

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>
SD15A/0127 /FEP	GRANT FURTHER EXT. OF DURATION OF PERMISSION	28/11/2023
	Applicant: Glenveagh Homes Limited Location: Citywest, Tallaght, Dublin 24	
	Description: A residential/mixed use development on a site area of 12.45ha consisting of 400 dwellings comprised of 340 no. 2 storey detached, semi-detached and terraced houses, i.e. 3 no. 2 bed houses, 323 no. 3 bed houses & 14 no. 4 bed houses along with 60 no. 1 and 2 bed apartments in 4 no. 3 & 4/5 storey buildings. The development also provides for a creche (615sq.m), kiosk (56.6sq.m) and retail unit (237sq.m). The proposed development includes all associated site development and infrastructural works, car parking, open spaces and landscaping, ESB substation and 4 associated kiosks. Access to the development will be via two proposed new vehicular entrances from Citywest Avenue and Fortunestown Lane respectively and will also provide for two new vehicular crossing points over the Luas line. The development also includes for the demolition of an existing dwelling in the southwest corner of the site at the junction of Citywest Road and Fortunestown Lane. The site is bounded to the north by Citywest Avenue, to the west by the N82 Citywest Road, to the south by Fortunestown Lane, to the east by Ard Mor residential estate and is adjacent to the Luas Red Line.	
SD23A/0172	GRANT PERMISSION	28/11/2023
	Applicant: The Laurels Ltd Location: 184, 186, 188, Whitehall Road West, Perrystown, Dublin 12	
	Description: Development to amend a previous permission (Reg. Reference: SD20A/0254) (Bord Pleanála Ref ABP-309067-20) for Alterations to existing buildings to provide a Town House Hotel at first floor level of an existing two storey building; the current use is a public house and betting shop at ground floor level with	

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		access stairs to a restaurant kitchen area and staff quarters on the first floor; the approved development comprises a total of nine en-suite bedrooms with five double bedrooms and 4 four person family rooms at first floor level and ancillary accommodation was included. Permission is now sought to a) Move the entrance doors to the Hotel to face onto the street, b) construct a single glazed roof light over the lightwell, raised up so as to allow fresh air into this area, e) Reconfigure the escape stairs at the back to maintain access to the back of the building and to the car park, f) construct a concrete roof with glazed roof lights over the beer garden to prevent the escape of noise and f) retain existing footpath to the front unaltered.
SD23B/0278	GRANT PERMISSION	27/11/2023
	Applicant: Brendan Stafford Location: 13, Butterfield Avenue, Rathfarnham, Dublin 14	
	Description: Permission for removal of existing single storey roof & for erection of extension over existing single storey structure with two storey extension to the rear of existing dwelling house with associated works, permission is also sought for the widening of existing entrance gates with associated works.	
SD23B/0334	GRANT PERMISSION	29/11/2023
	Applicant: Barry & Ciara Cronin Location: 17, The Rise, Boden Park, Dublin 16	
	Description: Attic Conversion incorporating raising of side hip to form new Dutch hip together with dormer windows to rear and rooflights to front and modifications to existing first floor window to front	
SD23B/0381	GRANT PERMISSION	29/11/2023
	Applicant: Paul Kelly	

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	Location: 156, Woodlawn Park Grove, Dublin 24	
	Description: Attic conversion including a dormer window to the side and rear of the existing hipped roof, installation of two no. rooflights to the front and minor internal alterations at 156, Woodlawn Park Grove, Dublin 24, D24 V9P0	
SD23B/0420	GRANT PERMISSION	27/11/2023
	Applicant: Mairead Forristal	
	Location: 63, Templeville Drive, Dublin 6W, D06 XN57	
	Description: Permission to construct a single storey side / rear extension to existing single storey side / rear extension to existing single storey rear extension with new mono pitch roof, minor internal amendments to layout of existing house and all associated site works.	
SD23B/0426	GRANT PERMISSION	28/11/2023
	Applicant: Eleanor Trousdell & Bernard Cannon	
	Location: 13, Greentrees Drive, Perrystown, Dublin 12, D12 WP79	
	Description: Removal of existing Porch. New flat roof canopy to main entrance door with a supporting side wall, bin storage, replacement of double garage door with a single door, and widening of existing entrance.	
SD23B/0427	GRANT PERMISSION	28/11/2023
	Applicant: Alison Delahunt & Alan Barrett	
	Location: 290, Beech Park, Lucan, Dublin	
	Description: Attic conversion with dormer window to the side hip, for access stairs, some internal alteration, exempt single storey extension to the rear, garage conversion, widening existing vehicular access,	

LIST OF DECISIONS MADE

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		installing electric sliding gate, some internal alterations, associated site works.
SD23B/0433	GRANT PERMISSION	01/12/2023
	Applicant:	Jessica Furling & Pauric McBrien
	Location:	60, Glenbrook Park, Rathfarnham, Dublin 14
	Description:	Widening of existing vehicular access ,single storey extension to rear, conversion of attic space, dormer window to rear Velux to front & frosted window to side of existing dwelling and all associated site works
SD23B/0434	GRANT PERMISSION	01/12/2023
	Applicant:	Diane Argaud
	Location:	8, The Close, Grange Manor, Dublin, K78 H308
	Description:	Alterations to existing hip roof to create gable roof to side to accommodate attic stairs to allow conversion of attic into non habitable storage with dormer to rear, new window to side gable, roof windows to front roof all with associated ancillary works.
SD23B/0438	GRANT PERMISSION	27/11/2023
	Applicant:	Geoffrey & Maria Strickland
	Location:	24, Johnsbridge Park, Lucan, Co. Dublin, K78KH90
	Description:	Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable C/W window and Dutch hip, new access stairs , 2no roof windows to the front and flat roof dormer to the rear
SD23B/0439	GRANT PERMISSION	29/11/2023

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	<p>Applicant: Pierce McBride and Sinead O'Sullivan Location: 64, Greenpark Road, Lucan, Dublin</p> <p>Description: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and Dutch hip, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear</p>	
SDZ23A/002 6	GRANT PERMISSION	28/11/2023
	<p>Applicant: Quintain Developments Ireland Limited Location: Finnstown, Adamstown, Lucan, Co. Dublin</p> <p>Description: Construction of 350 No. residential apartment units (6 No. studios, 169 No. 1-bed and 175 No. 2-bed) set out in 3 No. blocks (A, B, C) ranging in height from 1 No. to 7 No. storeys. The development will also include: internal residential amenity space (Block A); vehicular junctions and internal road, cycle and pedestrian network; minor alterations to the south-east junction with Adamstown Way (previously permitted under Aderrig Phase 1 (Reg. Ref. SDZ20A/0017) adjacent to the planned Central Boulevard Amenity Area; 210 No. car parking spaces; cycle parking (including standalone cycle store at Block C); bin storage areas; plant (inc. standalone plant buildings at Blocks B and C); hard and soft landscaped areas including public, communal and private open space areas (with balconies and terraces facing all aspects); boundary treatments; public lighting; 3 No. sub-stations; rooftop PV arrays; and all associated site and development works above and below ground.</p>	
SD23B/0425	GRANT PERMISSION & GRANT RETENTION	28/11/2023
	<p>Applicant: Karl & Jane Jennings Location: 25, Prospect Avenue, Dublin 16</p> <p>Description: Full Planning to the existing two storey semi Detached house.</p>	

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		<p>Permission to include the following- change the roof from hipped to gable</p> <p>Permission for a dormer box in rear of roof with roof light to accommodate storage space within attic with alteration on 1st Floor to allow a new stair to attic. We also apply for permission retention of existing fully serviced single storey gable pitched playroom/storeroom in rear garden. Maintain connection to public sewerage and surface water and all ancillary site works</p>
SD23B/0428	GRANT PERMISSION FOR RETENTION	29/11/2023
	Applicant:	Alan Davis
	Location:	89, Cill Cais, Old Bawn, Dublin 24
	Description:	Retention of existing garage conversion with raised pitched roof extended to rear over utility room and at front over hall door.
SD23B/0430	GRANT PERMISSION FOR RETENTION	01/12/2023
	Applicant:	Darren Doyle
	Location:	15, Kingswood View, Dublin 24
	Description:	Retention for single storey building to rear garden for home office / playroom use and all associated site works.
SD23A/0210	REFUSE PERMISSION	27/11/2023
	Applicant:	Claire Doyle & Tracy Smullen
	Location:	19/20, Main Street, Rathfarnham, Dublin 14, D14V3H9
	Description:	The material change of use for intensification of the existing Laurelwood Montessori LTD T/A Rathfarnham Daycare facility

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		to increase the number of childcare spaces from 170no. to 250no. located at 19/20 Main Street, Rathfarnham, Dublin 14, D14 V3H9.
SD23B/0423	REFUSE PERMISSION	28/11/2023
	Applicant: Gavin & Amy Heffernan Location: 16, Broadfield Lawns, Broadfield Manor, Rathcoole, Co. Dublin	
	Description: (i) demolition of single storey kitchen area to the rear of the house of some 9 sq.m, (ii) construction of a new two storey extension of some 138 sq.m within side garden to the west of the house and set back from the front facade, (iii) all ancillary works necessary to facilitate the development.	
SD23A/0258	REQUEST ADDITIONAL INFORMATION	01/12/2023
	Applicant: Dean Graham Location: 16, Greenfort Crescent, Clondalkin, Dublin 22, D22 X6X5	
	Description: Construction of a 2 storey, 2 bedroom, detached dwelling to side garden of existing dwelling; site works proposed including modification to vehicular entrance and boundary walls with landscaping and associated site works.	
SD23B/0421	REQUEST ADDITIONAL INFORMATION	27/11/2023
	Applicant: Christine Kennedy & Mark Woods Location: 9 Grange Park, Rathfarnham, Dublin 14.	
	Description: The development will consist of A) demolition of the existing front facade and the conversion of the garage into a utility and study, B) minor alterations to the front facade and the construction of a new single storey extension (x sqm) with a flat roof to the	

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		front facade of the existing home, C) conversion of the attic to usable storage space / hobby room with three new roof lights to the front, D) construction of a single storey flat roof extension, incorporating the existing kitchen extension to the rear, E) retention of the existing vehicular entrance from 2570 mm to 3070 mm.
SD23B/0429	REQUEST ADDITIONAL INFORMATION	29/11/2023
	Applicant:	John Paul Bowes and Annemarie Dwyer
	Location:	1, Riversdale Avenue, Clondalkin, Dublin 22
	Description:	Single storey porch extension to the front and a part two storey side/part single storey side extension. The ground floor extension is to be used as a self-contained family flat and the first floor to be an additional bedroom to the main house and all associated site works.
SD23A/0108	SEEK CLARIFICATION OF ADDITIONAL INFO.	30/11/2023
	Applicant:	Brennans Bakery
	Location:	Greenhills Industrial Estate, Greenhills Road, Walkinstown, Dublin 12
	Description:	Demolition of the existing Unit 1 building at the eastern end of the site and the construction of a new enclosed van and truck loading area which shall contain two articulated vehicle loading docks on its northern gable along with a large roller shutter door providing access to twenty internal van loading points and a finished goods storage area.
SD23A/0179	SEEK CLARIFICATION OF ADDITIONAL	29/11/2023

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	INFO.	
	<p>Applicant: Blackwin Limited</p> <p>Location: Site at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12</p> <p>Description: Construction of 3 no. enterprise / light industrial / wholesale outlet units (Units A, B and C), including ancillary office / administration areas over two levels, with a total GFA of 1,576 sq.m. The proposal includes 25 no. car parking spaces (which includes 2 no. van parking spaces), 20 no. cycle spaces, a Unit Substation, signage zones for the units delivery / loading areas, landscaping, boundary treatments, lighting, PV panels, foul and surface water drainage and all associated development. The proposal forms an extension to the development permitted under Reg. Ref.: SD22A/0099 and includes vehicular and pedestrian access off the permitted internal access road to the immediate south of the proposed units. The application site is located to the north west of, and will be accessed from, the development permitted under Reg. Ref.: SD22A/0099 (to be known as Apex Hub), and is located to the southeast of Crosslands Business Park, Ballymount Road Lower.</p>	
SD23A/0212	SEEK CLARIFICATION OF ADDITIONAL INFO.	27/11/2023
	<p>Applicant: Eoin Deeney</p> <p>Location: 105, Boot Road, Clondalkin, Dublin 22</p> <p>Description: Construction of a new 2 storey 3 bedroom detached pitched roof dwelling with a single storey flat roof rear projection within the side garden off the existing house. The vehicular entrance off Boot Road is as existing. Connection to all public services. All necessary ancillary site development works to facilitate this development</p>	
SD23B/0207	SEEK CLARIFICATION	29/11/2023

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	OF ADDITIONAL INFO.	
	Applicant: Sarah Walker Location: 10, Saggart Lakes, Saggart, Co. Dublin	
	Description: Extensions and alterations to existing two storey detached house to include (a) single storey detached domestic garage (garage 1) to front of existing house; (b) single storey (garage 2) and family flat extension to front of existing house to include change of use of existing garage/store to family flat use; (c) single storey porch to front of existing use; (d) 2 single storey domestic use extensions to rear of existing house and all associated alterations; (e) modifications to window openings to rear and side of existing house; (f) landscaping and all associated site development works; Retention of single storey domestic extension to side of existing house.	
