

In deciding a planning application, South Dublin County Council, in accordance with Section 34(3) of the Planning and Development Act 2000 (as amended), has had regard to submissions or observations received in accordance with the Planning and Development Regulations 2001 (as amended), in relation to these decisions.

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<i>Reg. Ref.</i>	<i>Decision</i>	<i>Decision Date</i>
SD21A/0290	GRANT PERMISSION	29/06/2022
	Applicant: Peter McVerry Trust Location: Combined sites of 'The Priory' and 'Leabeg', Kiltipper Road, Old Bawn, Dublin 24	
	Description: Demolition of Leabeg, the existing single storey detached dwelling with single storey extensions to the rear including the single storey rear ancillary shed, boiler house shelter and removal of septic tank; existing the Priory building not affected by this application, as per previously granted planning permission SD15A/0202; demolition of ancillary buildings on the Priory site, including the single storey detached rear building, gas boiler enclosure, boundary palisade/timber fences that connect both sites and the removal of septic tank; construction of 10 one bedroom, single storey houses in three blocks consisting of Block A (Gross floor area: 204sq.m), Unit No.1, Unit No.2, Unit No.3, Unit No.4. - Block B (Gross floor area 205sq.m), Unit No.5, Unit No.6, Unit No.7, Unit No.8. Block C (Gross floor area 104sq.m), Unit No.9, Unit No.10; demolition of existing boundary fence and entrance walls along Kiltipper road to both properties; establish a new site entrance with new boundary fences, piers and automatic gates; new pedestrian entrance route with a proposed pathway from entrance to the housing units; construct a new boundary with automatic gates to the current Leabeg site entrance; provision for 10 car parking spaces, including 2 disabled car parking spaces and 2 electric car charging ports; new connected driveway layout, new bicycle stands, new enclosed bin stores, new landscaped gardens and paving areas, covered pergola areas and all ancillary site development works and site services; sites are covered under development plan housing strategy 2022-2028 H1 Objective 3 and housing strategy H1 objective 5 2016-2022.	
SD22A/0133	GRANT PERMISSION	28/06/2022
	Applicant: Cairn Homes Properties Ltd. Location: Cooldown Commons and Fortunestown, Citywest, Dublin 24	

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	Description:	Amendment to Block D4 of the Strategic Housing Development permitted under ABP-310570-21. The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 44 (from 60 units); Block D4 will have 4 one beds (no change), 34 two beds (down from 46) and 6 three beds (down from 10) all with associated private balconies/terraces to the north/south/east/west elevations; This will result in the reduction in the total number of residential units across the entire development site from 421 residential units to 405 residential units; Block D4 will also provide 564sq.m residential amenity space at ground floor level (an increase of 9sq.m); Minor amendments to the southern elevation are also proposed. The application includes for all site services required to facilitate the amendment to Block D4.
SD22A/0134	GRANT PERMISSION	29/06/2022
	Applicant:	Katie Healy
	Location:	16, Mountdown Road, Dublin 12
	Description:	Material change of use of a residential dwelling to a childcare facility. The development is to facilitate a full time day care service catering for a maximum of 30 children; opening 9.5hours per session, Mon-Fri 49 weeks per year.
SD22B/0037	GRANT PERMISSION	27/06/2022
	Applicant:	Zhifu Sun & Zhenfang Luo
	Location:	7 Hillsbrook Crescent, Perrystown, Dublin 12, D12HY30
	Description:	(1) Demolition of 21.9sq.m single storey storage from the rear of the dwelling; (2) erection of a 39sq.m single storey extension to the rear of the dwelling; (3) erection of a 23.7sq.m first floor extension to the side of the dwelling; (4) erection of a pitch roof to the existing porch.

LIST OF DECISIONS MADE

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SD22B/0186	GRANT PERMISSION	27/06/2022
	Applicant: Saieb & Mary Al Safi Location: 'Rose Lodge', Lucan Road, Lucan, Co. Dublin	
	Description: Single storey extension to bedroom and to bathroom at first floor/dormer level at the rear and western end of house.	
SD22B/0188	GRANT PERMISSION	27/06/2022
	Applicant: Niamh & Alan MacMenamin Location: 56, Knocklyon Green, Dublin 16	
	Description: Alterations and extensions including the partial demolition of the existing garage and kitchen area to the east side; construction of a two storey extension to the east side and the construction of a single storey extension to the rear, together with a single storey bay window and porch extension to the front, along with ancillary landscaping and site works.	
SD22B/0191	GRANT PERMISSION	28/06/2022
	Applicant: Hugh Courtney Location: Cooldrinagh Lane, Leixlip, Co. Dublin	
	Description: Two storey rear extension to the existing dwelling incorporating an extended rear entrance hall, utility room, kitchen and dining/living space at ground floor with a gallery at first floor level along with associated site works.	
SD22B/0192	GRANT PERMISSION	29/06/2022
	Applicant: Aoife Halligan & Gyula Toth Location: 19, Wainsfort Drive, Dublin 6w	

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	Description:	Single storey extension to rear; extend existing hipped roof over existing first floor extension to side; attic conversion to storage room; garage conversion to utility room; new entrance porch to front; demolition of existing single storey extension to rear and existing porch to front and all associated site works.
SD22B/0197	GRANT PERMISSION	01/07/2022
	Applicant:	David and Denise O'Mahony
	Location:	14, Manor Road, Palmerstown, Dublin 20
	Description:	Attic conversion to create 2 new bedrooms and shower room; new dormer windows to front and rear elevations and all associated site works.
SD21A/0364	GRANT PERMISSION & GRANT RETENTION	27/06/2022
	Applicant:	Pfizer Ireland Pharmaceuticals
	Location:	Grange Castle Business Park, Grange, Dublin 22
	Description:	Replacement of existing signs in approved locations including the high level signs on the western elevation of the Drug Substance Building and the northern elevation of the Administration QAQC Building with a halo lit company logo and lettering and a face lit company logo and lettering, respectively; the non-illuminated wall mounted company sign adjacent to the entrance on the northern elevation of the Administration QAQC Building with non-illuminated company logo and lettering; the non-illuminated signs on structures on the verge of the Business Park estate road to the west of the site; and the signage on the approved internally illuminated structure on the verge at the junction of the Business Park estate roads to the north west of the site. The development for retention permission consists of the retention of a non-illuminated sign installed on a structure on the verge of the Business Park estate road to the west of the site; non-illuminated signs installed on the boundary fence adjacent to two of the

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		entrances to the site from the Business Park estate road; non-illuminated traffic direction signs installed on traffic sign poles adjacent to the southern entrance into the site and on the verge of the Business Park estate road to the west of the site; and a wall mounted non-illuminated sign with company logo and lettering adjacent to the entrance on the western elevation to the Central Utility building.
SD22A/0129	GRANT PERMISSION & GRANT RETENTION	27/06/2022
	Applicant:	Featherton Ltd.
	Location:	1, The Mall, Main Street, Lucan, Co. Dublin
	Description:	Construction of an extension to the side of existing building comprising a new two storey (plus partial basement) flat roof extension with new side entrance & stairs to access existing first floor & rear garden area with new wc at first floor. Retention of minor amendments to layout of basement apartment from previously permitted layout, Ref. SD20A/0231, for amended bathroom location; Retention & completion of internal alterations and change of use of ground floor from retail to restaurant use, to include alterations to layout from previously permitted layout ref. SD20A/0231 inc. removal of modern stairs and partitions & forming new WC facilities and servery area; Retention & completion of internal alterations and change of use of first floor from ancillary accommodation to office/shared work space use, to include alterations to layout from previously permitted layout Ref. SD20A/0231 inc. removal of walls & modern wc. Works also include retention & completion of all associated ancillary landscaping & boundary wall works to front area (Protected Structure).
SD22B/0190	GRANT PERMISSION FOR RETENTION	28/06/2022

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	Applicant: David & Jenny Hughes Location: 14, Templeville Drive, Dublin 6w Description: Front entrance porch and associated works as constructed.	
SD22B/0280	INVALID APPLICATION	30/06/2022
	Applicant: Patrick McBride Location: 42, Marian Crescent, Rathfarnham, Dublin D14 C6X3 Description: Extension to rear of dwelling to provide bedrooms and associated spaces at second floor including the development of the existing attic space and to make alterations to previous extension at ground floor at the rear.	
SD22B/0294	INVALID APPLICATION	30/06/2022
	Applicant: Damien and Pauline Devaney Location: Newlands, 2, Monastery Road, Clondalkin, Dublin 22 Description: Garden shed with an apex roof to rear of garden, and all associated works. Vehicular access via laneway.	
SD22A/0128	REQUEST ADDITIONAL INFORMATION	27/06/2022
	Applicant: Ardstone Homes Limited Location: Site at Scholarstown Road, Rathfarnham, Dublin 16 Description: Amendment to Block D2, located towards the south-eastern corner of the site located north of Scholarstown Road called 'Two Oaks', formally incorporating dwellings known as 'Beech Park' and 'Maryfield (657sq.m) of the scheme granted under ABP Ref: 305878-19 and the non-material amendments permitted under ABP Ref: 311752-21; Block D2 as granted provided two retail	

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		units at ground floor level measuring 135sq.m and 112sq.m and a restaurant/cafe at first floor level measuring 271.5sq.m; The amendment proposes the provision of a single retail unit in Block D2 comprising the amalgamation of the two permitted ground floor units and the change of use of the first-floor unit from restaurant/cafe to ancillary retail floor area principally providing storage/back-of-house/office space for the retail unit at ground floor level; and all associated works. Retention permission is sought for minor elevational changes to Block D2.
SD22A/0130	REQUEST ADDITIONAL INFORMATION	27/06/2022
	Applicant:	Miss Leanne Jacob
	Location:	Plot adjacent to 30, Earlsfort View, Ronanstown, Lucan, Co. Dublin, K78 XH22
	Description:	Three bedroom, detached house with new vehicular access and dropped kerb; removal of existing timber cabin to the rear of the plot.
SD22A/0131	REQUEST ADDITIONAL INFORMATION	27/06/2022
	Applicant:	Stephen Proudfoot
	Location:	64, Oatfield Avenue, Clondalkin, Dublin 22
	Description:	Conversion of existing two storey extension (Ref. SD07B/0404) to a one bedroom dwelling with new vehicular driveway to front to serve existing house and relocate existing vehicular driveway to serve new house at front and side.
SD22A/0135	REQUEST ADDITIONAL INFORMATION	29/06/2022
	Applicant:	Damien & Peter Furey

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	<p>Location: Whitechurch Shopping Centre, Whitechurch Green, Edmondstown, Dublin 16</p> <p>Description: Two storey construction (366.2sq.m) comprising of a two storey own door Coffee Shop (133.80sq.m) with connection to existing Centra' 2 own door ground floor shops to the rear of 48.0sq.m each with 2 first floor offices above of 48.0sq.m each; new pedestrian footpath and all associated site works.</p>	
SD22A/0136	<p>REQUEST ADDITIONAL INFORMATION</p> <p>Applicant: John Lyons</p> <p>Location: Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park, Rathfarnham, Dublin 14</p> <p>Description: 3 new two and a half storey houses with vehicular access to each off St. Patrick's Cottages and a single storey extension and alterations to No. 51 Grange Park including a new vehicular entrance off St. Patrick's Cottages; sundry site works including closing up the two existing vehicular entrances off Whitechurch Road, landscaping, fencing and site works.</p>	30/06/2022
SD22B/0187	<p>REQUEST ADDITIONAL INFORMATION</p> <p>Applicant: Kieran Rush & Louise Dockry</p> <p>Location: 24, Templeville Road, Dublin 6w</p> <p>Description: Retention for single storey home office/gym; Permission for a new two storey extension to the rear.</p>	28/06/2022
SD22B/0194	<p>REQUEST ADDITIONAL INFORMATION</p> <p>Applicant: John Gaynor</p>	29/06/2022

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	Location: 13, Elmcastle Green, Kilnamanagh, Dublin 24	
	Description: Construction of an attic level dormer window with increased ridge height on existing house located to the rear roof plane and all associated site works.	
SDZ22A/000 7	REQUEST ADDITIONAL INFORMATION	30/06/2022
	Applicant: Adamstown Station & Boulevard Ltd.	
	Location: In the townlands of Gollierstown & Aderrig, Adamstown, Lucan, Co. Dublin	
	Description: Comprising Phase 1 of the Adamstown Boulevard Development Area and consists of 38,768.21sq.m. of residential development to be constructed in a mix of housing and apartment units, with 423 residential units proposed in total (of which 166 units are subject to the application for outline permission); The housing units for which permission is being sought are on a site of 9.22Ha shall comprise 75 two bedroom units, 113 three bedroom units and 69 four bedroom units, ranging from 2 to 3 storeys in height; Outline permission is sought on a site of 0.54Ha for the apartment block, which shall range from 5 to 9 storeys in height and comprises 11 studio units, 76 one bedroom units and 79 two bedroom units; All residential units are provided with private open space, in the form of private rear gardens or balconies; The proposed development includes approximately 0.95 Ha of public open space in the form of a linear open space located on the east of the site stretching between Adamstown Way and Station Road and a pocket park located in the north-west of the site. 488 car parking spaces are proposed in total. 433 of these are allocated to the housing element of the development, and 55 are allocated to the apartments. A total of 52 visitor spaces are provided across the site; A total of 6 disabled spaces and 6 EV spaces are proposed. 40 secure bicycle parking spaces are provided in 4 locations throughout the site. 3 ESB Substations are also provided; Vehicular access to serve the development is provided from the existing Adamstown Avenue and Adamstown Way from the west and north, Station Road to the south and Stream Road, which	

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		bisects the Boulevard Development Area. A new bus turning circle, along with bus lay-bys are proposed on the south of the site on Station Road; The development includes the provision of ancillary site development works, boundary treatments and landscape works; This development amends aspects at the interface between the proposed development and the development at The Crossings currently under construction and permitted under Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) on lands bounded generally to the north by Adamstown Way and the Aderrig Development Area, currently under development subject to planning permissions Reg. Ref. SDZ20A/0017 (as amended by SDZ21A/0021) and Reg. Ref. SDZ21A/0014; to the east by currently undeveloped lands within the Adamstown Station Development Area as well as the railway overpass and its approach road known locally as 'the farmer's bridge'; to the south by the existing railway line and to the west by undeveloped agricultural lands; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended, and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.
SD21A/0257	SEEK CLARIFICATION OF ADDITIONAL INFO.	27/06/2022
	Applicant:	Premium Facades Ltd.
	Location:	Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road, Ballyfermot, Dublin 10
	Description:	Construction of extension to existing warehouse premises; erection of 2.4m high palisade fencing including entrance gates to front boundary.