

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED  
PLANNING AND DEVELOPMENT REGULATIONS 2001, AS  
AMENDED**

**PLANNING WEEKLY LIST NO. 42 2023**

**FOR WEEK ENDING: 20 October 2023**

Contents:

- List of Planning Applications Received
- List of Decisions Made
- List of Appeals Notified by An Bord Pleanála
- List of Appeal Decisions made by An Bord Pleanála

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## PLANNING APPLICATIONS RECEIVED FOR WEEK 42 2023

DATED 16/10/2023 TO 20/10/2023

**- Total Application Registered = 35**

- Permission = 32

- Permission for Retention = 2

- Permission (SDZ) = 1

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**Reg. Ref.:** D22A/0908

**App Rec'd Date:** 21/11/2022

**Applicant Name:** Michael Conroy

**Location:** 3, Doddervale, Churchtown, Dublin 14

**Proposal:** Permission for development. The development will consist of the construction of a garden shed in the garden which is located to the front of the property

**Application Type:** Permission

**Further Information:** Additional Information 16/06/2023

**Clarification FI Recd:** Clarification of Further Info (New Adds) 17/10/2023

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/94728>

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**Reg. Ref.:** D23A/0300

**App Rec'd Date:** 05/05/2023

**Applicant Name:** David Liang

**Location:** Suantraí, Knocksinna, Dublin 18, D18PX32

**Proposal:** Proposed single storey extension to the rear, glass roof over light well, permeable paving, landscaping, proposed fences to inside of existing boundary walls, proposed changes to entrance piers and gate, proposed soakpit, new connection to public sewer and to include all ancillary site and other works.

**Application Type:** Permission

**Further Information:** Additional Information Rec'd (New Adds) 28/08/2023

**Clarification FI Recd:** Clarification Of A.I. 18/10/2023

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96053>

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**Reg. Ref.:** D23A/0418

**App Rec'd Date:** 22/06/2023

**Applicant Name:** Patrick Pentony

**Location:** 1, Heather Grove, Rathfarnham, Dublin 16, D16YK60

**Proposal:** Planning permission for: Construction of a detached 2-storey, 3-bed house on lands to the side of an existing 2 - storey 3-bed semi-detached house with shared widened vehicular entrance and ancillary site works

**Application Type:** Permission

**Further Information:** Additional Information Rec'd (New Adds) 19/10/2023

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96452>

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**Reg. Ref.:** D23A/0425

**App Rec'd Date:** 26/06/2023

**Applicant Name:** David Harper

**Location:** 46 Georges Street Lower, Dun Laoghaire, Co. Dublin

**Proposal:** The removal of the existing roof and the addition of a second floor accommodation, with all ancillary site works.

**Application Type:** Permission

**Further Information:** Additional Information 05/09/2023

**Clarification FI Recd:** Clarification of Further Info (New Adds) 17/10/2023

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96473>

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**Reg. Ref.:** D23A/0439

**App Rec'd Date:** 29/06/2023

**Applicant Name:** Paul Horkan

**Location:** Ahalan Cottage, Old Connaught Avenue, Bray, Co. Dublin

**Proposal:** Demolition of the existing single storey house and the development consisting of the following: a) The erection of 3no. of 3bed, 2 storey terraced houses. b) The erection of 1no. 3 storey apartment block containing 4no. 2 bed apartments and 2no. 1 bed apartments. c) New boundary wall to the front of the development on Old Connaught Avenue. d) All associated drainage, services, boundary wall treatment, site works and landscaped open spaces.

**Application Type:** Permission

**Further Information:** Additional Information 16/10/2023

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96521>

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**Reg. Ref.:** D23A/0654

**App Rec'd Date:** 17/10/2023

**Applicant Name:** Natalie & Patrick Young

**Location:** Ambleside, 9 Green Park, Orwell Road Dublin 14, D14XD34

**Proposal:** Demolition of part single-storey/part two-storey extension to the rear and side of the building and porch to the front of the building and porch to the front of the existing two storey detached house. The subsequent construction of a single-storey extension with rooflights to the rear, a two storey extension to the side and a new porch entrance and bay window to the front, alterations to existing external window and door opes with replacement of all existing windows and doors, new dormer window to the rear, new dormer window to the side, new external wall insulation to existing house and modifications to existing vehicular access with new entrance pillars and gates and all associated site works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97305>

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**Reg. Ref.:** D23A/0655/WEB

**App Rec'd Date:** 15/10/2023

**Applicant Name:** Simon & Orla Magee

**Location:** 20, Beech Park Avenue, Dublin 18, D18N6V6

**Proposal:** Full planning permission for the following to the existing two storey fully serviced semi-detached house with single storey side attached domestic garage. Full planning permission is sought to demolish the rear wall of the house and extend the existing ground floor to the rear with a single storey pitched roof extension with roof lights over and canopy on proposed back wall. Convert the existing domestic garage to part of the house. Demolish part of the front wall ground and first floor to allow a two storey extension with flat roof over to front elevation, with canopy over proposed front door. Build over side flat roof (old garage ) to extend the existing first floor, carry existing line of hipped roof out to match existing, remodel the ground and first floor to allow new design layout. Modifications of glazing openings on all elevations to accommodate the new design. Maintain connection to public sewerage and surface water and all ancillary site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97313>

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**Reg. Ref.:** D23A/0657

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Sherry Fitzgerald

**Location:** 1 & 1A, Brighton Road, Foxrock, Dublin 18, D18N8C0

**Proposal:** Subdivision of existing 156 sqm estate agent offices to form a 45sqm separate stand alone retail unit at no. 1A, Alterations to the main shopfront facing onto Brighton Road and reconfiguration of the roof and glazing to the existing single storey shopfront structure facing onto Westminster Court.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97316>

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**Reg. Ref.:** D23A/0658

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Donnacha & Claire Murphy

**Location:** 67, Balally Avenue, Dundrum, Dublin 16, D16VA03

**Proposal:** 1) External insulation to existing dwelling. 2) Two storey extension to front and side with gable roof. 3) Flat roof single storey extension to rear with rooflights. 4) Dormer extension to rear. 5) 2 new rooflights to rear of new roof. 6) Demolition of existing shed abutting neighbouring structure, 7) Single storey detached domestic garage. 8) Widening of existing vehicular entrance to 3.5m and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97318>

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**Reg. Ref.:** D23A/0659

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Rowena & Ronan Crowley

**Location:** Lowlands, Ballinclea Road, Killiney, Dublin, A96VY97

**Proposal:** Renovation and extensions to existing two storey detached dwelling to include a) Demolition of existing rear conservatory. b) New ground and first floor extension to rear of existing detached dwelling. c) Renovation and reconfiguration to existing detached dwelling including fenestration and front canopy changes. d) Widening of existing vehicular entrance. e) All associated site works and services.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97322>

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**Reg. Ref.:** D23A/0660/WEB

**App Rec'd Date:** 19/10/2023

**Applicant Name:** Ray Mc Inerney

**Location:** 35, Spar, Gledswood Drive, Dublin 14, D14A2N8

**Proposal:** Off licence subsidiary to retail shop use and associated internal alterations.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97326>

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**Reg. Ref.:** D23A/0661

**App Rec'd Date:** 19/10/2023

**Applicant Name:** Joanna Michalec & Robert Byrne

**Location:** 26, Knocknacree Park, Dalkey, Dublin, A96K8R9

**Proposal:** A 75m<sup>2</sup> second floor extension at the rear of the house comprising of two childrens bedrooms, an office and bathroom, conversion of the garage to a playroom, internal alterations to accomodate a new layout, extensions, alterations and elevation changes on all sides of the property, external insulation, widening of existing vehicular entrance to 3.5m including works to driveway. Landscaping, drainage works, erection of a bin/wood storage shed to the front curtilage of the house and all ancillary and associated works.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97331>



**Reg. Ref.:** D23A/0662

**App Rec'd Date:** 20/10/2023

**Applicant Name:** Robert & Siofra Acheson

**Location:** Seacroft Mews, Seafield Road, Killiney, Dublin, A96XK06

**Proposal:** A) Demolition of existing dwelling and the construction of a replacement 2 storey dwelling and B) All associated site works including lowering of existing ground levels. The development will also involve works to the adjoining property, Seacroft, Seafield Road, Killiney, Co. Dublin (A Protected Structure & site located in Killiney ACA) including C) The subdivision of existing site to create new boundaries and a shared driveway and D) Alternations to the front boundary wall to include the re-location and widening of the existing vehicular entrance gate.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97332>

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**Reg. Ref.:** D23A/0663/WEB

**App Rec'd Date:** 15/10/2023

**Applicant Name:** Keith Byrne & Niamh McEvoy

**Location:** 53, Ballinteer Park, Dublin 16, D16X2R5

**Proposal:** For full planning permission for the following to the existing two storey fully serviced semi-detached house with single storey rear extension & front porch. Full planning permission is sought to demolish the rear single storey extension and porch to front. To change the front door position to the side gable wall. To erect a new bay window to the front elevation in place of the porch. To erect a two storey pitched and flat roof extension with partial single storey flat roof extension to the rear with rooflights overs, changing the internal layout on ground and first floor to accommodate the new design. Change glazing on all elevations to allow the new design layout. Increase the width of the front vehicle entrance. Maintain connection to public sewerage and surface water and all ancillary site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97333>

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**Reg. Ref.:** D23A/0664

**App Rec'd Date:** 20/10/2023

**Applicant Name:** John Hayes, Sheila Hayes & Anna Hayes

**Location:** 15, Eaton Brae & Scarbrae, Corbawn Lane, Dublin 18, D18XY04

**Proposal:** Subdivision of an existing single dwelling with attached granny flat into two separate, adjoining dwellings including the change of use of the existing granny flat into a separate dwelling unit incorporating the existing access from Corbawn Lane. It will also include provision of new physical boundaries between the dwellings and the adjoining sites, together with repairs and associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97335>

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**Reg. Ref.:** D23A/0665

**App Rec'd Date:** 20/10/2023

**Applicant Name:** Thomas Murray

**Location:** 50, Cherrygarth, Mount Merrion, Blackrock, Dublin, A94H3A8

**Proposal:** Demolition of existing single storey detached shed to accommodate the construction of a single storey extension to existing two storey semi detached house for use as an independent family unit ancillary to the main residence for a family member. Permission for new ground floor side window to replace existing door and all associated site works.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97339>

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**Reg. Ref.:** D23B/0099

**App Rec'd Date:** 08/03/2023

**Applicant Name:** Gene and Philip Kavanagh

**Location:** 21 Glenbourne Walk, Leopardstown Valley, Dublin 18, D18V9H9

**Proposal:** Planning permission for a part single storey/ part two storey extension, (approx. 43 Msq) to side of dwelling house

**Application Type:** Permission

**Further Information:** Additional Information 20/10/2023

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95549>

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**Reg. Ref.:** D23B/0369

**App Rec'd Date:** 08/08/2023

**Applicant Name:** Maria Fuller & Christer Karlsson

**Location:** 138 The Maples, Clonskeagh, Dublin 14, D14PH32

**Proposal:** Permission is sought for the construction of a two storey extension to the fore side, & rear, with single storey extension to the rear of existing house, the conversion of attic to include for rooflight to the rear, amendments to the front porch canopy, bay window & fenestration with associated site works.

**Application Type:** Permission

**Further Information:** Additional Information 19/10/2023

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96828>

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**Reg. Ref.:** D23B/0468/WEB

**App Rec'd Date:** 16/10/2023

**Applicant Name:** Peter Quinn

**Location:** 28, Granville Road, Dun Laoghaire, Dublin, A96P642

**Proposal:** The development consists of demolition of the lean to shed, replacement of the previous garage flat roof with a new pitched roof to tie into the existing roof profile, demolition of existing chimney, a new window to replace the previous garage doors, conversion of the garage to a playroom, new rooflight to the side of the existing roof, a new single storey extension with flat roof and rooflights to rear and sides of the existing house at ground floor level, new glazing to the rear of the existing dwelling and associated site works.

**Application Type:** Permission for Retention

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97292>

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**Reg. Ref.:** D23B/0469

**App Rec'd Date:** 17/10/2023

**Applicant Name:** Niall Tully

**Location:** 4, Saint Kevin's Park, Kilmacud, Blackrock, Dublin, A94W0X6

**Proposal:** Retention permission for Boundary wall to rear.

**Application Type:** Permission for Retention

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97294>

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**Reg. Ref.:** D23B/0470

**App Rec'd Date:** 17/10/2023

**Applicant Name:** John & Mary Cooney

**Location:** 30, Hillview Drive, Pottery Road, Dun Laoghaire, Dublin, A96N7D0

**Proposal:** 12.8sqm extension to the rear of the house at ground floor level, alteration of windows and omission of velux to sunroom and external wall insulation to be applied to the whole house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97295>

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**Reg. Ref.:** D23B/0471

**App Rec'd Date:** 17/10/2023

**Applicant Name:** Michael Cullen & Bridget Dowling

**Location:** 118, Landscape Park, Churchtown, Dublin 14, D14Y667

**Proposal:** a) Demolition of an existing single storey shed (4.36sqm) and existing single storey glazed Conservatory (12sqm) to the rear of the existing dwelling. Part demolition of rear section of existing first floor extension to side. b) Construction of a new single storey extension to the rear, and an infill extension to the rear section of existing first floor extension to side (between existing extension and original house). The above results in an increase of the total habitable floor area from 188.63 sqm to 224.74 sqm. c) Internal and elevational alterations including extending the main roof over the extensions (previously constructed and proposed) to side and d) All associated site and landscaping works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97300>

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**Reg. Ref.:** D23B/0472

**App Rec'd Date:** 17/10/2023

**Applicant Name:** Leema Bastinelo

**Location:** 10, Cruagh Rise, Stepside, Dublin 18, D18TW54

**Proposal:** Attic conversion with dormer to rear roof to accomodate stairs to allow conversion of attic into non habitable storage, roof windows to front roof all with associated ancillary works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97304>

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**Reg. Ref.:** D23B/0473

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Claire & Brian Kennedy

**Location:** Crossogs, 32 Glenart Avenue, Blackrock, Dublin, A94T1W6

**Proposal:** Development of an existing two storey detached property including removal of a single storey garage to the side, shed to the rear and previous single storey attached extension to the rear of house, the construction of a new single storey kitchen to the eastern side, a new single storey addition to northern rear side including living room, bedroom and toilet along with internal circulation reconfiguration, conversion of existing attached garage into study, the addition of a hipped roof on existing eastern side with consolidation of existing windows, widening of bedroom windows on first floor on southern and northern facades, the construction of a detached single storey workspace and shed in rear garden, landscaping to the front and rear and all associated site works.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97309>

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**Reg. Ref.:** D23B/0474

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Martina & Neville Thompson

**Location:** 32, Lakelands Drive, Stillorgan, Dublin, A94NW13

**Proposal:** Single storey extension to the side with two roof windows.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97311>

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**Reg. Ref.:** D23B/0475/WEB

**App Rec'd Date:** 15/10/2023

**Applicant Name:** Brian & Yvonne Keane

**Location:** 46, Broadford Park, Dublin 16, D16EK29

**Proposal:** Full planning permission for a change of planning description to house extension/renovation already granted under planning reference: D21B/0363 (Application to include; Alteration of front porch design, addition of window to front elevation on first floor, demolition & erection of a single storey extension to the rear of the house to connect existing rear shed to existing house. Addition of roof light to rear single storey extension. Addition of side door to house. Demolition of internal walls and part rear wall to allow new layout. Existing shed to rear to be used as home office and playroom & made part of the main house. Alterations on the first floor to allow a fourth bedroom with new stairs and glazing openings adjusted on side gable to allow. Addition of a canopy over part of existing side passage. Maintain connection to public sewerage and surface water and all ancillary site works.)

The new planning permission application to include; full planning permission for the following to existing two storey semi-detached house with single storey section to front & rear. Rear extension connected to existing rear single storey shed. Alteration of front

porch design, demolition single storey roof design to rear extension & erection of a single storey flat roof extension to the rear and side (partial canopy cover on side passage) of the house to connect existing rear shed to existing house with flat roof. Addition of two roof lights to rear single storey extension. Addition of side door to house. Demolition of internal walls and part rear wall to allow new layout. Existing shed to rear to be used as home office and playroom & made part of the main house. Maintain connection to public sewerage and surface water and all ancillary site works.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97312>

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**Reg. Ref.:** D23B/0476

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Sinead Glynn

**Location:** 5, Frankfort Court, Dundrum, Dublin 14, D14HF34

**Proposal:** Alterations & Extensions to dwelling house consisting of 1) Construction of new bay window extension at ground floor level to front of dwelling. 2) Construction of new bay window extension at ground floor level to rear of dwelling. 3) Construction of new dormer window/enclosure at first floor level to front of dwelling in location of existing sloped velux window. 4) All consequent demolitions & alterations & 5) All ancillary site development and service works.

**Application Type:** Permission

**Further Information:**  
**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97317>



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**Reg. Ref.:** D23B/0477

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Cathal & Laura McNiffe

**Location:** 35, Loreto Row, Rathfarnham, Dublin 14, D14HN56

**Proposal:** Construction of a ground floor single storey extension, 48sqm, at the rear with a new side entrance to the dwelling and extended porch/hall area, 6sqm. Retention of existing 30sqm structure at rear of garden for a storage space and bedroom linking into proposed rear extension including associated site works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97320>

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**Reg. Ref.:** D23B/0478

**App Rec'd Date:** 18/10/2023

**Applicant Name:** Avril & Andrew Montgomery

**Location:** 34, Allen Park Road, Stillorgan, Dublin, A94CD72

**Proposal:** Attic conversion for storage. With two dormer windows to the rear.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97321>

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**Reg. Ref.:** D23B/0479

**App Rec'd Date:** 18/12/2023

**Applicant Name:** Mr & Mrs Jordan

**Location:** 37, Landscape Gardens, Churchtown, Dublin 14, D14AF43

**Proposal:** Alteration to D23A/0451, modification of proposed sunroom portion of roof design from gable to flat roof construction including all associated ancillary works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97323>

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**Reg. Ref.:** D23B/0480

**App Rec'd Date:** 19/10/2023

**Applicant Name:** Mairead O'Reilly

**Location:** 35, Ardbrough Road, Dalkey, Dublin, A96XK29

**Proposal:** Demolition of gable wall and roof over. The construction of a new 2 storey extension comprising of 41.5sqm at ground floor and 68.7sqm on first floor. Reconfiguration of the ground floor comprising of new livingroom & bedroom & stairs with associated fenestration. New first floor comprising of new livingroom bedroom and en-suite and associated roof terrace & fenestration. Reconfigured roof over existing living room with new roof light with a gross internal floor area of 110.2sqm and all associated site works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97327>

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**Reg. Ref.:** D23B/0481

**App Rec'd Date:** 20/10/2023

**Applicant Name:** Ornait Glynn & John O'Donnell

**Location:** 39, Silchester Park, Glenageary, Dublin, A96E2N9

**Proposal:** Construction of a new single storey extension to the rear of their existing two storey semi-detached dwelling, raising of the level of the flat roof over the side garage & conversion of the garage to living space, reconfiguring the internal layout & all associated site works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97336>

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**Reg. Ref.:** D23B/0482

**App Rec'd Date:** 20/10/2023

**Applicant Name:** Richard & Kitty Corbet

**Location:** 2, Saint Helen's Villas, Rock Road, Booterstown, Dublin, A94C1K8

**Proposal:** Single storey rear extension and internal alterations and all associated site works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97337>

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**Reg. Ref.:** D23B/0483

**App Rec'd Date:** 20/10/2023

**Applicant Name:** Neil & Yvonne Kelly

**Location:** 62, Westbrook Road, Dundrum, Dublin 14, D14KR76

**Proposal:** A) Replacement of existing pitched roof dormer window with new flat roof dormer to rear of existing dwelling and B) The construction of a new flat roof dormer to side of existing dwelling and all associated site works.

**Application Type:** Permission

**Further Information:**

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97345>

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**Reg. Ref.:** DZ23A/0028

**App Rec'd Date:** 17/01/2023

**Applicant Name:** LSREF V Eden T13 Limited

**Location:** Townlands of Laughanstown and Brennanstown, Dublin 18

**Proposal:** Residential development consisting of 56 no. residential dwellings (total c.5151sqm GFA) in a mixture of apartments and duplex units, together with a standalone childcare facility (c.772.5 sqm GFA), all in a range of buildings of 3 to 4 storeys in height on a development site (T13) of approximately 0.8ha. The overall development proposed comprises of the following: 30 no. apartments in 1 no. block comprising 16 no. 1 bed units and 14no. 2 bed units. 26 no. own door duplex buildings, contained in 2no. 3 storey buildings (Buildings 3 and 4), Building 3 consists of 7no. 2 bedroom units and 7 no. 3 bedroom units, Building 4 consists of 6no. 2 bedroom units and 6 no. 3 bedroom units. Private communal amenity open space (c.635sqm) a 3 storey childcare facility (c.772.5sqm). Provision of 78 no. surface level car parking spaces with 12 no. spaces allocated as creche spaces and 66 no. spaces allocated to the residential development. 94 no. surface level bicycle parking spaces, 2 no. motorcycle parking spaces, provision of a pedestrian/cycle link between Castle Street and Beckett Park (including an entrance

to Beckett Park) and all associated and ancillary site development and infrastructure works, including the provision of bike stores and bin stores, ESB substation, switch room and generator room, hard and soft landscaping and boundary treatment works. The proposed development also consists of minor amendments to the existing Beckett park (permitted and constructed pursuant to Reg Ref DZ15A/0814) comprising approximately 58.5m of new surface water drainage network which will connect the development to the existing surface water drainage network in Beckett Park (constructed under Reg Ref DZ15A/0814) and also 1.8M high railing to the boundaries to Beckett Park with the T13 development tile inclusive of park entrance gates where the new pedestrian/cycle link proposed connects to Beckett Park (both the boundary fence and entrance gate were permitted under Reg Ref DZ15A/0814). A new vehicular access serving the proposed development is provided off Castle Street and is an amendment to Roads Phase 1 permitted under DZ15A/0758 (as extended by DZ15A/0758/E and amended by DZ20A/0399 and DZ21A/0664. The application also provides for the use of existing roads/services permitted under DZ15A/0758 (as extended by DZ15A/0758/E and amended by DZ20A/0399 and DZ21A/0664).

**Application Type:** Permission (SDZ)

**Further Information:** Additional Information Rec'd (New Adds) 17/10/2023

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95144>

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**Reg. Ref.:** PAC/LRD2/004/23

**App Rec'd Date:** 14/09/2023

**Applicant Name:** Red Rock Glenageary Ltd.

**Location:** Junction of Sallynoggin Road & Glenageary Ave., Glenageary, Co. Dublin

**Proposal:** The request relates to a proposal for a mixed-use scheme comprising 147 no. residential units with associated residential amenity spaces, a childcare facility, public plaza, 7 no. commercial units and associated amenity spaces on lands at Junction of Sallynoggin Road and Glenageary Avenue, Glenageary, Co. Dublin.

**Information:** Opinion issued 18/10/2023

**END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 42 2023**

**DATED 16/10/2023 TO 20/10/2023**

## PLANNING DECISIONS FOR WEEK 42 2023

DATED 16/10/2023 TO 20/10/2023

- **Total Applications Decided = 34**
- Grant Permission For Retention = 1
- Request Additional Information = 2
- Grant Permission = 25
- Refuse Permission = 1
- Declare Application Withdrawn = 2
- Declare Application Invalid = 2
- Grant Permission & Grant Retention = 1

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**Reg. Ref.:** ABP31454622

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Ironborn Real Estate Limited

**Location:** Sector 3, Aiken's Village, Townland of Woodside & Kilgobbin, Stepside, Dublin 18

**Proposal:** The site for proposed residential development is generally bounded by Thornberry Road to the north, by Atkinson Drive and the adjoining open space lands to the west, Sandyford Hall residential development adjacent Ferncarraig Avenue to the east and by Village Road and Griannan Fidh residential development to the south (Townland of Woodside). The site for the proposed below ground wastewater storage tank is on open space lands generally bounded by Griannan Fidh residential development to the north, Sandyford Hall residential development to the east and open space lands (including detention basin) to the south and west (Townland of Kilgobbin).

The development will consist of -

- 436 no 'Build-to-Rent' apartment units ( 154 no. 1. bedroom units & 284 no. 2 bedroom units) arranged in 9 no blocks ranging in height from 2-8 storeys over 2no. independent single level basements. Private patios/terraces and balconies are provided for some apartment units (not all units have a patio, terrace or balcony). Upper level balconies are proposed on elevations of all multi-aspect apartment buildings.

- Blocks A-D are located above Basement 1 (c 6,002 sq. m gross floor area) and Blocks F-J are above Basement 2 (c 5,058 sq. m gross floor area).

- Provision 1 no childcare facility (c. 514.9 sq.m gross floor area in Block D).

- Provision of resident amenity space / communal areas ( c. 1,455.7 sq. m gross floor area) in Block C & Block D.

- And all associated and ancillary site development, infrastructural, landscaping & boundary treatment works include :-

- New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road.

- Provision of c9,799 sq. m public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Griannan Fidh residential development.

- Provision of 350 no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive.

- Provision of 669 no. bicycle parking spaces.

- Provision of 14 no. motorcycle parking spaces.

- Communal bin storage and plant provided at basement level and additional plant provided at roof level.

- Provision of below ground wastewater storage tank ( c. 500m<sup>3</sup>) and associated connections to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Grinnan Fidh residential development.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dun-Laoghaire-Rathdown County Development Plan 2022=2028.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37 (2) (b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected or purchased for a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun-Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant.

Website: [www.ironbornshd3.com](http://www.ironbornshd3.com)

**Application Type:** Permission (SHD)

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/94050>

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**Reg. Ref.:** D22A/1007

**Decision:** Declare Application Withdrawn

**Decision Date:** 19/10/2023

**Applicant Name:** Barnettsway Ltd.

**Location:** An Fhoinit, Monkstown Farm, Dun Laoghaire, Co Dublin, A94T2T3

**Proposal:** Permission for partial demolition, renovation and alterations of the existing 2 storey, 2 bedroom house and construction of a 3 storey apartment block consisting of 8 residential units on a site of 0.0923 ha. The proposed development includes (a) 8 no. residential units (7 no 1 bed and 1 no. 2 bed units) to be provided in Proposed Block A. (b) communal open space c.42 sqm. (c) public open space c. 178sqm. (d) 4 no. car parking spaces including 1 no. accessible car parking space, 1 no. EV charging Point (serving 2 no. car parking spaces) and 2no. motorcycle parking spaces at surface level. (e) 10 no. bicycle parking spaces at surface level. (f) 12sqm bin storage facility. (g) a new vehicular entrance and 2 no. pedestrian entrances, all accessed off Monkstown Farm and (h) all boundary treatment, site services, landscaping and site development works to be included as part of the application. Units to have a private balcony/patio/garden area.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/94983>



**Reg. Ref.:** D23A/0009

**Decision:** Declare Application Withdrawn

**Decision Date:** 19/10/2023

**Applicant Name:** Kathy Kelly

**Location:** 38, Hainault Road, Dublin 18, D18W6T0

**Proposal:** The development: 1) demolition of existing detached house. 2) construction of two new split level two storey to the front and three storey to the rear 4 bedroom semi detached flat roof houses. 3) the two new houses will also have flat roof single storey extensions to the rear. 4) new vehicular entrances and driveways for each house onto Hainault road. 5) New pedestrian entrance from each house onto Hainault road. 6) Alterations to boundary walls, landscaping, soakway, drainage works and ancillary and associated works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95093>

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**Reg. Ref.:** D23A/0471

**Decision:** Grant Permission & Grant Retention

**Decision Date:** 16/10/2023

**Applicant Name:** Aidan Keogh

**Location:** Bishops Lane, Kilternan, Co. Dublin

**Proposal:** The retention, amendment, and completion of development previously granted under permission reference D11A/0022 as follows: The retention of a two storey, four-bedroom dwelling of 398sqm and ancillary domestic garage which are integrated and associated with the equine facilities onsite, including amendments from the previously granted permission, the completion of a workshop building of 112sqm, the construction of seven no. stalls and related store rooms accommodated in a single agricultural building of 629sqm, circa 7.85m in height, together with a outdoor sand area, new entrance piers and gates and all associated development works on an overall site of 7.9 hectares, accessed via the existing entrance.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96662>

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**Reg. Ref.:** D23A/0553

**Decision:** Refuse Permission

**Decision Date:** 16/10/2023

**Applicant Name:** Olga Muzychuk

**Location:** Barrack Road, Glencullen, Co Dublin

**Proposal:** Erect a 3-bedroom single storey farmhouse dwelling. This application also involves the installation of a propriety wastewater treatment works and the carrying out of all associated site works. A Natura Impact statement (NIS) is submitted to the Planning Authority with the application.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96916>

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**Reg. Ref.:** D23A/0558

**Decision:** Grant Permission

**Decision Date:** 18/10/2023

**Applicant Name:** EBS d.a.c.

**Location:** 6 Main Street, Blackrock, Co. Dublin (a protected structure)

**Proposal:** Permission for development. The development will consist of replacement of existing fascia signs with proposed new signage consisting of 400mm high brushed stainless steel individual lettering, pin mounted directly onto new aluminium fascia panel to both the front south-west elevation and the side south-east elevation.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96938>

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**Reg. Ref.:** D23A/0560

**Decision:** Grant Permission

**Decision Date:** 17/10/2023

**Applicant Name:** Eimear Kearney

**Location:** 11 Glenamuck Cottages, Rockville Drive, Dublin 18, D18 K3E5

**Proposal:** Permission is being sought for the widening of existing vehicular access to the front, including new gates, walls and piers and all associated ancillary site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96942>

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**Reg. Ref.:** D23A/0562

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Colin Murphy

**Location:** 23, Olivemount Grove, Dundrum, Dublin 14, D14CX76

**Proposal:** Permission to widen existing vehicle entrance from 2.5 to 3.6m to facilitate off street parking for two cars.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96960>

**Reg. Ref.:** D23A/0563

**Decision:** Request Additional Information

**Decision Date:** 20/10/2023

**Applicant Name:** Adelphi Real Estate Ltd

**Location:** Barnhill Place, Barnhill Road, Dalkey, Dublin, A96VN29--site adjacent to Dalkey Lodge.

**Proposal:** Revisions to approved planning (D18A/0418, ABP-303725-19, D23A/0021 and D23A/0037). The revisions comprise of a proposed relocation of 5 no. car parking spaces previously approved in the basement to surface level to accommodate additional plant requirements at basement level and alterations to basement gym layout. The application site is 0.935 hectares in size and sits adjacent to Dalkey Lodge, Barnhill Road (A Protected Structure).

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96961>

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**Reg. Ref.:** D23A/0564

**Decision:** Grant Permission

**Decision Date:** 18/10/2023

**Applicant Name:** Mark & Marita Porter

**Location:** 45 Priory Grove, Stillorgan, Co. Dublin, A94 HE67

**Proposal:** Permission sought for a)demolition of existing side and rear extensions; b)construction of two storey side extension with hipped roof; c)construction of single storey rear extension with flat roof; d)construction of front porch canopy; e)construction of new Garden Room to rear of site; f)internal alterations to ground and first floor layouts g)widening of existing vehicular entrance and h)all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96963>

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**Reg. Ref.:** D23A/0565

**Decision:** Grant Permission

**Decision Date:** 17/10/2023

**Applicant Name:** Sorohan Builders Ltd.

**Location:** Site of c. 2.07 hectares adjoining Trimbleston, Goatstown Road, Dublin

**Proposal:** Retention for a reconfiguration of apartment plan layout, increase floor area and for a rooflight on the north side of the apartment block roof to penthouse apartment number 250 on the 3rd floor level of Core 1 of Block 3 (The Alder) located within the previously permitted development D06A/1510 (An Bord Pleanála reg ref PL06D.222755) on a site of c.2.07 hectares.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96965>

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**Reg. Ref.:** D23A/0567

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Edel Fay & David Rooney

**Location:** 37, Hyde Road, Dalkey, Dublin, A96X6Y8

**Proposal:** New single storey extension with pitch roof to rear of property. New single storey side extension with pitch gable roof to side of existing house. New dormer window to rear. New window openings to front of existing house. New rooflights to existing house. Removal of existing 1no. chimney. Relocation of existing pedestrian entrance. Relocation and widening of existing vehicular entrance.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96968>

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**Reg. Ref.:** D23A/0568

**Decision:** Grant Permission

**Decision Date:** 18/10/2023

**Applicant Name:** Deirdre Lyons & John Butler

**Location:** 18, Woodside Drive, Rathfarnham, Dublin 14, D14DN0P

**Proposal:** Demolition of the stores to the side (N/E), a porch and bay to the rear (S/E), a porch and bays to the front (N/W), outbuildings to the rear garden, 1 no. chimney (N/E); partial demolition of walls to the rear (S/E) and front (N/W) of the existing house and the subsequent construction of a single-storey extension to the rear (S/E) and side (N/E), new two-storey extension with bays to the front (N/W). Modifications to the roof with a higher ridge level to accommodate an attic conversion comprising of new dormer to rear (S/E). 1 no. rooflight to the side (S/W). 1 no. rooflight to the front (N/W). 3 no. rooflights to the extension. 1 no. new window to the side elevation (N/E). 3 no. windows to the side elevation (S/W). Modifications to fenestration on rear (S/E) & front (N/W) elevation. The addition of external insulation to the external walls of the main house; new garden room (40sqm) to rear garden. Widening of existing vehicular entrance and addition of new pedestrian entrance. All associated site works to an existing two-storey detached house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96972>

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**Reg. Ref.:** D23A/0569

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Dmytro Protserov

**Location:** Headford Cottage, 11 Avoca Avenue, Blackrock, County Dublin (a Protected Structure)

**Proposal:** Permission for the following: To replace the existing, automated, sliding front gate with a pair of manually operated gates fixed to the original, existing gate piers.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96971>

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**Reg. Ref.:** D23A/0570

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Des Thorpe

**Location:** 19, Haddington Park, Glenageary, Dublin, A96T2X9

**Proposal:** Retention permission for a pedestrian gate of a detached dwelling fronting onto Haddington Park

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96976>

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**Reg. Ref.:** D23A/0571

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Eoin & Nuala McCarthy

**Location:** 128, Silchester Park, Glenageary, Dublin, A96A3N8

**Proposal:** Demolish the existing single-storey garage and part utility to the side of the existing house. Construct a new two-storey extension to the side and front of the existing house. Extend the existing tiled roof over the new two-storey extension. Erect a canopy over the front door, widen the existing vehicle entrance, install external storage units in the front garden and carry out all associated alterations and site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96978>

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**Reg. Ref.:** D23A/0579

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Catherine & Conor Galvin

**Location:** 30, Castlepark Road, Sandycove, Dublin, A96YW58

**Proposal:** Extension and alterations of existing semi-detached dwelling. 1) Construction of new two-storey and single storey extension with pitched roof and two roof lights to the side and rear of the existing house. 2) Alterations to the existing internal floor layout, main roof and elevations. 3) Modifications and widening of the existing vehicular entrance off Castlepark Road to being 3.5m in width. 4) Demolition of existing single storey rear extension & existing outbuildings and all associated landscaping and ancillary works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97030>

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**Reg. Ref.:** D23A/0647

**Decision:** Declare Application Invalid

**Decision Date:** 19/10/2023

**Applicant Name:** Fiona Wall

**Location:** 16, Sandycove Avenue East, Dun Laoghaire, Dublin, A96YP30

**Proposal:** Removal of rear garden out buildings, the addition of a rear garden level extension, some window replacement and adjustments, alterations to front bay window, and internal re-arrangements to the remaining house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97261>



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**Reg. Ref.:** D23B/0253

**Decision:** Grant Permission

**Decision Date:** 17/10/2023

**Applicant Name:** Aoife Sadlier & Stephen Cawley

**Location:** 101, Barton Road East, Dundrum, Dublin 14, D14TN25

**Proposal:** First floor side extension over existing converted garage of semi-detached two-storey house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96211>

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**Reg. Ref.:** D23B/0401

**Decision:** Grant Permission

**Decision Date:** 16/10/2023

**Applicant Name:** Siobhan Ryan

**Location:** 8 Llewellyn Close, Rathfarnham, Dublin, D16 PC92

**Proposal:** Permission for development at this site. The development will consist of: Attic conversion for storage with dormer window to the front and rear. Single-story front porch.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96933>

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**Reg. Ref.:** D23B/0402

**Decision:** Grant Permission

**Decision Date:** 18/10/2023

**Applicant Name:** Cera Ward & Hugh Healy

**Location:** 70, Albert Road Lower, Glenageary, Dublin, A96E0W4

**Proposal:** (i) Removal of existing two storey extension to the rear (16sqm) and the existing terrace (11sqm). (ii) Construction of a new one & two storey extension to the rear (74sqm). (iii) General refurbishment of the existing house (134sqm) including internal and external alterations and essential repairs as required to the floors, windows, facades & roof. (iv) Garden pavilion (47sqm) to the rear garden including games room, home office, shower room and store. (v) Associated conservation works, site works and ancillary works to facilitate the development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96939>

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**Reg. Ref.:** D23B/0403

**Decision:** Request Additional Information

**Decision Date:** 17/10/2023

**Applicant Name:** Philip Power

**Location:** 30, Kilmacud Park, Kilmacud, Blackrock, Dublin, A94E6N1

**Proposal:** Alterations to an existing house including a single storey extension to the rear, demolition of existing garage and the construction of a two storey extension to the side and to the front and the conversion of the roof space with a dormer window to the rear.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96940>

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**Reg. Ref.:** D23B/0404

**Decision:** Grant Permission

**Decision Date:** 17/10/2023

**Applicant Name:** Ka Ming Kwok & Kar Wai Tsang

**Location:** 30, Taney Road, Dublin 14, D14RY60

**Proposal:** Three new Velux roof windows to the side roof area.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96946>

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**Reg. Ref.:** D23B/0405

**Decision:** Grant Permission For Retention

**Decision Date:** 18/10/2023

**Applicant Name:** Patricia Kelly

**Location:** 105 Cromlech Fields, Ballybrack, County Dublin, A96T6W4

**Proposal:** Retention permission for development at this site. Retention permission for a single storey masonry constructed extension to the rear of the existing dwelling.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96945>

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**Reg. Ref.:** D23B/0406

**Decision:** Grant Permission

**Decision Date:** 18/10/2023

**Applicant Name:** Cathy Kelly & Dominic Meehan

**Location:** 84, Foxrock Avenue, Dublin 18, D18K4A0

**Proposal:** Construction of dormer extension to the rear and conversion of attic space to habitable area (30.85sqm) and ancillary site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96949>

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**Reg. Ref.:** D23B/0407

**Decision:** Grant Permission

**Decision Date:** 16/10/2023

**Applicant Name:** Duygu & Levent Erpolat

**Location:** 2 The Avenue, Hazelbrook Square, Churchtown, Dublin 14

**Proposal:** Permission for development. The development will consist of the construction of one dormer window and one rooflight in the main roof to the front of the property.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96952>

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**Reg. Ref.:** D23B/0408

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Mel Gearty

**Location:** 76, Carysfort Avenue, Blackrock, Dublin, A94W6P9

**Proposal:** (1) Provision of covered carport utilising granted vehicle and pedestrian access (D21A/0360), with ancillary storage, WC and BBQ Facilities to new patio area, (2) all associated site works and landscaping.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96958>

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**Reg. Ref.:** D23B/0412

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Mr. & Mrs. Damian Malone & Jennifer McGuinness

**Location:** 85 Mount Anville Wood, Mount Merrion, Dublin 14, D14 W583

**Proposal:** Permission for the following works: (i) the demolition of an existing single-storey detached structure at the rear (eastern end) of the rear garden; (ii) construction of a new detached single-storey flat-roofed building at the rear (eastern-end) of the rear garden for use as a Garden Room / Home Office / Gym. etc., ancillary to the use of the main dwelling house; and (iii) all required siteworks, services & landscaping to facilitate the proposed development. All at 85 Mount Anville Wood, Mount Merrion, Dublin 14, D14 W583, an existing detached two-storey four-bedroom single dwelling.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96979>

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**Reg. Ref.:** D23B/0417

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Simon & Clare Conalty

**Location:** 82, Broadford Crescent, Rathfarnham, Dublin 16, D16XT28

**Proposal:** Ground floor extension to porch at front incorporating provision of new toilet and entrance porch with entrance door to side of porch.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97012>

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**Reg. Ref.:** D23B/0454

**Decision:** Declare Application Invalid

**Decision Date:** 19/10/2023

**Applicant Name:** Caimin & Mary Dolphin

**Location:** Rock Yard Lane Sandycove, Dublin, A96NX85

**Proposal:** Modifications and alterations to the previously granted D18A/0944. The development will consist of (1) Reducing the rear extension to single storey with the demolition of existing rear sunroom. (2) Works to the front elevation include the demolition and construction of a new facade. (3) New window layout. (4) All associated works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97249>

**Reg. Ref.:** DZ23A/0083

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Declan McDonald PwC

**Location:** Druid House & Glendruoid House (protected structure), Lehaunestown Lane, Brennanstown Road, Brennanstown, Dublin 18

**Proposal:** The development will consist of enabling works to allow for the development of the permitted Druids Glen Road (Q to P3) granted under reg. ref. DZ19A/0863 and involves the reconstruction of the existing boundary wall located between Lehaunestown Lane to the east and Druid House and Glendruoid House to the west and the development of a new access and spur road to the Plot DG3/ Res1 lands. Permission is also sought for all associated site and development works. This application includes development within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014, as amended.

**Application Type:** Permission (SDZ)

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95339>

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**Reg. Ref.:** DZ23A/0573

**Decision:** Grant Permission

**Decision Date:** 19/10/2023

**Applicant Name:** CWTC MultiFamily ICAV

**Location:** Lands (c. 17.03 ha) in the townlands of Cherrywood, Laughanstown, Loughlinstown and Glebe, Dublin 18 (also Co. Dublin)

**Proposal:** Amendment application to DZ17A/0862 (as further amended by DZ18A/1058, DZ18A/1178, DZ19A/0148, DZ19A/0458, DZ19A/1024, DZ20A/0002 and DZ20A/0824, DZ21A/0569, DZ21A/0713, DZ21A/0807, DZ22A/0138, DZ22A/0690, DZ22A/0747 & DZ23A/0423). This application relates to development in the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014 (as amended). the proposed amendments relate to the provision of 2no. additional units (1 no. one bed and 1 no. two bed) at level B1 of Block F3 in TC4, and 2 no. additional units

(1 no. one bed and 1 no. two bed) at Level 05 of Block F2. The proposals will provide for a total of 4no additional units, in the form of 2 no. 1 bedroom units and 2no. 2 bedroom units. This increases the total number of 1 bed units to 42 no. in Block F2 and to 13 in Block F3, and increases the total number of 2 bed units to 118 no. in Block F2 and to 49 no. units in Block F3. The overall housing mix of TC4 shall now consist of 53 no. studios, 104 no. one bed units, 282 no. two bed units and 85 no. 3 bed units, for a total of 524 no. units. The proposed development provides for the reconfiguration of Block F3 at ground floor B1 level and Block F2 at fifth floor level to provide for an additional 4 no. units. The additional units are to be provided with associated private amenity space. Proposals include the allocation of designated parking at basement level and minor reconfigurations of internal access to provide entrances to the new units.

**Application Type:** Permission (SDZ)

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/97005>

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**Reg. Ref.:** LRD23A/0557

**Decision:** Grant Permission

**Decision Date:** 17/10/2023

**Applicant Name:** Expert Eye Property Company Ltd.

**Location:** Lands forming part of development generally known as Rockbrook located at the junction of Blackthorn Drive and Carmanhall Road, Rockbrook Estate, Sandyford Business District, Dublin 18

**Proposal:** Permission for a Large-scale Residential development on lands forming part of development generally known as Rockbrook located at the junction of Blackthorn Drive and Carmanhall Road, Rockbrook Estate, Sandyford Business District, Dublin 18.

The development will comprise minor amendments to the permitted development as per Strategic Housing Development (SHD) permission reference 304405-19 which comprises 428no. apartments, a creche, 4no. local/neighbourhood retail units and associated site works.

The proposed development incorporates the following amendments:

(I) Reconfiguration of cores, reconfiguration of the basement and associated amendments to the building.



(II) Amendments to the external facades and balconies.

(III) Amendments to the unit mix which consists of 32no. studio apartments, 122no. 1bed apartments, 251 2bed apartments and 23no. 3bed apartments to provide for 19no. studio apartments, 135no. 1bed apartments, 249 2bed apartments and 25no. 3bed apartments.

There will be no change to the overall number of units provided with total units remaining at 428 apartments.

A copy of the application is also available for inspection at the following web address:

<https://rbcentrallrd.com/>

**Application Type:** Permission (LRD)

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96937>

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**Reg. Ref.:** LRD23A/0566

**Decision:** Grant Permission

**Decision Date:** 20/10/2023

**Applicant Name:** Shankill Property Investments Ltd.

**Location:** Former Bray Golf Club Lands, Off Ravenswell Road & Dublin Road, Bray, Co Dublin

**Proposal:** The Large-scale Residential Development application consists of amendments to a permitted Strategic Housing Development (permitted under ABP-311181). The amendments comprise of 4 No. additional in-curtilage car parking spaces (2 No. car parking spaces within each of the curtilages of a permitted house and a permitted duplex unit (3 bed duplex over 2 bed apartment); extensions to the permitted length of adjacent public roadway in two areas to facilitate vehicular access to the proposed additional car parking spaces; and associated local revisions to permitted storm sewer network, public lighting and landscaping.

Website: <https://coastalquartershdrev1.com/>

**Application Type:** Permission (LRD)

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96967>

**END OF PLANNING DECISIONS FOR WEEK 42 2023**

**DATED 16/10/2023 TO 20/10/2023**

## APPEALS NOTIFIED BY AN BORD PLEANÁLA 42 2023

DATED 16/10/2023 TO 20/10/2023

### - Total Appeals Lodged = 7

- Appeal against Refusal of Permission = 2

- Appeal against Grant of Permission = 4

- Appeal against Condition(s) = 1

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**Reg. Ref.:** D22A/0708

**Registration Date:** 20/09/2022

**Applicant Name:** Valero Energy (Ireland) Ltd.

**Location:** Texaco Clonkeen Service Station, Clonkeen Road, Deansgrange, Blackrock, Co Dublin

**Proposal:** Permission for: 1. Demolition of existing service station retail building, fuel dispensing pump island, carwashes and removal of associated forecourt equipment. 2. Construction of a single storey service station building with overall floor area of 361sqm comprising of convenience shop (100 sq.m net retail floor space), hot food sales (52 sq.m net floor space) and seating area (24 sq.m net floor space) with ancillary office, cash room, storeroom, toilets and staff welfare facilities. 3. Provision of building fascia signage. 4. Alterations to existing forecourt canopy. 6. Construction of all ancillary site features including new fuel fill points, 1 no. jet wash, 1 no. brush wash, drainage, service bay,, parking bays and line marking.

**Council Decision:** Grant permission

**Appeal Lodged:** 16/10/2023

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/94123>

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**Reg. Ref.:** D22A/1039

**Registration Date:** 23/12/2022

**Applicant Name:** Raymond Reilly

**Location:** Belline, Killiney Hill Road, Killiney, Dublin, A96D521

**Proposal:** Construction of a detached single-storey (c.188sqm, including an internal courtyard 17sqm) with vehicular entrance and all other associated site development works above and below ground including a septic tank and percolation area.

**Council Decision:** Grant permission

**Appeal Lodged:** 16/10/2023

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95071>

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**Reg. Ref.:** D23A/0230

**Registration Date:** 11/04/2023

**Applicant Name:** Butlers Chocolates

**Location:** 69, Glathule Road, Glenageary, Glathule, Dublin, A96AY07

**Proposal:** Change of use of the existing butchers shop at ground floor level into cafe use, together with the demolition of existing single storey sheds to the rear and the construction of a new single storey extension to the proposed cafe at ground floor level to the rear. The proposed works will also comprise the removal of the existing shopfront to the front elevation at ground floor level and the installation of a new shopfront incorporating a retractable awning in lieu of same and all associated building works, including connections into existing services.

**Council Decision:** Grant permission

**Appeal Lodged:** 18/10/2023

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95812>

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**Reg. Ref.:** D23A/0325

**Registration Date:** 17/05/2023

**Applicant Name:** Eileen O Sullivan

**Location:** Southwinds, Ulverton Road, Dalkey, Dublin, A96XT80

**Proposal:** Construction for 6no. Dwelling houses including boundary treatment, circulation road within site and driveways, connections to mains sewer and water including ancillary works.

**Council Decision:** Refuse permission

**Appeal Lodged:** 17/10/2023

**Nature of Appeal:** Appeal against Refusal of Permission

**Type of Appeal:** 1st Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96138>

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**Reg. Ref.:** D23A/0504

**Registration Date:** 27/07/2023

**Applicant Name:** Dr Joseph Martin

**Location:** Rere of 123, Churchtown Road Lower, Churchtown, Dublin 14

**Proposal:** (1) Detached, single-storey one-bedroom dwelling to rere of No. 123 Lower Churchtown Road, with a vehicular entrance onto Flemingstown Park & (2) associated ancillary site works vis: (a) a covered cycle and bin store, (b) a reinforced, grass

screened parking space, & (c) a stone soakaway, for surface water disposal.

**Council Decision:** Grant permission

**Appeal Lodged:** 16/10/2023

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96749>

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**Reg. Ref.:** D23A/0506

**Registration Date:** 28/07/2023

**Applicant Name:** Sonya & Vinnie Finnegan

**Location:** Cortona, Clarinda Park West, Dun Laoghaire, Dublin, A96N9TX

**Proposal:** Retention permission for modifications to external materials and finishes only in respect of the approved plans (reg ref D17A/0013 & ABP REF PL06D.248406 as amended by reg ref D21A/1037) being white painted silicon render finish instead of granite aggregate polished concrete (as approved under D17A/0113) to the plinth elevations to Clarinda Park West and the access road to Clarinda House and white-painted silicon render finish instead of selected metal cladding (as approved by D21A/1037) to the upper level elevations. (The site is within an Architectural Conservation Area)

**Council Decision:** Refuse permission for retention

**Appeal Lodged:** 18/10/2023

**Nature of Appeal:** Appeal against Refusal of Permission

**Type of Appeal:** 1st Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96760>

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**Reg. Ref.:** LRD23A/0505

**Registration Date:** 27/07/2023

**Applicant Name:** Dante Property Company Ltd

**Location:** The Sentinel, Block C at the former Allegro Site, Blackthorn Drive, Sandyford Business Estate, Sandyford, Dublin 18.

**Proposal:** The development will comprise of the completion of the Sentinel Building to provide for 110no. apartments. Particulars of the development will comprise as follows:

- The provision of 22 no. 1 bed units, 60 no. 2bed units & 28 no. 3 bed units along with provision of associated residential communal spaces both at terrace roof level and within the building. Ancillary communal spaces at ground level within the building will include for a resident's gym and resident's lounge.
- The provision of 2 no. additional floors on the existing 6 storey section of the existing Sentinel building.
- The provision of associated internal works and elevational works to complete the building.
- Provision of associated car parking and motorcycle parking at basement level.
- Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents.
- Provision of associated bicycle storage facilities at basement level and bin storage facilities.
- Provision of associated bicycle storage facilities at ground level.
- Use of existing access from Blackthorn Drive.
- Provision of an ESB substation at ground floor level.
- All ancillary site development works to include for plant and works to facilitate foul, water and service networks for connection to the existing foul, water, and ESB networks.

Website: <https://www.thesentinellrd.com>

**Council Decision:** Grant permission

**Appeal Lodged:** 16/10/2023

**Nature of Appeal:** Appeal against Condition(s)

**Type of Appeal:** 1st Party Conditions

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/96757>

**END OF APPEALS NOTIFIED BY AN BORD PLEANÁLA 42 2023**

**DATED 16/10/2023 TO 20/10/2023**



## APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK 42 2023

DATED 09 October 2023 TO 13 October 2023

- **Total Appeals Decided = 4**
- Refuse permission = 2
- Grant permission = 1
- The appeal has been withdrawn = 1

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**Reg. Ref.:** D21A/1120

**Appeal Decision:** Grant Permission

**Appeal Decided:** 11/10/2023

**Council Decision:** Grant permission

**Applicant Name:** Luke Clancy

**Location:** 4 Belgrave Square North, Monkstown, Blackrock, Co. Dublin (curtilage of protected structure)

**Proposal:** Permission is sought for the provision of double timber access door in rear wall of property.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/91708>

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**Reg. Ref.:** D22A/0213

**Appeal Decision:** Refuse Permission

**Appeal Decided:** 10/10/2023

**Council Decision:** Refuse permission

**Applicant Name:** PI Investments Ltd.

**Location:** Lands situated to the south of Ashton (D14 P2Y2) and Thurleigh (D14 R7W9), the east of No. 23 Finsbury Green and north of No. 28 Finsbury Green within Finsbury Park, Churchtown, Dublin 14

**Proposal:** Permission is sought. The development consists of: (i) construction of a Build-To-Rent residential development 'Woodville' within 1 no. four storey over lower ground floor level apartment block comprising 40 no. residential apartments (26 no. one bedroom & 14 no. two-bedroom) with each apartment having access to private amenity space, in the form of a balcony/terrace, and having access to gym, laundry and lounge areas at lower ground floor level, an area of communal amenity space to the west of the block at lower ground level, a vehicular parking area of 8 no. spaces to the north of the block at ground level and secure bicycle parking area of 80 no. spaces and secure bin store at ground level; (ii) removal of existing vehicular entrance to Finsbury park and provision of new vehicular and pedestrian entrances to Finsbury Park; and (iii) all ancillary works including landscaping, boundary treatments, SuDS drainage, green roofs, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/92543>

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**Reg. Ref.:** D23A/0025

**Appeal Decision:** The Appeal Has Been Withdrawn

**Appeal Decided:** 13/10/2023

**Council Decision:** Grant permission & grant retention

**Applicant Name:** Cavernbell

**Location:** The Glen, Golf Lane, Glenamuck Road, Carrickmines, Dublin 18

**Proposal:** The development seeks to retain amendments to and complete the apartment development for 48 units (20 no. 1-beds and 28 no. 2-beds) originally permitted under Reg Ref 18A/1175, ABP Ref 304641-19. The amendments include the following: Repositioning of the footprint of the permitted apartment building (and basement) on the site. Associated alterations to the permitted open space and landscaping. Increase in the overall height of the permitted building by c.1m. All other associated site development works remain as permitted including apartment numbers (48 no.), mix (20 no.1-bed and 28 no. 2-bed) services provision, car and cycle parking numbers, bin stores, vehicular/pedestrian access and boundary treatment works.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95136>

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**Reg. Ref.:** D23A/0202

**Appeal Decision:** Refuse Permission

**Appeal Decided:** 12/10/2023

**Council Decision:** Refuse permission for retention

**Applicant Name:** Tara Doyne

**Location:** 25, Bellevue Avenue, Glenageary, Dublin, A96YD58

**Proposal:** Retention permission is sought for the change of use of approximately 48sqm of ground floor space from commercial to residential use.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/95691>

**END OF APPEALS DECISION BY AN BORD PLEANÁLA 42 2023**

**DATED 09 October 2023 TO 13 October 2023**

## END OF WEEKLY LIST FOR WEEK 42 2023

Please note that pursuant to Part 4 of the Planning and Development Regulations 2001 (as Amended) the following **revised** list of newspapers approved to carry Planning Application Notices for Dún Laoghaire-Rathdown County Council has been approved as and from the **5th October 2017**:

- The Irish Times
- The Irish Examiner
- The Irish Independent
- The Evening Herald
- The Irish Star
- The Irish Daily Mirror
- The Sunday Independent
- The Sunday World
- Irish Mail on Sunday
- Irish Daily Mail
- The Sunday Times
- The Irish Sun
- Dublin Gazette South Edition
- Southside People
- Sunday Business Post

Applications for Planning Permission **must** also apply for a Certificate of Exemption (**or** have been granted one previously) if they propose to build **one or more** dwelling units (regardless of the total site area).

RE:-APPLICATION FOR CERTIFICATE OF EXEMPTION UNDER SECTION 97 OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED:- THE STATUTORY DECLARATION TEMPLATE PROVIDED WITH THE APPLICATION IS INTENDED FOR USE AS A GUIDELINE ONLY. When preparing the declaration for submission with the application, item nos. 1 to 9 must be answered/completed by the applicant, (bearing in mind that individual circumstances differ/vary for each applicant). The completed declaration should then be signed by a commissioner for oaths or a practicing solicitor.

Please note that in accordance with Section 251 of the Planning and Development Act, 2000, (as Amended): “where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th December, and the 1st January, both days inclusive shall be disregarded**”. Accordingly, all time limits specified in connection with the planning application process, including time limits relating to the maintenance of site notices and receipt of submissions or observations are extended by nine days.