accommodation at all levels and the reinstatement of the original room layout with all associated sanitary facilities located into a new rear return (50.4 sq.m over three levels) accessed off the stair landings.</li> <li>- works to number 42 and 44 will include the removal of the existing bedsit accommodation at all levels and the reinstatement of the original room layout with all associated sanitary facilities located into the existing rear returns accessed off the stair landings.</li> </ul> <p>A sunken landscaped well is provided at basement level of Block A with landscaped courtyard at lower ground floor level and terrace at third floor level. It is also proposed to reinstate the original boundary walls and gardens (including provision of double gates, and the repair and refurbishment of existing entrance steps, railings and balustrades) to the front of Nos. 40, 42 and 44 Lower Rathmines Road, and the provision</p>	07/08/2015	26/04/2016	Yes	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	of 1 no. car parking space per unit garden. The scheme provides for 4 no. car parking spaces, 42 no. bicycle parking spaces, residential refuse storage to the eastern boundary, and associated plant rooms at basement level including all associated landscaping, boundary treatment, site development and service works. Pedestrian access to the site is provided via the existing archway from Lower Rathmines Road and a secondary pedestrian access onto Fortesque Lane.				
2311/16	Permission is sought to demolish the existing two storey warehouse and office building at 71 Pleasants Place which is to the rear of 71 Camden Street Lower in order to construct on the same footprint, a three-storey apartment building to include a studio apartment with ancillary spaces at ground floor level and a one bed apartment at both first and second floor levels. It is proposed to locate communal open space on the Pleasants Place western side at second floor level. Pedestrian and vehicular access will be from Pleasants Place.	22/02/2016	25/08/2016	Yes	Granted
3160/16	Avam Limited intend to apply for planning permission for development at a 513 sq.m site located at 48-50 Cuffe Street to the Southside of Cuffe Street and to the east of Wexford Street, Dublin 2. The proposed development comprises of the following: The construction of a 2,440 sq.m gross office development of six storeys with setbacks at the fifth and sixth storeys to the south elevation and at the sixth storey at the north, south and west elevations; Provision of 2 no. ground floor entrances from Cuffe Street to an own door ground floor office and to lobby/stairway to offices on upper floors. The development also includes pedestrian access from Protestant Row; Provision of 50 no. bicycle parking spaces, showers, changing and locker facilities, plant areas, waste storage and other ancillary areas at ground floor level; The development includes all associated site development works, hard and soft landscaping, roof plant and all other ancillary works.	20/06/2016	10/11/2016	N/A	Granted
3963/16 (2)	The proposed development consists of the demolition of the existing buildings, 190 being a 2 storey semidetached house and 189 a 2 storey semidetached building divided into 5 flats, and construction of an apartment building with two interconnected blocks, a 3 storey block to the front and 4 storey block to the rear, over basement, with 14 apartments, comprising 2 x 3 bed, 10 x 2 bed and 2 x 1 bed; each with balconies or roof terraces; and alterations to the front boundary treatment including widening of existing vehicular entrance to 189, 15 basement car parking spaces, 2 ground level parking spaces, bin storage, Cycle parking, service connections, landscaping and all associated site works.	21/10/2016	13/12/2016	Yes	Granted
4002/16	Planning Permission for the part demolition of existing two storey structures at the rear of the property and demolition of existing curved ceiling over third floor office space, the relocation of an existing bus stop and the construction of a retail unit - takeaway at ground floor, a two-bed apartment at first, second and third floors respectively, a one bed apartment at fifth floor and the construction of a roof terrace.	26/10/2016	17/05/2017	N/A	Granted
2057/17	The development consists of the construction of a new single storey, pitched roof, 2-bedroom dwelling, along with a new gated vehicular and pedestrian entrance off Templeogue Road and all associated site services and landscaping.	16/01/2017	09/03/2017	Yes	Granted

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3153/17	The development will consist of the demolition of existing multi-residential unit single storey and part dormer dwelling, separate detached unit and outbuilding at 63 Terenure Road North and clearance of lands to rear of no. 65 Terenure Road North; and construction of 4 no. three storey dwellings, consisting of a pair of semidetached 3 bedroom three storey dwellings bounding and to be accessed from Terenure Road North; and a pair of semi-detached 3 bedroom three storey dwellings to the rear of no. 63 and 65 Terenure Road North and to be accessed from Eagle Hill Avenue. The development will be served by 6 no. car parking spaces. The houses fronting Terenure Road North will be served by 2 no. car parking spaces to the front. The houses to be accessed off Eagle Hill Avenue will be served by 3 no. car parking spaces plus an additional space to serve the houses along Terenure Road North. The development will include all associated landscape and site development works including new footpath along Eagle Hill Avenue.	14/06/2017	20/10/2017	Yes	Granted
3274/17	The proposed works will consist of removal of existing single storey structure to side and rear, and the construction of a two-storey pitched roof extension to side, part single part two storey flat roof extension to rear with rooflights, new dormer window and rooflights to attic space, alterations to front facade, widening of existing vehicular access piers to 3.5m with new entrance gates, new detached pitched roof shed to rear garden, and all associated site works. Area of existing dwelling 203.2m <sup>2</sup> ; area of proposed dwelling: 353.8m <sup>2</sup> .	29/06/2017	27/10/2017	N/A	Granted
3558/17	The development will consist of 1.) A new vehicular and pedestrian access to the rear boundary wall of the site off the existing way leave to the rear of 347 Harold's Cross Road, Harold's Cross, Dublin 6w. 2.) Removal of the existing shed / boiler house for the construction of a new single storey rear extension to consist of a kitchen dining room. 3.) Increased first floor return extension to consist of a bathroom. Both extensions to be finished with a flat roof. 4.) General internal remodel and upgrade to suit new floor layouts. All drainage, structural and associated site works to be implemented.	02/08/2017	26/09/2017	N/A	Granted
WEB1447/17	Replacement of the existing internally illuminated, double sided, scrolling 'Metropanel' advertising display with a double sided digital 'Metropanel' advertising display. The proposed structure has an overall height of 2.882 m, a depth of 0.255 m and a width of 1.438 m.	29/08/2017	23/10/2017	N/A	Granted
WEB1461/17	Replacement of the existing internally illuminated, double sided, scrolling 'Metropanel' advertising display with a double sided digital 'Metropanel' advertising display. The proposed structure has an overall height of 2.882 m, a depth of 0.255 m and a width of 1.438 m.	29/08/2017	23/10/2017	N/A	Granted
WEB1462/17	Replacement of the existing internally illuminated, double sided, scrolling 'Metropanel' advertising display with a double sided digital 'Metropanel' advertising display. The proposed structure has an overall height of 2.882 m, a depth of 0.255 m and a width of 1.438 m.	29/08/2017	23/10/2017	N/A	Granted
4038/17	PROTECTED STRUCTURE: Planning permission sought at the 1.29 hectares (3.44 acres) site for development consisting of amendments and additions to a previously permitted development Reg.Ref. 2710/14, 4296/15 and PL29S.244337 comprising: a) The replacement of the permitted 3-storey dwelling	10/10/2017	04/12/2017	N/A	Granted

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	no. 36 (type A1) with a new 3-storey, 3-bedroom house type B1; b) The provision of 1 no. additional end-of-terrace 3-storey 3-bedroom type B1 dwelling unit; c) Amendments to the rear boundary of permitted dwelling no. 35; including all rooflights and related infrastructural works, car parking and landscaping. The site is accessed by an existing gateway from Mount Tallant Avenue, including piers and railings on a plinth wall which is a Protected Structure. No works are proposed to the Protected Structure as part of this planning application.				
2074/18	Permission sought to widen existing vehicular gate entrance to front.	16/01/2018	12/03/2018	N/A	Granted
2188/18	The development will consist of the demolition of an existing single storey extension to the rear and side and construction of a new single storey extension to the rear and a part single storey part two storey extension to the side including a single storey shed to the side and conversion of existing garage to living accommodation. The development will include alterations to the main roof profile, removal of chimney to the rear, installation of 3 no. Velux roof lights to the rear main roof and a roof light to the side main roof, remodelling of window opes to the rear, relocation of pedestrian gate to the side and widening of the existing vehicular access to the front to 3.6 meters, installation of new automated gates to match existing, erection of a 2 meter high hardwood garden fence to side and rear, general refurbishment and associated site works.	31/01/2018	27/03/2018	N/A	Granted
2231/18	PROTECTED STRUCTURE: Planning permission is being sought for 1) Alterations to existing Parish Centre to include: new entrance & reception area, 2 no. new parish offices, 1 no. meeting room, 3 no. toilets & social area, 2) 6 no. skylights, 3) Demolition of existing stage tower to form new courtyard garden, 4) New enclosed link (Area: 1.8sqm) to main church via the existing north vestibule & 5) associated site development works, all adjoining the north of The Church of Mary Immaculate, Refuge of Sinners, (a protected structure Ref. No. 7184), 50 Rathmines Road Lower, Dublin 6.	05/02/2018	29/03/2018	N/A	Granted
2546/18	Permission is requested for development at this site of c.0.106 ha at 41-46 South Great George's Street and 51-53 Lower Stephen Street, Dublin 2. The site is bounded to the north by Wicklow Court, 38-40 South Great George's Street, to the south by Lower Stephen Street, to the east by Drury Street Car Park and to the west by South Great George's Street. The development will consist of the following:  - Retention of the brick facade to South Great George's Street and part of the Lower Stephen Street facade and demolition of the existing 3-4 storey over basement structure (c.3,716 sq.m) - Construction of a 5-storey over single basement structure to include retained facade. The building will comprise a 100 no. bedroom hotel, 1 no. restaurant and 3 no. retail units; - Provision of a hotel restaurant, kitchen, ancillary hotel areas/offices, associated staff areas, changing/shower rooms, toilets, stores, bin and bicycle stores and cold water storage at basement level; - Provision of 3 no. ground floor level retail units (totalling c.576 sq.m) with basement storage serving 2 of the retail units, 1 no. ground	21/03/2018	07/08/2018	N/A	Granted

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	<p>floor level restaurant unit with basement kitchen/stores (totalling c.332 sq.m), hotel lobby, bin stores, ESB substation (c.35 sq.m);</p> <ul style="list-style-type: none"> <li>- Hotel bedrooms and stores from 1st to 4th floor levels.</li> <li>- Provision of stair/ lift cores and circulation areas throughout, courtyard at 1st floor level and plant at roof level;</li> <li>- New elevation to a portion of Lower Stephen Street. New shopfronts at ground floor level to South Great George's Street and Lower Stephen Street including new 1st floor level window to South Great George's Street;</li> <li>- Proposed pedestrian accesses to hotel, retail/ restaurant units and services via Lower Stephen Street and South Great George's Street;</li> <li>- The total gross floor space of the building is c.5,232 sq.m;</li> <li>- All associated site development works, services provision, landscaping and boundary treatments work.</li> </ul>				
3207/18 (3)	<p>The proposed development consists of demolition of the existing buildings, 190 being a 2 storey semi-detached house &amp; 189 a 2 storey semi-detached building divided into 5 flats, and construction of a 4 storey over basement apartment building with 19 apartments, comprising 1 x 3 bed, 11 x 2 bed, 4 x 1 bed, and 3 x studio units each with balconies or roof terraces; and a 41m2 management suite; and alterations to the front boundary treatment including widening of existing vehicular entrance to 189, adjustment to the existing boundary line &amp; construction of a new wall at the southern boundary, 12 basement car parking spaces, 2 ground level parking spaces, 19 basement storage rooms, bin storage, cycle parking, service connections, landscaping and all associated site works.</p>	08/06/2018	01/11/2018	Yes	Granted
3366/18	<p>PROTECTED STRUCTURE: Planning permission is sought for widening of existing pedestrian entrance to the front garden to provide vehicle access and providing off street parking for one car space in the front garden, the removal of an existing sash window to the rear basement and replacement with double doors, and landscaping works to front and rear.</p>	26/06/2018	25/09/2018	N/A	Granted
WEB1354/18	<p>The development will consist of the replacement of the existing 3- bay, 5.3m long x 1.83m wide x 2.5m high stainless steel and glass bus shelter with walkthrough including 1 no. static 6 sheet illuminated advertising display and 1 no. scrolling illuminated advertising display with a 3- bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with walkthrough and 1 no. 86' double sided digital advertising display with all associated site works and services.</p>	12/07/2018	04/09/2018	N/A	Granted
3555/18	<p>Widening of the front gate to 3.6m with new gate pier, conversion of garage to study and store, new roof over garage and associated works.</p>	23/07/2018	12/09/2018	N/A	Granted
WEB1393/18	<p>The replacement of the existing 3-bay, 5.315m long x 1.83m wide x 2.485m high stainless steel and glass bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with 1 no. 86 inch double sided digital advertising display with all associated site works and services.</p>	01/08/2018	25/09/2018	N/A	Granted
WEB1395/18	<p>The replacement of the existing 3-bay, 5.3m long x 1.83m wide x 2.5m high stainless steel and glass bus shelter including 2 no. static 6 sheet illuminated</p>	01/08/2018	25/09/2018	N/A	Granted



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	advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with a walk-through and 1 no. 86 inch double sided digital advertising display with all associated site works and services.				
WEB1401/18	The replacement of the existing 3-bay 4.6m long x 1.42m wide x 2.295m high bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with 1 no. 86 inch digital advertising display and 1 no. static illuminated advertising display with all associated site works and services.	02/08/2018	26/09/2018	N/A	Granted
WEB1425/18	The replacement of the existing 3-bay, 5.315m long x 1.83m wide x 2.485m high stainless steel and glass bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter and 1 no. 86 inch double sided digital advertising display with all associated site works and services.	14/08/2018	08/10/2018	N/A	Granted
WEB1435/18	A) Demolition of single storey extension to rear, B) Reconstruction of existing rear boundary walls and widening of pedestrian access gate from private lane, and C) Construction of new single storey extension to rear, including internal alterations, 3no. rooflights to rear and all associated site works.	17/08/2018	03/10/2018	N/A	Granted
3901/18	PROTECTED STRUCTURE: The development will consist of: - The construction of 2 new vehicular entrances gates on Rathgar Road, one to the front of No. 49 Rathgar Road (a protected structure) and one to the front of the Church of the Three Patrons (within the curtilage of a protected structure) including all associated works of dishing to public footpath - The construction of a 14 square meter flat roof extension to the south of St. Patricks' Hall located to the rear (west) of the Church of the Three Patrons - The rendering of existing stone finishes to external walls of St. Patricks Hall only - The provision of 2 no. new rooflights to St. Patricks Hall - The provision of 6 no. new parking spaces and 1 no. accessible parking space to the west of the site for the associated use of St. Patricks Hall - The construction of a new accessible ramp & handrails to the south of the Church of the Three Patrons - and all associated drainage, services & site works.	07/09/2018	11/01/2019	N/A	Granted
4059/18 (1)	Permission for development at 18/19 Richmond Street South, Dublin 2, D02 EF20. The development will consist of demolition of 18-19 Richmond Street South and the construction of a new standalone development comprising: - 15 No. apartments consisting of 9 no. 1 bedroom and 6 no. 2 bedroom units over 5 no. floors to a height of 19.6m over ground floor. - Ground floor retail units of 188 sq.m and - All ancillary site works and landscaping. The proposed works are all within a site area of 443m <sup>2</sup> - 0.044 hectares	01/10/2018	19/03/2019	N/A	Granted
4628/18 (1)	PROTECTED STRUCTURE: Planning Permission for development at c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west including, 2, 3, 4, 5, 6, 7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24	14/12/2018	08/05/2019	N/A	Granted

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	<p>Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b and 7a Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development. The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353). The development consists of the following:</p> <p>(i) The provision of a part 7, part 8 and part 9 storey with set backs at various levels over two level basement office development (26,350 sq.m GFA offices; 6,904 sq. GFA basements) with retail/cafe/rest aunt units (381 sq.m GFA);</p> <p>(II) Change of use of 7 and 8 Charlemont Street to office use (975 sq.m GFA);</p> <p>(iii) Change of use of 5 and 6 Charlemont Street to cafe and ancillary use (134 sq.m and 163 sq.m GFA respectively);</p> <p>(iv) Conservation works to 5, 6, 7 and 8, Charlemont Street including removal of non original features, repairs, refurbishment and reinstatements as set out in detail in the conservation documentation submitted with the application;</p> <p>(v) The proposal includes accessible terraces to all elevations;</p> <p>(vi) Signage is proposed to Charlemont Street, Harcourt Road and Richmond Street South;</p> <p>(vii) The proposal includes the demolition of all existing structures and associated structures on site with the exception of the main buildings for 5,6,7 and 8, Charlemont Street (5,195 sq.m GFA demolitions overall);</p> <p>(viii) New pedestrian and plaza area to rear of 5,6,7 and 8, Charlemont Street with access north of 5 Charlemont Street and linking to new street south of the development, part of which is included in the Charlemont Square development;</p> <p>(ix) Retail/Cafe/Restaurant unit fronting Charlemont Street and new pedestrian area north of 5, Charlemont Street (84 sq.m GFA);</p> <p>(x) Vehicular access to the basement is provided from Richmond Street South;</p> <p>(xi) Public realm upgrades to Charlemont Street, Harcourt Road, South Richmond Street and laneway south of 7A, Richmond Street South, to include public art feature;</p> <p>(xii) The provision of 130 no. car parking spaces and 310 bicycle parking spaces at the proposed basement levels with associated facilities;</p> <p>(xiii) Removal of existing private parking spaces to Charlemont Street and provision of set down area;</p> <p>(xiv) All ancillary and associated site development, demolition works, site clearance, landscaping, substations, infrastructural works, hoarding during construction, provisions of plant at basement and roof levels including photovoltaic panels;</p> <p>(xv) The overall development consists of a total 34,526 sq.m GFA.</p>				
4634/18	<p>PROTECTED STRUCTURE; New vehicular entrance to front, demolition of existing non original 27sq.m two storey extension to rear, and construction of new 36 sq.m three storey extension to rear. Permission is also sought for repair and alterations to retaining wall and</p>	17/12/2018	30/05/2019	N/A	Granted

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	steps to front garden, new opening between garden level reception rooms, alterations to window opening to rear, replacement of PVC windows, replacement of non-original stairs to top bathroom, repair of main stairs and handrail, installation of new bathrooms and kitchen, & decoration throughout.				
4729/18	The development will consist of:- Demolition of all buildings on site including the 3 storey public house and single storey retail units; Construction of a 3-6 storey over basement mixed use building to accommodate a ground floor retail unit (c. 339m <sup>2</sup> ) fronting Harold's Cross Road and 74 no. apartments at ground to fifth floors with associated balconies, comprising 5 no. studios, 29 no. 1-bed, 31 no. 2-bed and 9 no. 3-bed units; Ramped vehicular access from Harold's Cross Road; Basement level accommodating 35 no. car parking space, bicycle parking, refuse stores and plant rooms; Landscaping, boundary treatments, retail signage, bicycle parking and all associated site works and services.	21/12/2018	17/07/2019	N/A	Granted
2033/19	The development will consist of alteration to existing boundary wall, including relocation of pillars and gates, to improve visibility and sightlines at existing vehicular entrance at Templeogue Road.	09/01/2019	05/03/2019	N/A	Granted
2154/19	PROTECTED STRUCTURE: Planning permission for development on a site of c. 0.07 ha, located at Nos. 199, 201 & 201a Harold's Cross Road, Dublin 6W. Nos. 201 & 201a Harold's Cross Road are a Protected Structure (RPS Ref. 3584). The development will consist of the refurbishment and extension of Nos. 199, 201 & 201a Harold's Cross Road (previously in multi-unit occupancy of 8 no. residential units) for the purposes of providing 7 no. apartments (4 no. 1-bedroom units and 3 no. 2-bedroom units) with private terraces/balconies at each floor level and will include: a change of use to residential (1 no. 1-bedroom apartment) of the existing, vacant retail unit (c. 84m <sup>2</sup> ) at the ground floor level of No. 199 Harold's Cross Road; the demolition of a single-storey external store (c. 9m <sup>2</sup> ) at the rear ground floor level of Nos. 201 & 201a Harold's Cross Road; 2 no. 2-storey extensions (combined gross floor area of c.81m <sup>2</sup> ) to the rear of Nos. 201 & 201a Harold's Cross Road; including the enlargement of 3 no. existing window openings in the rear elevation to form new internal door connections between the existing building and proposed extensions. The development will also include: alterations to the internal floor plan layout of the Protected Structure at ground, first and second floor levels; the reconfiguration of the main internal staircase, including the retention of historic fabric and the removal of the non-historic secondary internal staircase; fire resistance upgrading works to the main stair enclosure, including the historic partition in the entrance hall at ground floor level; the removal of non-historic fabric and services and the retention and conservation of historic fabric and finishes; the repair/reinstatement of existing windows to historic detail; the reinstatement of the front door at ground floor level of the western elevation; the repointing, repair and restoration of existing brickwork to the building facades; the upgrading of building services and piped infrastructure and ducting; upgraded landscaping treatments to the garden area fronting onto Harold's Cross Road to facilitate communal open space of c. 68m <sup>2</sup> ; repair works to the northern boundary wall, including the provision of 1 no. new pedestrian entrance gate; the reinstatement/restoration/enlargement of existing	30/01/2019	26/03/2019	Yes	Granted

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	windows in the northern and eastern facades of the building at ground, first and second floor levels; the restoration/reinstatement of the existing roof and rainwater goods and the repair and repointing of the historic chimney stack; reinstatement/restoration of the existing render to the building facades; new door and window arrangements at the ground floor level (southern elevation) of No. 199 Harold's Cross Road; repair works to the retained shopfront at ground floor level of the western elevation fronting onto Harold's Cross Road, including the removal of the existing roller shutter, the obscuring of the existing glazing panels and the reinstatement of painted signage at fascia level; and the repair of the boundary railings and gate to the front (west) of the site fronting onto Harold's Cross Road. The development will also include the demolition of the derelict fire-damaged industrial unit (c. 187m <sup>2</sup> ) to the rear (east) of the site adjacent to Leinster Place and the provision of 2 no. linked, 3-storey residential blocks (c. 321m <sup>2</sup> ) which will accommodate 5 no. apartment units (3 no. 1-bedroom units and 2 no. 2-bedroom units) with private terraces/balconies at each floor level, arranged around a communal courtyard open space of c. 71m <sup>2</sup> . The development will include all piped infrastructure and ducting; an underground attenuation storage tank; site landscaping; waste storage area; 12 no. bicycle parking spaces; 6 no. solar panels; green roofs; changes in level; and all associated site development works above and below ground. Pedestrian access to the site will be via the existing entrance from Harold's Cross Road at the western site boundary; 1 no. new pedestrian entrance at the northern site boundary via the existing pedestrian laneway adjoining the site and 1 no. new pedestrian entrance in the eastern site boundary fronting onto Leinster Place.				
2207/19	PROTECTED STRUCTURE: The development will consist of works to provide new off-street car parking and associated landscaping in the front garden of the house which is a Protected Structure (RPS Ref. 7129). The works will involve the removal of part of the existing railings and wall, to form a new entrance gate.	06/02/2019	29/03/2019	N/A	Granted
WEB1096/19	Demolition of a two storey, five bedroom detached derelict dwelling and the construction of a replacement part single, part two-storey, part three storey, six-bedroom flat/green roofed detached dwelling with integrated garage accessible via Palmerston Villas to the rear, internal lift, 5 no. rooflights (1 no. rooflight to include louvers) and 6 no. solar panels (6sq.m) private amenity space to include 1 no. north-facing balcony and 2 no. south-facing balconies at first floor level, 1 no. north-facing balcony and 2 no. south-facing balconies at second floor level and a centralised lawn/terraced garden at ground level, widening of vehicular entrance, provision of new sliding hardwood front boundary gate, revision of driveway area, tree-planting, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.	22/02/2019	18/04/2019	N/A	Granted
2473/19	Planning permission for the replacement of a 6.4m x 6.4m conventional advertising poster (including 150mm wide frame all round) and with overhead lights, with a 6.5m x 6.5m digital advertising display unit (with 200mm wide frame all round) without overhead lights, both having an overall height of 10.95m off the ground, on the side (north) elevation of No. 2 Wexford Street, Dublin 2, on the corner with Cuffe Street, Dublin 2.	11/03/2019	14/08/2019	N/A	Granted
2550/19	The development will consist of: (i) the demolition of all buildings on site (excluding	20/03/2019	14/05/2019	N/A	Granted

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	original front (southern) facade of Nos. 201-203 Rathmines Road Lower and including sheds and outbuildings located on the western site boundary to rear of the site); (ii) the repair and refurbishment of the original front (southern) facade to Rathmines Road Lower; (iii) the erection of a building (three storey facing Rathmines Road Lower and four storey to the rear) comprising: (a) commercial cafe/ restaurant at lower ground/ground floor level, and (b) 3 no. residential apartments at first/second floor level including 1 no. studio apartment, 1 no. two-bedroom apartment and 1 no. three-bedroom apartment (each to be served by either a private courtyard or private balcony; (iv) the provision of new signage to serve the restaurant unit; and, (v) all ancillary works, including landscaping and SuDS drainage, necessary to facilitate the development.				
3026/19	The development involves the demolition of the remaining buildings on site, the construction of a mixed-use development of retail (177sq.m), offices (199sq.m) and 91 dwelling units (4 studios, 29 one bed units and 58 two bed units) over an underground car parking area for 93 cars, plant areas and bin storage facilities. The form of development provides for three blocks of development above the underground car park. The front block next to the street (5 storeys in height) will contain retail use and an ESB substation at ground level, offices at first floor level and 29 dwelling units in the remainder of the block. The central block (5 storeys in height) will have 32 dwellings units. The space between the blocks will contain landscaped communal open space and bike stores for the residents.	17/05/2019	23/09/2019	Yes	Granted
3379/19 (4)	The proposed development consists of demolition of the existing buildings, 190 being a 2 storey semi-detached house & 189 a 2storey semi-detached building divided into 5 flats, and construction of a 4 storey over basement apartment building with 22 apartments, comprising 14 x 2 bed, 3 x 1 bed, and 5 x studio units, each with balconies or roof terraces; and alterations to the front boundary treatment including widening of existing vehicular entrance to 189, adjustment to the existing boundary line & construction of a new wall at the southern boundary, 16 basement car parking spaces, 22 basement storage rooms, bin storage, cycle parking, service connections, landscaping and all associated site works.	28/06/2019	22/08/2019	N/A	Granted
WEB1394/19	The development will consist of the replacement of a double-sided Metropanel with single-sided digital Metropanel advertising display with a vinyl back (containing public advertising) including all associated site works and services. The proposed structure has an overall height of 2.882m, a depth of 0.255m and a width of 1.438m.	09/07/2019	29/08/2019	N/A	Granted
3972/19 (2)	Permission is sought to rearrange the layout of the parking area associated with the recently constructed 6 storey office and restaurant development at the Lennox Building, 47-51 South Richmond Street, Dublin 2, which was built under planning permission Reg. Ref. 3015/15 and amended by Reg. Ref.4638/17. Permission has been granted for the parking of 9 cars in the rear yard associated with the development (Reg. Ref.2958/19). Permission is sought to rearrange the parking, so that 10 cars can be parked in this space.	11/09/2019	05/11/2019	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	The area would continue to accommodate bicycle parking, disabled parking space and access to the building as originally approved.				
4399/19	The development will consist of the replacement of the existing telephone kiosks with a new Telephone Kiosk with integral communication unit and a 1.53sq.metre digital advertising display. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.	07/11/2019	09/01/2020	N/A	Granted
4398/19	The development will consist of the replacement of the existing telephone kiosks with a new Telephone Kiosk with integral communication unit and a 1.53sq.metre digital advertising display. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.	07/11/2019	09/01/2020	N/A	Granted
4583/19	PROTECTED STRUCTURE: Permission for the demolition of non-original single storey garage/workshop/storage buildings (26 sq.m) and erection of a (55 sq.m) two-storey one-bedroomed dwelling unit and associated works, at site at Fortescue Lane, to rear of No. 6 Rathmines Road Lower (a protected structure).	29/11/2019	30/01/2020	N/A	Granted
2142/20	The development consists of the following: (i) Demolition of existing structures on site. (ii) Construction of an 8-storey office development over a lower ground floor/basement level. A part mezzanine if provided between the upper ground floor and first floor. (iii) The proposal steps down in height at various levels with accessible terraces, to part 4 storey to Protestant Row. (iv) A total 48 bicycle parking spaces are proposed at upper ground/street access level with access off Protestant Row. (v) The proposal includes plant room at roof level. (vi) A shared office/town hall/cafe space is proposed at upper ground level. (vii) Public realm upgrades to Montague Court. (viii) The overall proposal comprises c. 4,717sq.m Gross Floor Area. (ix) All associated site development and services works, landscape works, plant, substation and associated development.	28/01/2020	22/06/2020	N/A	Granted
2797/20	Permission for a residential development at this site, area of approximately 0.0694 hectares, 31 Orwell Road & Washerwoman's Lane, Rathgar, Dublin 6. The proposal consists of the demolition of a 4-bedroom, 2 storey derelict house (total floor area of 192 m <sup>2</sup> ) and the construction of 4 residential units consisting of: 2 no. 3 bedroom two storey semi-detached houses facing Orwell Road and 2 no. 3-bedroom two storey semi-detached houses accessed from Washerwoman's Lane. The proposal includes the permanent closing of vehicular access on Orwell Road and retaining vehicular access on Washerwoman's Lane to include 4 car parking spaces, 8 bicycle spaces and all associated landscaping and infrastructural works.	02/06/2020	20/10/2020	N/A	Granted
3112/20	PROTECTED STRUCTURE: Widening of the existing vehicular entrance and provision of automated gates to the front along the Terenure Road East boundary, a bike stands to the front garden and associated works.	29/07/2020	16/09/2020	N/A	Granted
3279/20	Planning Permission is sought for the partial demolition of an existing single storey extension to rear and construction of a new two storey extension to rear and side, extension to existing garage to side, attic conversion and new attic dormer to front and rear, alterations to front elevation and vehicle entrance, all including any associated site works to an existing two	28/08/2020	22/10/2020	Yes	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	storey detached dwelling at 7 Rathdown Crescent, Terenure, Co. Dublin, D6W K778.				
WEB1610/20	A dropped kerb for Vehicular access and parking. Part removal of front wall. Installation of new electric sliding gates.	08/09/2020	17/02/2021	N/A	Granted
3381/20 (5)	<p>The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road. The proposed development will comprise of 29 no. apartments with a unit mix of 4 no. studio units, 13 no. one bedroom units and 12 no. two bedroom units with a gross floor area of 2,367.19 sqm on a site of 0.1253 ha.</p> <p>The proposal includes: - The demolition of two no. storey residential buildings on site - No. 189 is divided into five apartments;</p> <ul style="list-style-type: none"> <li>- The construction of 29 no. apartments comprising of 4 no. studio units, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey setback from Rathgar Road;</li> <li>- All units will be provided with private open space in the form of balconies/ terraces;</li> <li>- A roof garden shall be provided at fourth floor level;</li> <li>- 5 no. surface car parking spaces will be provided at surface level;</li> <li>- 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces;</li> <li>- Bin storage, lockers, switch room and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened;</li> <li>- The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be widened; the existing vehicular entrance at 189 Rathgar Road to be widened with a new front boundary treatment. A new boundary wall will be provided along the rear of the site.</li> </ul> <p>The proposed development includes landscaping and all ancillary site works.</p>	14/09/2020	07/05/2021	Yes	Granted
3947/20	The development will consist of the construction of a new vehicular access onto Lakelands Park and replacement of existing vehicular access onto Templeogue Road with a pedestrian gate.	16/12/2020	15/02/2021	N/A	Granted
3250/21 (1)	<p><b>PROTECTED STRUCTURE:</b> The proposed development will consist of: - the refurbishment/reconfiguration, partial sundry demolition and expansion of the Central Hotel (a protected structure RPS. Ref. No. 2719) to result in an overall amalgamated hotel of 6,676.5 sq.m. with a total of 129 no. bedrooms within 5 storeys over basement with a 6 storey element with plant level (above No.12 Dame Court) and will include the following:</p> <p>1) Demolition of existing 2 storey building No.12 Dame Court (c.304 sq.m) and its replacement with a 6 storey building with an overall height c.21.245m (30.795mOD) including a basement area amalgamated with the hotel with lift and stairs, access for deliveries and refuse storage, and electricity sub-station at ground floor level and hotel bedrooms from mezzanine through fourth floor levels with plant level at fifth floor level; 5 no. windows to new bedrooms to the rear elevation of No.12 Dame Court over mezzanine to fourth floor levels. The external elevational treatment to street is a profiled glazed façade with perforated/profiled metal panels to match</p>	30/07/2021	22/09/2021	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>the adjacent rooftop extension.</p> <p>2) Refurbishment and reconfiguration of existing Central Hotel and associated premises as follows: -</p> <p>A) Basement level - Removal of internal partitions/walls to facilitate reconfiguration/refurbishment of basement areas of Central Hotel and Nos 11, 14, 15 &amp; 16 South Great George's Street to provide ancillary hotel areas including the internal alterations to the existing nightclub and the creation of entrance lobby, toilets, office, cloakroom, storage/plant/attenuation and staff areas. Change of use of basement areas of Nos 14, 15 and 16 South Great George's Street from ancillary retail storage to form part of an amalgamated hotel use as plant, office/administration space, storage, public and staff toilet areas and part kitchen. Office / Admin space moved to a different location than previously permitted and swapped with staff canteen as well as the main kitchen moved.</p> <p>B) Ground floor level - Amalgamation of Nos 14, 15 &amp; 16 South Great George's Street into the Central Hotel and associated change of use from retail to café / delicatessen and bar / restaurant. Reconfiguration/refurbishment of internal areas of Hotel to provide reception, lounge and associated backroom areas. The change of use of the following; ground floor of no. 11 South Great George's Street from public bar to retail use (as Christian Science Reading Room moved from its current location at No.15 South Great George's Street); ground floor of No.14 South Great George's Street from retail use to bar/restaurant use; ground floor of No.15 South Great George's Street from retail use to bar/restaurant use; ground floor of No.16 South Great George's Street from retail use to café/delicatessen use; ground floor area at entrance to existing Exchequer Bar to change to become part of hotel reception/lounge; ground floor area as part of the existing Globe Bar/Ri-Rá nightclub from public bar use to retail use as part of the amalgamated hotel; new retail unit on Dame Court (adjacent to No.12 Dame Court); and new entrance door with canopy over to Bar/Restaurant on Dame Court.</p> <p>C) First floor level - Refurbishment and provision of bedrooms (to include removal and insertion of partitions/WC facilities, insertion of risers); refurbishment of existing 'Library Bar' (and associated alterations); change of use of part of Library Bar as 2 no. bedrooms; removal of infill block connected by spiral staircase to existing retail unit at No.15 South Great George's Street; removal of existing keg room and addition of a garden terrace; removal of ancillary space in courtyard to provide a landscaped platform area (including void to existing basement passageway) with maintenance access only;</p> <p>D) Second and Third floor levels - Refurbishment and provision of bedrooms (to include removal and insertion of partitions, insertion of risers and removal of exit passageway (external) between existing east and west parts of hotel), introduction of an inaccessible landscaped terrace at second floor level;</p> <p>E) Fourth floor level - Removal of existing fourth floor level Mansard roof structure of the Central Hotel fronting onto Dame Court and Exchequer Street and</p>				



Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>its replacement with a new fourth floor level in its place to comprise a screen of narrow vertical metal fins, in front of a wall of glazing and metal panels with a standing seam metal roof in the same colour and material and 2 no. dormers facing onto Exchequer Street; removal of eastern side of pitched slate roof along South Great George's Street and provision of bedrooms/storage (with flat roof above), the removal of a chimney on Dame Court close to Exchequer Street and the heightening of the remaining chimneys to the ridge height of the new roof to Dame Court; reinstatement of the 2 no. pediments on the South Great George's Street elevation in terracotta and brickwork; provision of external balcony/terrace areas.</p> <p>F) Removal of existing lift shafts and stair cores (including chimney) from basement/ground to 4th floor levels and provision of new stairwells/lift shafts/servicing ducts/risers/dumb waiters as well as revisions to circulation/access (including provision of new opes) and removal of internal walls/partitions/replacement of doors as necessary; new glazed opening in existing staircase at first floor level; glazed finish to internal facade of new northern 'wing' (which includes bedrooms and access at first to fourth floor levels).</p> <p>G) External works to include; new canopies/signage, refurbished and replacement shopfronts (and lighting) on Exchequer Street &amp; South Great George's Street facades (including replacement of existing non-original entrance canopy), replacement of windows at ground floor level; repointing and replacement of existing windows with new timber sliding sash windows; the new façade to the courtyard comprises a glazed screen with vertical metal fins incorporating some metal panels and solar shading devices in the same metal finish; installation of secondary glazing units to bedrooms; entrance treatment and signage throughout above shopfronts to South Great George's Street and Exchequer Street including the new centralised entrance and the replacement screen doors to Dame Court; and all associated site development works.</p>				
3278/21	<p>PROTECTED STRUCTURE: The site of 0.0768 ha is bound by Dame Street to the north, Dame Lane to the south and South Great Georges Street to the west. The subject site includes protected structures, RPS Ref. 2103 (24 Dame Street), RPS Ref: 2104 (25 Dame Street) and RPS Ref. 2105 (26-27-28 Dame Street), Dublin 2. Permission is sought for an amendment permission to planning permission Reg. Ref. 2505/19 ABP 305840-19.</p> <p>The proposed development comprises of the reconfiguration of the permitted development to increase bedroom numbers from 99 no. to 101 no., to provide for internal changes and demolition of the rear on No. 27 Dame Street and provision of new shopfronts on Dame Lane and alterations to the permitted shopfronts on Dame Street. It consists of the following:</p> <ul style="list-style-type: none"> <li>• Further demolition at basement to provide for new floor and removal of internal partitions at basement;</li> <li>• Removal of external walls, internal walls, partitions, stairs and part of floor at ground floor,</li> <li>• Removal of roof at first floor;</li> <li>• Removal of part of southern and western external walls and floors at first, second, third and fourth floors;</li> </ul>	05/08/2021	21/01/2022	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<ul style="list-style-type: none"> <li>• Retention of internal partitions at fifth floor;</li> <li>• Relocation of the permitted water tank from basement to a screened area at roof level and additional plant at roof level;</li> <li>• Provision of boiler room at basement, reconfiguration of basement to provide for toilets and back of house facilities;</li> <li>• Provision of a central bar, live music area, relocation of kitchen areas, new lift, closure of two entrances on Dame Street at ground level at No. 28 and No. 25 Dame Street and new entrance to No. 24 Dame Street and changes to shopfront facades and signage fascia on Dame Street;</li> <li>• At first floor, second, third and fourth floors, new section of external southern wall, reconfiguration of bedrooms, an additional bedroom at third and fourth floors and staff facilities at first floor;</li> <li>• At fifth floor, reconfiguration of bedrooms;</li> <li>• At roof level, provision of water tank and screening, reduction in height of lift shafts;</li> <li>• Minor alterations to fenestration;</li> <li>• Addition of brick to glazed atrium on South Great George's Street, additional render at ground floor on the eastern elevation and revisions to the elevation on Dame Lane;</li> <li>• Revised internal layout and reconfiguration of all buildings including the existing bar / restaurant / café units at ground and first floor level.</li> </ul> <p>The overall development will not increase the permitted floor area.</p>				
3546/21 (2)	<p>For development at this site at 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20. The development (site area of 0.056 hectares) comprises lands currently occupied by the existing buildings of 18 &amp; 19 Richmond St. South which are approved for demolition under Grant of permission DCC Reg. Ref. 4059/18. The proposed development will consist of the demolition of an additional 2 no. existing structures and construction of a new mixed-use development, 'The Gatehouse'.</p> <p>The proposal will provide for a building ranging in height from 6-storeys (max. parapet height 21.025 m) over ground-level fronting onto Richmond St. South and 7-storeys (max. parapet height 23.8m) over ground-level to the rear with a cumulative Gross Floor Area of 2,341m<sup>2</sup>.</p> <p>The development will consist of:</p> <p>Demolition of 2 no. existing structures (total GFA 195m<sup>2</sup>) comprising;</p> <ul style="list-style-type: none"> <li>• a derelict structure adjoining 18/19 Richmond St. South to the north, and</li> <li>• a derelict structure positioned to the rear of 18/19 Richmond St. South along the southern site boundary.</li> </ul> <p>Construction of a new building comprising;</p> <ul style="list-style-type: none"> <li>• 2 no. retail units with a cumulative GFA of 244 sq.m consisting of Unit A (GFA 157sq.m) and Unit B (GFA 87 sq.m) at ground-floor level;</li> <li>• 22 no. apartment units at first-floor to seventh-floor level consisting of 11 no. 1- bedroom units and 11 no. 2-bedroom units;</li> <li>• a bin/plant room at ground-floor level with a GFA of 78.6 sq.m.; and</li> <li>• communal open space totalling 132m<sup>2</sup> at sixth-floor (roof) level.</li> </ul>	23/09/2021	27/01/2022	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>All ancillary site works including site development including site clearance, drainage, and landscaping.</p> <p>The proposed development will be served by a total of 11 no. car-parking spaces and 44 no. bicycle parking spaces located in the basement of the adjacent block known as 'Block 5' which forms part of the wider development.</p> <p>The development (site area of 0.056 hectares) comprises lands currently occupied by the existing buildings of 18 &amp; 19 Richmond St. South which are ap</p>				
3412/22 (2)	<p>PROTECTED STRUCTURE: Slievécourt DAC, intend to apply for planning permission for development at a c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, including 2,3,4,5,6,7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b (now demolished) and 7a (now demolished) Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development.</p> <p>The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353).</p> <p>The development consists of the following:</p> <p>(i) The provision of a new building of up to 10 storeys, with set backs at various levels over two levels of basement (29,764 sq. m GFA offices; 6,700sq. GFA basements and 121 sq. m GFA retail/café/restaurant unit);</p> <p>(ii) Change of use of 7 and 8 Charlemont Street to office use (975 sq.m GFA);</p> <p>(iii) Change of use of 5 and 6 Charlemont Street to café and ancillary use (134 sq.m and 163 sq.m GFA respectively);</p> <p>(iv) Conservation works to 5,6,7 and 8 Charlemont Street including removal of non-original features, repairs, refurbishment and reinstatements as set out in detail in the conservation documentation submitted with the application;</p> <p>(v) The proposal includes accessible terraces to all elevations;</p> <p>(vi) Signage is proposed to Charlemont Street, Harcourt Road and Richmond Street South;</p> <p>(vii) The proposal includes the demolition of all existing structures and associated structures on site with the exception of the main buildings for 5,6,7 and 8 Charlemont Street (4,961 sq.m GFA demolitions overall);</p> <p>(viii) New pedestrian and plaza area to rear of 5,6,7 and 8 Charlemont Street with access north of 5 Charlemont Street and linking to new street south of the development, part of which is included in the Charlemont Square development;</p> <p>(ix) Retail/Café/Restaurant unit fronting Charlemont Street and new pedestrian area north of 5 Charlemont</p>	02/03/2022	07/07/2022	N/A	Granted

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	Street (121 sq.m GFA); (x) Vehicular access to the basement is provided from Richmond Street South; (xi) Public realm upgrades to Charlemont Street, Harcourt Road, South Richmond Street and laneway south of 7A Richmond Street South, to include public art feature; (xii) The provision of 110 no. car parking spaces and 384 bicycle parking spaces internally and 22 visitor bicycle parking spaces; (xiii) Removal of existing private parking spaces to Charlemont Street and provision of set down area; (xiv) All ancillary and associated site development, demolition works, site clearance, landscaping, substations, infrastructural works, hoarding during construction, provision of plant at basement and roof levels including photovoltaic panels; (xv) The overall new build development consists of a total 36,585 sq. m GFA and the area of retained buildings consists a total 1,272sq.m.				
SD22A/0385	Single storey pitched roof extension to side to include new entrance lobby, accessible platform lift, internal escape stairs, landing, accessible w.c. & store (total area 26.66 sq.m), together with all associated site works.	07/10/2022	30/11/2022	N/A	Granted
4930/22	The development will consist of demolition of existing rear single storey synagogue (89.8m <sup>2</sup> ) and external WC accommodation (13.6m <sup>2</sup> ) and construction of a new single storey synagogue (149.8m <sup>2</sup> ) with a sedum roof, 4 roof lights and a glass canopy, internal alterations within the existing 2 storey office building to the front, provision of a new single storey porch (4.6m <sup>2</sup> ), relocated pedestrian entrance from Rathmore Villas and all associated site works.	27/09/2022	21/11/2022		Appealed Decision Pending
4882/22	The development will consist of  (a) the change of use from coffee shop use to restaurant use,  (b) the removal of existing fascia signage while maintaining the existing signage zone,  (c) all associated site works.	19/09/2022	13/12/2022	N/A	Granted
SD22A/0126 (3)	Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one bed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.	16/09/2022	13/10/2022	Yes	Pending
4805/22	Proposed development comprising change of use from office to GP medical practice (226 sqm), as well as all associated refurbishment works.	08/09/2022	02/11/2022	N/A	Granted
4763/22 (2)	PROTECTED STRUCTURE: The proposed development will consist of amendments to the previously permitted development granted	31/08/2022	25/10/2022	N/A	Granted

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	<p>under Dublin City Council Reg. Ref. 3250/21. The proposed amendments include the reconfiguration of the permitted development as follows: (i) Basement Level: The change of use of the basement level of No. 11 South Great George's Street (c. 71.5 sqm) from hotel to public bar, and the reconfiguration of internal circulation areas to accommodate the use; the reconfiguration of internal circulation areas and extension of the basement of No. 12 Dame Court (c. 28.5 sqm) to accommodate an accessible WC &amp; shower and attenuation tank,</p> <p>modifications to the service pipework under basement slab. (ii) Ground Floor Level: The change of use of ground floor of No. 11 South Great George's Street (c. 124 sqm) from retail use to public bar, and the reconfiguration of internal circulation areas to accommodate the change of use of part of Nos 1-5 Exchequer Street (c. 43 sqm) from retail use to restaurant/kitchen and removal of platform lift; use of part hotel reception area as informal retail as part of the permitted hotel reception area at Nos 1-5 Exchequer Street. (iii) First Floor Level: introduction of a section of raised existing flooring in order to accommodate acoustic separation above Nos 10, 11, 12, 13, 14 and part 15 South Great George's Street. iv) All associated site development works.</p>				
4731/22	Development will consist of: (a) Alterations to ground floor level shopfront glazing on Highfield Road elevation; (b) Replacement of 3 no. signage fascia panels with updated SuperValu signage with backlit lettering on Highfield Road and Orwell Road elevations; (c) Replacement of existing double sided projecting sign with updated SuperValu signage with backlit lettering on Orwell Road elevation.	25/08/2022	19/10/2022	N/A	Granted
4658/22	<p>Permission for</p> <p>(a) new boundary treatment consisting of a railing, entrance gate and hedgerow,</p> <p>(b) bin storage and bicycle parking and all associated site works.</p>	11/08/2022	29/11/2022	N/A	Granted
4577/22	The development will consist of the construction of an additional floor of office accommodation and associated facilities at third floor level, set back from the existing front and side elevations. This new roof is to have a sedum finish, with all existing rainwater goods to be replaced. The front elevation is to be glazed, and the side and rear elevations are to be rendered to match existing.	28/07/2022	21/09/2022	N/A	Granted
4513/22	Planning permission to demolish existing two-storey semi-detached dwelling and construct a replacement two-storey three-bedroomed dwelling and associated works.	21/07/2022	14/09/2022	N/A	Granted
4449/22	Permission to demolish an existing car valeting canopy / washing station and single storey building at rear of units 214-216; also erect new 2 storey extension at rear of units 214-216 to consist of one open-plan retail unit on ground floor and one open-plan professional office on first floor. For the existing 2 storey building proposed internal alterations are the integration of ground floors at unit no's 214-216 (currently 'Graham Walker Cars') and at unit 218 (currently 'Gold Thai Massage') into one open - plan retail unit, also the integration of first floors at unit no's 214-216-218 (currently 'Graham Walker Cars') into one open-plan	11/07/2022	27/10/2022	Yes	Pending

Planning Reference	Description	Registration Date	Decision Date	Appeal	Decision
	<p>professional office.</p> <p>Permission also sought for change of permitted use from 'shops and offices' (plan no. 0395/91) to retail use for the ground floor and to professional office use for the first floor. New ground floor fenestration to front elevation. Access to front retail unit will be from Harold's Cross Road. Access to the rear retail unit and both first floor professional offices will be from an existing vehicular gate entrance on Mountain View Avenue with an additional entrance to the rear ground floor retail unit from Shamrock Villas.</p>				
4123/22	<p>The works will consist of the following: Removal of non-original flat roof and re-construction of top (second) floor of building with double-pitched roof over, set behind parapet to front elevation. Construction of new balcony to rear elevation at second floor level. New second floor to contain a one bedroom apartment.</p>	01/06/2022	26/07/2022	N/A	Granted
SD228/0008	<p>Construction of a combination of single way and two-way cycle tracks on and adjacent to the vehicle carriageway</p> <ul style="list-style-type: none"> <li>• Junction upgrades / amendments to provide safer movement of pedestrians and cyclists</li> <li>• Associated services, including minor landscaping works</li> <li>• Construction of works for Safe Routes to School</li> </ul>	N/A	N/A	N/A	
SD22A/0438	<p>New stainless steel and glass bus shelter, 5.2m x 1.85m x 2.8m high with 2 internally illuminated advertising panels each of 2sqm area on the public footpath.</p>	17/11/2022	23/01/2023	N/A	Granted
4832/22	<p>The development will consist of: The demolition of existing pitched blazed roof over shopping mall. The construction of a new 111 bedroom hotel around a central lightwell. The new structure will increase the overall height of the building to part five storeys and part six storeys in height. The change of use of one ground floor retail unit to hotel reception. The change of use of two retail units at first floor of the existing shopping centre to hotel storage and staff facilities. The front facade of the existing building onto Rathmines Road Lower will be re-clad in red brick above ground floor level to create a new four-storey scale to the street. Construction of a new metal-clad fire escape stair and plant room enclosure on the south elevation to link down to existing fire escape lane at ground level. All associated drainage works. The total area of the proposed development is 3,554.7 sq.m. The total site area is 14582sq.m. and is bounded by Rathmines Road Lower, Castlewood Lane and Castlewood Avenue.</p>	13/09/2022	07/11/2022	Yes	Pending

## **2.1 References**

Dublin City Council (2022) Planning Application Search [Online] Available from  
<https://planning.agileapplications.ie/dublincity/search-applications/>

South Dublin County Council (2022) Planning Application Search [Online] Available from  
<http://www.sdublincoco.ie/Planning/Applications>