

"In deciding a planning application the Planning Authority, in accordance with Section 34 (3) of the Planning and Development Act, 2000, as amended, has had regard to submissions and observations received in accordance with the Planning and Development Regulations 2001 to 2011. It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the Data Protection Acts 1988 and 2003 taking into account of the preferences outlined in their applications".

**PLANNING DECISIONS FOR WEEK 31 2015  
DATED 27/07/2015 TO 31/07/2015**

**Reg. Ref.** D15A/0025  
**Decision** GRANT PERMISSION  
**Decision Date** 31-Jul-2015  
**Applicant Name** Conor O'Toole & Elaine O'Toole  
**Location** 5 Clifton Terrace, Monkstown, Co Dublin  
**Proposal** Permission for the demolition of the rear three storey extension and construction of a new three storey extension; internal alterations; material alteration of part of the existing basement self-contained unit to be incorporated into the main house living accommodation and all associated site works. A protected structure--ref 596 in the County Development Plan 2010--2016.

**Application Type** Permission

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**Reg. Ref.** D15A/0121  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 29-Jul-2015  
**Applicant Name** Chris & Niall Power Smith  
**Location** Site known as Flanagans, Deerpark Road (backing onto Wilson Road),, Mount Merrion, Co Dublin  
**Proposal** Permission for demolition of the furniture store and construction of a 5.214m<sup>2</sup> mixed-use building of between three and six storeys, with balconies and retractable awnings, over a basement car park for 92 cars, 48 bicycle spaces, 6 motorbike spaces, refuse storage and individual residents' storage rooms. The building will have 4 office units totalling 282m<sup>2</sup> at ground floor level, 48 residential dwelling units (10 one-bed, 27 two-bed and 11 three-bed units) amenity space for residents and all ancillary site works to include boundary treatment, landscaping and plant at roof level. Vehicular access to be from Deerpark Road and non-vehicular access via an existing footpath from Wilson Road.

**Application Type** Permission

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**Reg. Ref.** D15A/0166  
**Decision** REFUSE PERMISSION  
**Decision Date** 30-Jul-2015  
**Applicant Name** Siobhan Smyth  
**Location** 54A Ulverton Road, Dalkey, Co Dublin  
**Proposal** Permission for new dwelling house with entrance provided from Southwinds including driveways, landscaping, boundary wall, connections to drainage and services already provided and ancillary works at rear garden.

**Application Type** Permission

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<b>Reg. Ref.</b>	D15A/0191
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	29-Jul-2015
<b>Applicant Name</b>	Devondale Ltd.
<b>Location</b>	Site measuring c.1.43 hectares, Bird Avenue, Clonskeagh, Dublin 14
<b>Proposal</b>	Permission for development. The site is generally bound to the north by amenity space associated with Churchfields residential estate, to the east by the rear of properties and amenity space in The Maples residential estate, to the south by the grounds of Church of the Immaculate Virgin Mary of the Miraculous Medal and to the west by the CUS Sports Pavilion (Marist Fathers) ground. The proposed development consists of a total of 54 no. residential units including 6 no. detached houses, 18 no. semi-detached houses, 6 no. terraced houses, 12 no. townhouses and 12 no. own-door ground floor apartments, all situated around a central public space. The proposed development comprises the following residential units: House Type A - 18 no. four-bedroom semi-detached 2 to 3-storey dwellings, each with private rear gardens backing onto the northern and eastern boundaries of the site; House Type B - 6 no. four-bedroom terraced 3-storey dwellings with private rear gardens backing onto the eastern boundary; House Type C - 3 no. four-bedroom detached 3-storey dwellings with private rear gardens backing onto the southern boundary; House Type D - 3-storey building containing 8 no. 2-bedroom apartments at ground floor and 8 no. 3-bedroom town houses at first and second floor level with roof terraces at first floor level facing west onto the mature tree line along the western boundary with the CUS Sports Grounds; House Type D1 - 3-storey building containing 4 no. 2-bedroom apartments at ground floor and 4 no. 3-bedroom townhouses at first and second floor level with roof terraces at first floor level facing south onto the boundary with the Church of the Immaculate Virgin Mary of the Miraculous Medal; House Type E - 3 no. 4-bedroom detached 2 to 3-storey dwellings with private rear gardens fronting onto the proposed access road serving the site. The proposed development includes a new vehicular access to serve the development off the existing entrance to the CUS Sports Pavilion grounds on Bird Avenue. Off-street parking is proposed for dwellings (Types A, B, C & E) and a total of 35 no. car parking spaces are proposed along the internal estate road. Open space is proposed centrally within the site and along a western boundary landscaped walkway. The proposed development includes all connections to environmental services, including a 6-metre wide way leave to be provided to facilitate connection to drainage infrastructures from Churchfields Estate; bin storage area at street level off the main service road; boundary treatments and site developments works.
<b>Application Type</b>	Permission

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<b>Reg. Ref.</b>	D15A/0262
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	31-Jul-2015
<b>Applicant Name</b>	Randalswood Construction Ltd
<b>Location</b>	Site bounded by Georges Place, Callaghan Lane, Bentley Villas and existing house 4 Bentley Villas, Dún Laoghaire, Co Dublin
<b>Proposal</b>	Permission for new part 4 storey residential development over underground car park and alterations and additions to adjoining 2 storey 3 bed house. The development will consist of the demolition of existing vacant factory building and construction of new L-shapes block with

underground car park for 14 cars, 14 bicycle spaces, refuse storage and apartment storage units, with 2, 3 and 4 residential levels above car park. The new residential accommodation includes 2 x 1 bed, 10 x 2 bed, 1 x 3 bed apartments and 1 x 3 bed duplex, total 14 no., ancillary accommodation, balconies and private open space on ground floor with roof gardens above duplex no. 1 apartment, no. 8 and apartment no. 11. New vehicular entrance to car park off George's Place with associated basement drainage. No. 4 Bentley Villas to be refurbished with new ground floor porch and first floor bedroom extension to rear and internal alterations.

**Application Type** Permission

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**Reg. Ref.** D15A/0378

**Decision** GRANT PERMISSION

**Decision Date** 29-Jul-2015

**Applicant Name** Peter & Ruth Walker

**Location** Melmore, 2 Brighton Avenue, Monkstown, Co Dublin (A Protected Structure)

**Proposal** Permission for works to existing dwelling, to include; internal alterations and widening of existing rear door opening at lower ground floor level; internal alterations and alterations to existing window opening to pre-existing extension to rear at upper ground floor level and construction of new bedroom extension with skylight over above pre-existing extension to rear at first floor level. All along with restoration and refurbishment works, landscaping works to front and rear and all associated site works.

**Application Type** Permission

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**Reg. Ref.** D15A/0385

**Decision** REFUSE PERMISSION

**Decision Date** 31-Jul-2015

**Applicant Name** O'Flynn Capital Partners

**Location** Site of 5.295 ha approximately at Beech Park, Cabinteely, Dublin 18 / Loughlinstown, Co Dublin and its connection with the N11.

**Proposal** Permission for development of a residential scheme on a site comprising the lands of Woodbrook (8 Beech Park), Foinavan (7 Beech Park), Lynwood, Corrente, Dun Baoi (4 Beech Park), Teely Lodge, The Galliard, El Dorado, Capard, Greenhills and Silver Slope and the road area and associated open spaces at Beech Park, Bray Road, Cabinteely, Dublin 18/Loughlinstown, Co Dublin and its connection with the N11. The site includes some 0.7892 ha forming part of Development Area 5 (Druid's Glen) of the Cherrywood Strategic Development Zone Planning Scheme (April 2014). (The balance of the site is located within the lands designated by Government for the establishment of a Strategic Development Zone (SI No. 535 of 2010, but is outside the Planning Scheme area). The site is principally bounded by an ESSO petrol station to the north, the N11 to the east, Nos. 2-4 Sunnyhill Park, Loughlinstown to the south and partly by the Cabinteely Stream and open space to the west (the property identified as Wood Haven, Beech Park, Cabinteely, Dublin 18 between Silver Slope and El Dorado, does not form part of this development). The development will consist of the demolition of 11 no. residential units and ancillary structures and the construction of a scheme comprising 164 no. residential units (comprising 60 no. 4-bed semi-detached houses (with the option to provide combinations of House Type A (3 no. storey) and/or House Type A1 (2 no. storey)); 2 no. 4-bed, 3 no. storey detached houses (House Type A2); 12 no. 4-bed, 3 no. storey plus

study semi-detached houses (House Type B); 2 no. 3-bed, 2 no. storey semi-detached houses (House Type C); 12 no. 3-bed, 2 no. storey terrace houses (House Type C1) and 76 no. 2-bed and 3-bed, 2 and 3 no. storey duplex apartments (Blocks D, E, F & G). The development will also consist of the construction of part of the Planning Scheme's Druid's Glen Road (also know as P to Q) to its connection with the western boundary of the subject site for a distance of approximately 158m from its connection to the N11 (and all associated development and infrastructural works). This includes the provision of up to 30m of the Druid's Glen Road bridge, comprising one complete and 2 no. partial bridge abutments to the western boundary of the subject site. This will also involve the diversion of approximately 40m of the Cabinteely Stream. (The overall 3-span Druid's Glen Road bridge will measure 36m in length, with 4 no. bridge abutments with the balance to be built as part of a subsequent permission yet to be secured on the lands to the west of the subject site.) The development will also include the construction of waste storage facilities, associated car parking spaces and bicycle parking spaces respectively, vehicular, pedestrian and cycle access and egress, provision of boundary treatments, associated lighting, alterations to existing site services, Sustainable Urban Drainage systems, compensatory storage facilities, changes in levels, associated hard and soft landscaping including a playground and all other associated site excavation and infrastructural and site development works above and below ground. Works to the N11 (external to the Application site) to facilitate the construction of the junction with the Druid's Glen Road will be undertaken by Dún Laoghaire-Rathdown County Council in its capacity as Roads Authority for the area. All proposed works affecting the public drainage system are subject to detailed agreement with the Water and Drainage Department of Dún Laoghaire-Rathdown County Council.

**Application Type** Permission

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**Reg. Ref.** D15A/0412  
**Decision** DECLARE APPLICATION INVALID  
**Decision Date** 31-Jul-2015  
**Applicant Name** Rohiyah Dunne  
**Location** Anak Kinta, Cathys Green, Stepside, Co Dublin  
**Proposal** Permission for a new wastewater treatment unit and soil polishing filter to EPA 2009 standards to replace existing septic tank and associated works.

**Application Type** Permission

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**Reg. Ref.** D15B/0210  
**Decision** REFUSE PERMISSION FOR RETENTION  
**Decision Date** 28-Jul-2015  
**Applicant Name** Kenny Doran  
**Location** 171A Foxrock Close, Deansgrange, Dublin 18  
**Proposal** Permission for the Retention of recreational garden room (45 sqm) to the rear garden.

**Application Type** Permission for Retention

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**Reg. Ref.** D15B/0218  
**Decision** GRANT PERMISSION  
**Decision Date** 30-Jul-2015  
**Applicant Name** Joyce Last

**Location** 4 Avondale Crescent, Killiney, Co Dublin  
**Proposal** Permission for single storey bay window and canopy roof over to front and for attic conversion to bedrooms and bathroom with installation of new windows to front and rear at first floor level and new velux roof lights each side with internal alterations to house and all associated site and drainage works.

**Application Type** Permission

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**Reg. Ref.** D15B/0219  
**Decision** GRANT PERMISSION FOR RETENTION  
**Decision Date** 30-Jul-2015  
**Applicant Name** Pat Walsh  
**Location** 41 Coldwell Street, Glasthule, Co Dublin  
**Proposal** Permission for Retention of the reconstruction and enlargement of the existing rear ground floor extension, a roof light to the front and an attic conversion to storage with a flat roof dormer to the rear.

**Application Type** Permission for Retention

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**Reg. Ref.** D15B/0220  
**Decision** GRANT PERMISSION  
**Decision Date** 31-Jul-2015  
**Applicant Name** Colum Twomey  
**Location** 21 Maretimo Gardens East, Blackrock, Co Dublin  
**Proposal** Permission to increase height of window to stairs, conversion of attic to bedroom and en-suite, velux roof light and dormer window to rear roof and velux roof light to side roof.

**Application Type** Permission

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**Reg. Ref.** D15B/0224  
**Decision** REQUEST ADDITIONAL INFORMATION  
**Decision Date** 30-Jul-2015  
**Applicant Name** John & Julie Anne Hudson  
**Location** 4 Saint Thomas Meade, Mount Merrion, Co Dublin  
**Proposal** Permission for construction of a single storey extension to rear and single storey extension to side of existing house with roof light to front face of roof to side extension.

**Application Type** Permission

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**Reg. Ref.** D15B/0243  
**Decision** DECLARE INVALID (SITE NOTICE)  
**Decision Date** 27-Jul-2015  
**Applicant Name** N & A Cannon  
**Location** 1 Brookdene, Shanganagh Road, Shankill, Dublin 18  
**Proposal** Permission for single storey extension (17.55m<sup>2</sup>) to rear of dwelling and provision of 2 no. high level windows at ground floor level to side (north) elevation of existing house all with associated site works.

**Application Type** Permission

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**Reg. Ref.** D15B/0275

**Decision** DECLARE INVALID (SITE NOTICE)  
**Decision Date** 27-Jul-2015  
**Applicant Name** Johnny & Helen Walker  
**Location** Ard Na Greine, Ardeevin Road, Dalkey, Co Dublin  
**Proposal** Permission for: 1. A single storey ground floor extension to the side of the house with a lean-to roof and 2 no. roof lights. 2. New lean-to single storey roof to extend and replace existing roofs over existing single storey elements to the side of the house. 3. ancillary site works.

**Application Type** Permission

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**END OF PLANNING DECISIONS RECEIVED FOR WEEK 31 2015  
DATED 27/07/2015 TO 31/07/2015**

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