

“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”.

All planning decisions on this list relate to applications that have either been subject to EIAR preliminary assessment or EIAR screening and a conclusion has been reached by the Planning Authority in respect of a planning application under Article 103 (1) (b) or a screening determination has been made by the Planning Authority under Article 103 (1) (B) or an EIAR has been received.

PLANNING DECISIONS FOR WEEK 34 2019 DATED 19/08/2019 TO 23/08/2019

Reg. Ref.	ABP30440519
Decision	GRANT PERMISSION
Decision Date	19-Aug-2019
Applicant Name	Garrett Dorrian, IRES Residential Properties Limited
Location	Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18
Proposal	Permission for a strategic housing development with an application site area of c. 2.02 ha (excluding basements), including the extent of Carmanhall Road required for proposed flood mitigation works, on lands forming part of a development generally known as Rockbrook, located at the junction of Blackthorn Drive and Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18, principally bounded by existing mixed use and residential development to the north (Grande Central and South Central); Carmanhall Road to the south; undeveloped lands to the east (known as the Tivway site) and an existing part-constructed office development to the west (The Sentinel). The development, which is known as RB Central with a total gross floor area of c. 41,347 sq m (excluding basements) will consist of 428 no. apartments comprising two blocks arranged around two courtyards ranging in height from five to fourteen storeys (including ground floor mezzanine, all over three existing part-constructed basement levels) comprising 32 no. studio apartments; 122 no. 1 bedroom apartments; 251 no. 2 bedroom apartments and 23 no. 3 bedroom apartments. The development will also include a crèche (486 sq m) with ancillary outdoor play areas; 4 no. ground floor local/neighbourhood retail units (862 sq m); communal community residents' facilities (934 sq m in total) including a multi-purpose space (184 sq m), laundry and community co- working area (97 sq m) at ground floor level, and residents' exercise area, break-out/meeting areas, book and media sharing areas, reading/seating areas, play area and TV/games area located at various levels throughout the proposed development (653 sq m); entrance halls; private, communal and public open space provision including balconies, winter gardens and terraces to be provided on all elevations at all levels as required; roof gardens; courtyards; boulevards; urban plaza; amenity lawn and play areas; basement car parking (508 no. spaces in total); 3 no. surface crèche drop-off parking spaces; car club spaces; 593 no. cycle parking spaces (long and short stay spaces including secure stands); motorcycle parking; storage areas; internal roads and pathways; pedestrian access points; hard and soft landscaping, street

furniture and boundary treatments; changes in level; services provision and related pipework including diversions; plant (including rooftop plant); electric vehicle charging points; ESB substations and switchrooms; waste management areas; green roofs; attenuation tank; flood mitigation measures to Carmanhall Road including footpath upgrade and flood wall; car park ventilation areas; set-down areas; signage; completion and re-configuration of the existing basement levels including related site clearance works and removal of services; public lighting and all site development and excavation works above and below ground. Vehicular access to the site will be from Blackthorn Drive and Carmanhall Road with dedicated bicycle access from Blackthorn Drive. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application, together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.rbcentralplanning.ie

Application Type

Permission (SHD)

Reg. Ref.

D19A/0069

Decision

GRANT PERMISSION

Decision Date

22-Aug-2019

Applicant Name

James and Grit Tyrrell

Location

Kilmantain, Verbena Avenue, Westminster Road, Foxrock, Dublin 18

Proposal

Permission is sought for the demolition of an existing 2-storey detached dwelling, with an area of 296.7 sqm, and the construction of a new replacement 2-storey detached dwelling with an area of 500 sqm. The proposal development includes keeping the existing vehicular entrance gates, gate piers, and railings to the front boundary of the site, and connections to existing services, together with all ancillary landscaping and site works.

Application Type

Permission

Reg. Ref.

D19A/0237

Decision

GRANT RETENTION PERM & REFUSE RETENTION PERM

Decision Date

20-Aug-2019

Applicant Name

William Neville & Sons Unlimited Company

Location

Marine Walk Development, Marine Road, Dún Laoghaire, Co Dublin with the curtilage of the Royal Marine Hotel (A Protected Structure - RPS No. 800)

Proposal

Permission of indefinite Retention for as constructed alterations to approved plans, as follows: A. Alterations to approved railings and new escape stairs and fire exit at ground floor level. B. Amended balconies at levels 1, 2 & 3 (to apartment nos. 1, 2, 9-14 & 18-21 inclusive) on the south-east and north-east elevations. C. Alterations to the footprint of the rear apartments (nos. 1-6, 9-14 & 18-21 inclusive) on levels 1, 2 & 3. D. Omission of approved railings balcony area adjoining apartment no. 2 at first floor level.

Application Type

Permission

Reg. Ref. D19A/0247
Decision GRANT PERMISSION
Decision Date 22-Aug-2019
Applicant Name Brian Hartnett
Location 21 Monkstown Crescent, Monkstown, Co Dublin A94 ED95
Proposal Permission for development, (which lies within the attendant grounds of a Protected Structure, not within the applicant's ownership), consisting of:
A. Change of use from motor car servicing garage to restaurant/café (including take away coffee) with storage and ancillary facilities at first floor level). B. Demolition of the existing single storey extension to the front and existing lean-to structure and single storey sheds to the rear. C. Construction of a new single storey restaurant extension to the front and rear. D. Reinstatement and modifications of the existing two storey building including the exterior and interior including reinstatement of entrance gate piers, restaurant signage, bin storage and kitchen extractor to rear and all ancillary site development works.
Application Type Permission

Reg. Ref. D19A/0262
Decision GRANT PERMISSION
Decision Date 21-Aug-2019
Applicant Name Pathesa Ltd
Location Unit A5 Block A2 The Plaza, Beacon South Quarter, Sandyford Business District, Sandyford, Dublin 18
Proposal Permission for Change of Use of Unit A5 (1070.00 sqm in size) currently vacant, from approved retail use to office use. Pedestrian access will be from The Plaza with ancillary egress onto a rear service road.
Application Type Permission

Reg. Ref. D19A/0293
Decision REFUSE PERMISSION
Decision Date 19-Aug-2019
Applicant Name Grant Moran
Location Within the curtilage of 64 Heather Road, Sandyford Industrial Estate, Dublin 18
Proposal Permission for 5 no. new car parking spaces.
Application Type Permission

Reg. Ref. D19A/0442
Decision GRANT PERMISSION
Decision Date 19-Aug-2019
Applicant Name J Kavanagh
Location 138, Rock Road, Booterstown
Proposal Permission is sought at a Protected Structure, for subdivision of the existing site together with a new road entrance and pedestrian entrance to provide a site for a future proposed dwelling.
Application Type Permission

Reg. Ref. D19A/0444
Decision GRANT PERMISSION
Decision Date 21-Aug-2019
Applicant Name Dowlow Ltd

Location Proposal Perry House, 81B, Monkstown Road, Monkstown, Co. Dublin, A94 X917
Permission for development. The development will consist of the demolition of existing front entrance porch and the construction of a new entrance on the south elevation, the construction of a new first floor extension to include a single bedroom, internal alterations at ground and first floors, together with all associated site works, landscaping and utilities.

Application Type Permission

Reg. Ref. D19A/0445
Decision REFUSE PERMISSION
Decision Date 20-Aug-2019
Applicant Name Fran O'Brien
Location Proposal Inverness, Corrig Road, Dun Laoghaire, Co. Dublin, A96 AP29
Permission sought for the construction of a two storey dwelling house in side garden with new vehicular access from Corrig Road to be shared with the existing house. New pedestrian access from Royal Terrace East and all associated site works.

Application Type Permission

Reg. Ref. D19A/0446
Decision GRANT PERMISSION
Decision Date 21-Aug-2019
Applicant Name UCD Smurfit Graduate School of Business
Location Proposal The Memorial Hall, UCD, Carysfort Avenue, Blackrock, Co. Dublin
Permission is sought within the curtilage of a Protected Structure for the installation of 70kW of Solar PV panels and all associated works, on the roof.

Application Type Permission

Reg. Ref. D19A/0447
Decision GRANT PERMISSION
Decision Date 20-Aug-2019
Applicant Name Fergus Dolan
Location Proposal 7, Churchtown Road Upper, Churchtown, Dublin 14
Permission is sought for alterations to previously granted permission (Pl. Ref. D18A/0858). The alterations will consist of 1) moving the free-standing single-storey garage closer to the north-eastern boundary, 2) recessing the new vehicle entrance to the site with 45 degree splayed sides, 3) repositioning and resizing the porch window and 4) repositioning of the 2 no. rooflights on the north-east facing roof pitch of the main house.

Application Type Permission

Reg. Ref. D19A/0448
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 22-Aug-2019
Applicant Name Michael O'Flaherty and Maria O'Flaherty
Location Proposal 29, Northumberland Avenue, Dun Laoghaire, Co. Dublin, A96 PY27
Permission is sought for sub-division of existing site, construction of new boundary wall and residential development comprising 2 no. 2 storey, 3 bedroom, semi-detached mews dwelling houses accessed from the shared

access lane way to the rear of the existing property and with private gardens to rear. The development will include new water mains connections, new electrical supplies, new foul and surface water drainage connections, hard and soft landscaping including provision of 4 no. car parking spaces, refuse and bike store and all other associated works to the rear.

Application Type Permission

Reg. Ref. D19A/0449

Decision GRANT PERMISSION

Decision Date 21-Aug-2019

Applicant Name Board of Management of Holy Child School

Location Holy Child School, Military Road, Killiney, Co. Dublin. The 2.4 hectare school campus includes Killacoona House, a Protected Structure. The proposed development lies within the curtilage of Killacoona House but no works are envisaged to Killacoona House

Proposal Permission for development. The application consists of the refurbishment of the classroom and former PE hall blocks to the east of the site. The development consists of: a) The insertion of a new floor (area=220m²) into the former PE hall volume to create 2 no. teaching spaces at upper ground floor level within the existing volume of the PE hall. b) Changes in fenestration and facade treatment to the former PE hall and the south classroom block, with the introduction of an aluminium glazing system to the new and reconfigured classrooms. c) The construction of an external entrance canopy and ramp to the north of the classroom block, denoting the relocated entrance point for the school (primarily for visitors) and providing a stepped and ramped access route for students, staff and visitors, with 1 no. external platform lift at this entrance point to facilitate students and staff with disabilities. d) The construction of a secondary entrance canopy to the south of the classroom block, with stepped access from the carpark. e) Signage on the facade of the former PE hall. f) Installation of 1 no. passenger lift with lift overrun in the south classroom block and connection above current roof of the south classroom block level to existing science labs located in the former PE hall (connection is 4.8m² in area, 2.1m above the south classroom block, aligning with the height of the former PE hall volume, with an overall height of 13.03m). g) Upgrade of 2no. staircores to comply with current fire codes, including automatic opening vents at roof level and new door access at lower ground floor level. h) General ancillary internal works within the existing classroom block and former PE hall, and ancillary siteworks.

Application Type Permission

Reg. Ref. D19A/0450

Decision REQUEST ADDITIONAL INFORMATION

Decision Date 20-Aug-2019

Applicant Name Conor O'Donnell and Eric Farrell, AGL Consulting

Location Level 2, Suite 2, The Avenue, Beacon Court, Sandyford, Dublin 18

Proposal Permission is sought for change of use of 88m² second floor level from office use to the provision of Medical/Health services.

Application Type Permission

Reg. Ref. D19A/0451

Decision REQUEST ADDITIONAL INFORMATION

Decision Date 20-Aug-2019

Applicant Name Anthuan, Antoine, Greg and Diandra Xavier
Location Ground Floor, Suite 2, The Avenue, Beacon Court, Sandyford, Dublin 18
Proposal Permission is sought for change of use of 81sqm ground floor level from office use to the provision of Medical/Health services.
Application Type Permission

Reg. Ref. D19A/0452
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 20-Aug-2019
Applicant Name Salim Patheria
Location Level 1, Suite 2, The Avenue,, Beacon Court,, Sandyford, Dublin 18
Proposal Permission is sought for change of use of 88m2 first floor level from office use to the provision of Medical/Health services.
Application Type Permission

Reg. Ref. D19A/0453
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 21-Aug-2019
Applicant Name Michael and Emma Murphy
Location 31, Church Road, Dalkey, Co. Dublin
Proposal Permission is being sought for alterations to an existing semi-detached dormer dwelling. The proposed development comprises the demolition of an existing semi-detached single storey garage structure, together with the demolition of an existing single storey utility room extension to gable end, and the construction of a new single storey kitchen/ utility/ family room extension to gable end and rear. The proposed development will also comprise alterations to the front and rear elevations, including modifications to the existing dormer roof, and the construction of a new bay window extension and new entrance canopy to existing main entrance at ground floor level to the front elevation, alterations to the existing window openings, together with all ancillary site works, including the widening of the existing, vehicular entrance from Church Road, and connections to existing services.
Application Type Permission

Reg. Ref. D19A/0454
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 21-Aug-2019
Applicant Name Helen Fisher
Location Rathkeevan, Ballybetagh Road, Kiltarnan, Dublin D18 FH52
Proposal Permission for the permanent Retention of Change of Use from garage/workshop to dependent relative dwelling to rear of main house.
Application Type Permission for Retention

Reg. Ref. D19A/0455
Decision GRANT PERMISSION
Decision Date 20-Aug-2019
Applicant Name Orla O'Briain and John Hibbert
Location 51, Saint Aidans Drive, Goatstown, Dublin 14
Proposal Permission sought for a first floor bedroom, dressing room and bathroom in proposed side extension over existing kitchen/dining room and pitched canopy roof over front door to front elevation. Proposed gate-way

Application Type widening from 2.35m to 3.2m.
Permission

Reg. Ref. D19A/0456
Decision GRANT PERMISSION
Decision Date 22-Aug-2019
Applicant Name Orna Loughnane and Kevin O'Regan
Location 6, Tivoli Terrace North, Dun Laoghaire, Co. Dublin
Proposal Permission is sought for the construction of a part two storey and part single storey domestic extension to the rear. The property is a Protected Structure.
Application Type Permission

Reg. Ref. D19A/0457
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 21-Aug-2019
Applicant Name Central Park GP Co PropCo Limited
Location Central Park (Block N Site), Leopardstown Road, Dublin 18
Proposal Permission for development. The proposal consists of the construction of 3 no. office buildings ('N1'; 'N2' and 'N3') ranging in height from 6 to 8 storeys, over lower ground floor and basement level. The total GFA of office floorspace proposed is c.47,216 sq.m. The proposal includes plant areas at basement, lower ground and roof level. The proposal includes a wellness pavilion building (GFA of c. 148 sq.m), public open space, sunken gardens, shared entrance plaza, upper level / roof terraces to buildings and all associated works. The proposal includes 474 no. car parking spaces at basement and lower ground floor level. 474 no. cycle parking spaces are proposed at lower ground and surface level. The associated site and infrastructural works include site access and internal roads, entrance ramp to car park, cycle path, footpaths, 4 no. ESB substations, bin stores, plant rooms, foul water drainage, surface water drainage including attenuation tank watermains including water storage tank, utilities, hard and soft landscaping, public lighting, boundary treatments and all ancillary works on an application site area of c. 1.97 hectares.
Application Type Permission

Reg. Ref. D19A/0459
Decision GRANT PERMISSION FOR RETENTION
Decision Date 22-Aug-2019
Applicant Name Gavin Byrne and Margaret Egar
Location 2, Drummartin Road, Goatstown, Dublin 14, D14 RR82
Proposal Retention permission for the following alterations to the previously approved domestic extensions (Reg. Ref. D17A/0825) a semi-detached two-storey four-bedroom single dwelling; 1) Changes to the treatment of the small single-storey detached Studio / Home Office building, including a change in the construction type from a prefabricated steel framed and clad structure to a timber-frame structure with masonry cladding, the minor increase in the overall footprint area and a change to the roof type to a mono-pitched roof with a higher line than originally proposed; 2) Reduction in the overall footprint area of the main single-storey extension to the front, rear and side of the original house; 3) A change to the window to the first floor Landing, namely retaining the original window and moving its position slightly, instead of providing a new smaller window, 4) A change to the cladding material to the Garden Room extension to the

side, and to the fascia of the flat-roof to the front elevation, from copper cladding to treated softwood boards; 5) relocation of the existing Garden Shed; 6) The omission of a dormed flat-roof roofwindow over the ground floor Bathroom and its replacement with a Velux-type roofwindow on a proprietary upstand; 7) The omission of a south-facing high-level slot window to the front elevation of the Kitchen extension, and of a west-facing window to the side wall of the Utility Room; 8) The omission of one window to the new Kitchen to the rear and the slight relocation of the remaining window re-used from the original house; 9) The provision of an additional Velux-type rooflight to the north-facing pitched roof of the main extension to the rear; 10) The change of style to 2 No. glazed screens to the Garden Room extension to the side, from double-doors with fixed side screens to large sliding door screens. No. 2 Drummartin Road lies within the area of the Goatstown Local Area Plan.

Application Type Permission for Retention

Reg. Ref. D19A/0460
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 20-Aug-2019
Applicant Name Joan and Eileen Heneghan
Location 106, Goatstown Road, Dublin 14
Proposal Permission is sought for demolition of existing 2-storey house and the erection of an 854 sq.m. 3-storey (part 2-storey) building containing 9 apartments (3 x 1-bed, 4 x 2-bed, 2 x 3-bed), and associated works including balconies, 11 car parking spaces and modifications to vehicular entrance.

Application Type Permission

Reg. Ref. D19A/0461
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 22-Aug-2019
Applicant Name Louise Smyth
Location Cuilin, Allies River Road, Aske, Co Dublin (A Protected Structure)
Proposal Permission for the refurbishment of an existing 2-storey coach house and its Change of Use to a cookery school on the ground floor and accommodation above (5 single and 1 double bed with bathroom), including new windows to the rear and garden elevations and the addition of an external stairwell. Demolition of a lean-to shed to the rear of the coach house and the reuse of another as utility kitchen. A new demonstration cookery room within the walled garden connected to the coach house by means of a glazed link. The construction of a two-storey accommodation building (8 single and 1 double bed with bathrooms) behind an existing wall to the rear of the coach house. A new entrance off the Allies River Road with 13 parking spaces within existing landscaped grounds. A new waste water treatment system for the new facilities and associated site works.

Application Type Permission

Reg. Ref. D19A/0464
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 20-Aug-2019
Applicant Name Cormac Harty
Location 181 Saint Columbanus' Road, Dublin D14 F306
Proposal Permission for works to an existing dwelling house which includes widening

the entrance gate, extending the existing porch, extending at ground floor level to the rear and at first floor level above the existing garage to provide an additional bedroom, study and utility space.

Application Type Permission

Reg. Ref. D19A/0468
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 22-Aug-2019
Applicant Name Institute of Art Design & Technology
Location Site of c.0.67ha on former temporary car park located north of the Atrium Building at IADT, Kill Avenue, Dun Laoghaire, Co Dublin
Proposal Permission for: A. The construction of a Digital Media Building (c.7,385 sqm) over 4 storeys comprising restaurant and service yard at ground floor level with computer labs, teaching spaces and social spaces at upper floors and roof level plant with PV panels. B. Works to Goff Avenue, comprising relocated pedestrian crossing. C. The provision of 60 no. bicycle parking spaces a surface level at Goff Avenue (40. no. spaces) and Chestnut Avenue (20. spaces). D. All associated site development, site services, landscaping and boundary treatment works.

Application Type Permission

Reg. Ref. D19A/0470
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 22-Aug-2019
Applicant Name Darran Woods
Location 24 Loreto Row, Rathfarnham, Dublin 14, D14 YT52
Proposal Permission for two storey extension to the rear, new vehicular access and all associated site works.

Application Type Permission

Reg. Ref. D19A/0598
Decision DECLARE APPLICATION INVALID
Decision Date 23-Aug-2019
Applicant Name Mr. R. Van Der Lee
Location No 27 Flower Grove, Glenageary, Co. Dublin
Proposal Permission for demolition of existing car port, construction of single storey extension, widening of existing vehicular entrance and all associated site works.

Application Type Permission

Reg. Ref. D19A/0601
Decision DECLARE APPLICATION INVALID
Decision Date 21-Aug-2019
Applicant Name Yvonne Dunne and Shafeeq Alraqi
Location 16 Stradbroom Lawn, Blackrock, Co. Dublin
Proposal Permission to 1) widen the front door to be wheelchair accessible, 2) construct a roof over the front door and windows 3) Complete the Boundary Wall Treatment. Also applying for Retention permission of the following home improvement works a) Boundary Wall Treatment, b) Roof Velux Windows.

Application Type Permission

Reg. Ref. D19A/0606
Decision DECLARE APPLICATION INVALID
Decision Date 22-Aug-2019
Applicant Name Jane Irwin and Ross Farrell
Location 29 Ardagh Drive, Blackrock, Co. Dublin
Proposal Permission for development. The development will consist of: demolition of existing garage; construction of part single-storey with dormer/part-2-storey extension to side/rear; changes to window openings to front elevation; 1no. new dormer window to front; changes to existing dormer to front; new porch and new rooflight to front; widening of existing vehicular entrance and all associated landscaping and drainage.
Application Type Permission

Reg. Ref. D19B/0312
Decision GRANT PERMISSION
Decision Date 19-Aug-2019
Applicant Name Ross Lauder
Location 2, Sandyford Hall Close, Dublin 18
Proposal Permission is sought for minor alterations and extensions to previously approved extension. The alterations and extensions shall consist of a single-storey hall, sitting room and playroom extension to the front and a storeroom attic extension and wider dormer window to the rear.
Application Type Permission

Reg. Ref. D19B/0313
Decision GRANT PERMISSION
Decision Date 19-Aug-2019
Applicant Name Eric Bassi and Julie Lambert
Location 39, Rathmore Avenue, Kilmacud, Blackrock, Co. Dublin
Proposal Permission for development at this site. The development will consist of: amendments to the previously approved planning application Reg. Ref. D19B/0096: amendments to include the construction of a single storey canopy to the rear of the previously granted single storey extension.
Application Type Permission

Reg. Ref. D19B/0315
Decision GRANT PERMISSION
Decision Date 21-Aug-2019
Applicant Name Lisa Finn
Location 2A, Cullens Cottages, Annville Avenue, Blackrock, Co. Dublin, A94H9KO
Proposal Permission is sought for an extension with rooflights comprising of internal and external alterations and demolition works of existing: including the provision of internal courtyard and changing of a flat to pitch roof to the rear.
Application Type Permission

Reg. Ref. D19B/0316
Decision GRANT PERMISSION & REFUSE PERMISSION
Decision Date 21-Aug-2019
Applicant Name Elizabeth Waters
Location 36, Frascati Park, Blackrock, Co. Dublin

Proposal Retention permission for alterations to a previously granted planning permission under Ref. D04B/0559. The alterations include: 1) elevation alterations to the rear of the extension 2) minor internal layout changes 3) position of rooflights moved by 500mm and 4) increased width to the attic floor (equivalent to 3.57 sqm in area).

Application Type Permission for Retention

Reg. Ref. D19B/0317
Decision REFUSE PERMISSION
Decision Date 22-Aug-2019
Applicant Name Des Thorpe and Jeanne Cullen
Location 19, Haddington Park, Glenageary, Co. Dublin, A96 T2X9
Proposal Permission is sought for amendments to previously approved planning application reg. ref. D18A/0656 to include alterations to dormer roof extended over bedroom-2 to allow space over for PV panels and omission of 1 no. rooflight to rear.

Application Type Permission

Reg. Ref. D19B/0318
Decision GRANT PERMISSION
Decision Date 20-Aug-2019
Applicant Name Oliver Doyle
Location 24 Rochestown Park, Sallynoggin, Co Dublin
Proposal Permission for a detached single storey flat roofed garden room to the rear garden of the main dwelling house.

Application Type Permission

Reg. Ref. D19B/0346
Decision DECLARE INVALID (SITE NOTICE)
Decision Date 23-Aug-2019
Applicant Name Declan & Caroline Moloney
Location 22 Linden Place, Grove Avenue, Blackrock, Co. Dublin
Proposal Permission for development for the construction of a new first floor extension to the side and rear of the dwelling; a new dormer extension to the gable side of the existing roof; internal refurbishment works and all associated site works on a site area 0.0197ha.

Application Type Permission

Reg. Ref. DZ19A/0458
Decision REQUEST ADDITIONAL INFORMATION
Decision Date 21-Aug-2019
Applicant Name Hines Cherrywood Development Fund ICAV
Location 17.01 ha in the townlands of Cherrywood, Laughanstown, Loughlinstown and Glebe, Dublin 18 (also Co. Dublin)
Proposal Permission for the development. The proposed development will comprise: Amendments/ modifications to the permitted development on plot TC1 and associated basement Levels BM, B1 and B2 shared with TC2 and specifically Blocks B1, B2, B5 and B6 as permitted under the Cherrywood Town Centre development Reg. Ref. DZ17A/0862 (as modified by Reg. Refs. DZ18A/1058 , DZ18A/1178 and DZ19A/0148) and includes the development of a new mixed use urban block, Blocks B3/ B4 and associated amendments at basement Levels BM, B1, B2 and provision of a

new basement Level B3. No amendments/ modifications are proposed to the permitted Blocks A1 , A2 , A3 within TC1 . The overall effect of the amendments/ modifications is to reconfigure the permitted block and basement layouts and adjoining streets and squares , amend the block elevations and increase the overall gross floor area (GFA) of the development permitted within TC1 from 72,675sq.m to 95,644sq.m including increase retail GFA from 17,541sq.m to 33,737sq.m , increase High Intensity Employment (HIE) GFA from 9,026sq.m to 9,610sq.m, increase non retail GFA from 12,632sq.m to 18,689sq.m. and increase community GFA from 1,400sq.m to 1,449sq.m The permitted number of residential units (365no.) within TC1 remains unchanged . Residential GFA increases from 32,076sq.m to 32,179sq.m to accommodate revised access and lobby arrangements at Levels BM, B2 and at Level 0. The proposed revisions/ modifications are described on a block by block basis as follows :

- Block B1 (14,251sq.m): Reconfiguration of previously permitted retail and non-retail units and HIE floorspace to provide 10no. retail units and associated ancillary areas totalling 6,466sq.m over 2 levels; 6no. non retail units and associated ancillary areas totalling 3,344sq.m over 2/3 levels comprising 4no. financial/ professional/ other services units totalling 341sq.m, a foodhall of 1,920sq.m and 2no. restaurant/ bar units of 727sq.m with terrace at Level 2 and all associated ancillary areas totalling 356sq.m. The revised HIE uses including revised basement and ground floor entrance and lobby areas consists of office accommodation and associated ancillary accommodation totalling 4,441sq.m in 3 levels above 2 levels of retail and non-retail uses (i.e. 5 levels in total). The reconfigured Block B1 also includes the previously permitted Park and Ride entrance/ lobby area with lift access (Ref. Ref. DZ18A/1058), revised lift/ stair cores and revised escalator/ traveller arrangements, revised floor levels within HIE floorspace at Levels 2, 3 and 4 and all associated elevational amendments.
- Block B2 (8,136sq.m): Reconfiguration of previously permitted retail and non-retail units to provide 13no. retail units and associated ancillary areas totalling 4,079sq.m at ground floor level, 16no. non retail units and associated ancillary areas totalling 4,415sq.m over 2 levels comprising 1no. restaurant/ bar unit of 279sq.m at ground floor level, 14no. restaurant/ bar units at Level 1 in a Foodcourt arrangement totalling 2,686sq.m and a children's play area of 230sq.m with associated ancillary areas totalling 1,220sq .m with revised lift/ stair cores and escalator arrangements and all associated elevational amendments including pedestrian link bridge to Block B6 at Level 1.
- Block B3/ B4 (23,247sq.m): A new mixed use urban block accommodating 2no. supermarkets with off licence sales areas (totalling 4,565sq.m net retail floorspace) and 4no. retail units and associated ancillary areas totalling 6,044sq.m, 5no. non retail units comprising 3no. restaurant/ bar units totalling 401sq.m and 2no. financial/ professional/ other services units totalling 149sq.m and all associated ancillary areas totalling 83sq.m, with associated services and loading areas and revised cycle parking and car parking layout all at basement Level B1; 2no. retail units and associated ancillary areas totalling 10,673sq.m at Level 0 and Level 1, non-retail uses comprising an 11 screen cinema of 4,354sq.m at Levels 1 and 2, a gym of 471sq.m and HIE uses comprising a management suite totalling 339sq.m all at Level 2 and all associated ancillary areas totalling 253sq.m. A new non-retail restaurant/ bar unit (20sq.m) is located within the permitted Town Square West directly to the east of Block B3/ B4 and west of Block B6.
- Block B5 (14,273sq.m): Reconfiguration of previously permitted retail, non-retail, HIE and community uses to provide 12no. retail units and associated ancillary areas totalling 2,663sq.m over 2 levels; HIE uses consisting of revised basement and ground floor access and lobby areas

and office accommodation and ancillary accommodation totalling 4,435sq.m in 3 levels above 2 levels of retail (i.e. 5 levels in total) ; non retail uses totalling 2,655sq.m over 2 levels comprising 1no. restaurant/ bar of 282sqm, a primary care centre with associated ancillary areas totalling 2,373sq.m at Levels 0 and 1; Community uses comprising a library and exhibition space and ancillary/ circulation space totalling 1,449sq.m at ground and mezzanine floor levels and revised lift/ stair cores, escalator arrangements and all associated elevational amendments. No changes are proposed to the permitted 48no. apartments (comprising 12no. studios, 24no. 1 bed and 12no. 2 bed) over 6 storeys above 2 levels of retail (i.e. 8 levels in total). Block B6 (5,264sq.m): Reconfiguration of previously permitted retail and non-retail units to provide 18no. retail units and associated ancillary areas totalling 2,732sq.m and 2no. non retail restaurant/ bar units of 200sq.m and ancillary areas of 154sq.m all at ground floor level, 2no. non retail leisure units of 1,542sq.m, 1no. retail unit of 561sq.m and associated ancillary areas totalling 75sq.m at Level 1 with associated external terrace areas. The reconfigured Block B6 will also incorporate a pedestrian link bridge to Block B2 at Level 1 revised lift/ stair cores and escalator arrangements and all associated elevational amendments. As previously permitted the pedestrian streets between Blocks B1 to B6 are covered by a building mounted glazed roof structure providing shelter to these areas. Amendments at roof level include the reconfiguration roof lights, solar panels, plant zones and green roof areas to Blocks B1, B2, B5 and B6. Terraces are provided within Blocks B1, B5 and B6. The basement footprints have been enlarged at all levels along Cherrywood Avenue and at Level B2 at the south eastern corner of TC 1. The basement layouts are revised to reconfigure and rationalise circulation, car and cycle parking, cycle parking facilities, vertical circulation, ventilation, service yards and routes and waste management facilities. A new basement Level 83 is proposed to accommodate plant and tenant facilities. The number of car parking spaces within TC1/ TC2 basements decreases from 2,986 to 2,977no. spaces. The number of cycle parking spaces within TC1/ TC2 increases from 1,643 to 1,880 spaces comprising 1,258 basement level spaces and 622 surface level spaces. Revised proposals are provided for access to basement level cycle parking spaces and facilities via 2no. pavilions on Civic Street with associated revisions to the hard and soft landscaping within this area. The car park accesses to the shared TC1/ TC2 basements from Tully Vale Road (left-in/ left-out), the entrance/ exit on Grand Parade and a dedicated service entrance from the Wyattville Link Road (WLR) are as previously permitted. The permitted entrance/ exit ramp from Cherrywood Avenue (WLR - J) is proposed to be amended by the addition of a footpath for emergency escape. The future pedestrian bridge connection from Level 1 of Block B2 over Wyattville Link Road (WLR) to Plot TC3 will be the subject of a separate future planning application. The support column within the WLR median for this future pedestrian bridge was permitted under Reg. Ref. DZ17A/0862 and remains unchanged. Permission is also sought for all ancillary uses and all site and development works associated with the above development including service infrastructure/ public utilities, internal streets and squares, Town Centre and shopfront signage, directional signage, stairs, lifts, escalators, travellers and all associated hard and soft landscaping.

Application Type Permission (SDZ)

**END OF PLANNING DECISIONS FOR WEEK 34 2019
DATED 19/08/2019 TO 23/08/2019**