



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

01/23

(02/01/2023-06/01/2023)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3003/23
Application Type Permission
Applicant Ronan & Carmen Murphy
Location Rear of 9, Fontenoy Street, Dublin 7, D07 P6V6
Registration Date 04/01/2023
Additional Information
Proposal: The development will consist of the demolition of the existing industrial shed and provision of new two storey house on the site.

Area Area 3 - Central
Application Number 3006/23
Application Type Retention Permission
Applicant Health Service Executive Estates, Dublin North East
Location Ashgrove House, Kempton Estate, Navan Road, Ashtown, Dublin 7, D07 E635
Registration Date 06/01/2023
Additional Information
Proposal: RETENTION: Retention permission on behalf of The Health Service Executive Estates, Dublin North East is sought for the site works, as built, for 30 car parking spaces, cycle parking and associated drainage works to serve Ashgrove House.

Area Area 3 - Central
Application Number 3013/23
Application Type Permission
Applicant Vision Wave Limited
Location No. 3 Parnell Street (a protected structure), Nos. 4, 5 & 6 Parnell Street (a corner site with Jervis Lane Upper, Dublin 1) and Nos. 58 & 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear)
Registration Date 06/01/2023
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of: Alterations to development previously approved under Reg. Ref. 3281/20 comprising: (i) opening up of existing party wall between Nos. 58 & 59 (from first to third floor level) and provision of new stair core within new-build element (from basement to fifth floor level) to ensure compliance with fire safety regulations; (ii) fitting of louvred screens to the windows of bedroom Nos. 114, 115, 214, 215, 314 & 315 within new-build element (at first to third floor level); and, (iii) all ancillary works, including general reconfiguration of all floor levels (from basement to fifth floor level), necessary to facilitate the development. The proposed works will result in a revised number of hotel bedrooms (77 no) .

Area 3 DOMESTIC

Area Area 3 - Central
Application Number WEB1973/22
Application Type Permission
Applicant Ray O'Neill
Location 7, Belvidere Avenue, Dublin 1 D01 C9V6
Registration Date 04/01/2023
Additional Information Additional Information Received

Proposal: 1) Permission to demolish existing garage to rear incorporating rear boundary wall to adjoining rear laneway and (2) Permission to construct extension to rear of existing terrace house comprising of one and two storey sections which will consist of a living space, utility and bathroom to ground floor, with a bedroom and wetroom to first floor, which will include the reconstruction of rear boundary wall with access to laneway together with all associated site works

Area 3 Decisions

Area Area 3 - Central
Application Number 0388/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 03/01/2023
Applicant Rev. Alan Boal
Location Abbey Presbyterian Church, Parnell Square North,
Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE:

- 1 - Stone repairs to the spire (all sides).
 - 2 - Stone repairs to the eastern and northern sides of the belfry and tower.
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Area Area 3 - Central
Application Number 0390/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 03/01/2023
Applicant Paul Kelly
Location 5 Royal Canal Terrace, Broadstone, Dublin 7, D07 N1K6
Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Alteration to mono-pitch roof extent

Area Area 3 - Central
Application Number 0397/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 06/01/2023
Applicant Belvedere CT APT Ltd
Location 10 & 11, Belvedere Court, Dublin 1

Additional Information

Proposal: SHEC Demolition & construction of 5 storey consisting of 17 Apts all with associated private open space communal open space, bike storage bin storage and other necessary site works

Area Area 3 - Central
Application Number 0399/22
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 03/01/2023
Applicant Cuisle Properties Ltd
Location Apt 6, 115, North Circular Road, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STREUCTURE:

Proposed Works:

Accommodation Unit No. 6:

1. The existing layout of Unit 6 will not be altered. All existing features and materials of importance to maintain the character will be retained, the intention being where possible to carry out repairs rather than replace materials. The lowered ceiling and walls to shower rooms & lobby will be retained to provide a protected lobby and will not impact on the cornice work. Any repair works to plaster will be done with new lime plaster.

The following is a list of proposed works: -

1. Remove remains of existing kitchen and fit new kitchen, using existing services.
2. Remove existing sanitary fittings and install with new en-suite pod.
3. Upgrade existing doors with intumescent strips, intumescent paint, and door closers FD30S.
4. Re-use existing sockets, switch positions & conduits and repair with lime plaster.
5. Remove existing built-in wardrobes and repair plaster. Free-standing wardrobes.
6. Clean down and repair plaster where damaged and repair with lime mortar.
7. All fireplaces and fire mantels to be retained and cleaned down.
8. Existing windows to be refurbished and damaged or decayed elements replaced with similar, new cords etc., draught proofed and painted.
9. Existing floorboards to be retained, replaced where decayed, fixed and over laid with laminate flooring.
10. The existing ceilings to be cleaned down and decorated with intumescent flame- retardant paint to provide 30 min. protection.

External Works:

11. Remove waste pipe from front elevation. Repair any damage to brickwork with brick to match and lime mortar.
12. Tidy up and restore layout. Provide new boundary railing with 117 North Circular Road.

Assessment:

The Proposal is to upgrade the standard of accommodation in the building which is divided into 6 no. apartments for some time now. Works have ceased since the Enforcement Notice was received and the property remains vacant. The proposed works will bring back into use the apartments without impacting on the historic fabric, so that they can be re-occupied.

Area Area 3 - Central
Application Number 0403/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 03/01/2023
Applicant Robert Morgan
Location 173 - 174, North Strand Road, Dublin 1

Additional Information

Proposal: SHEC: The proposed development comprises: a) Demolition of existing buildings on site; b) Construction of a new 5-storey apartment building (totalling c. 1103.5 sqm), including a partially setback third and fourth floors, with a plant area enclosure on the roof. The building will comprise 1no. ground floor retail unit (c.60.5sqm) and residential floorspace of c. 1,043sqm comprising of 12no. apartments consisting of: a. 7no. 1-bed units; b.4no. 2-bed units; and c. 1no. 3-bed unit. c) The apartment block includes terraces and balconies to the apartments, to be located on the north east and south west and south east elevations. The balconies to apartment nos. 2 and 5 will be provided with screening (a mix of brick and perforated brick) on the south east elevation. The apartment block will also provide 30no. bicycle parking spaces, including visitor spaces; d) The development will also include for all associated and ancillary site development works, including drainage, services and hard landscaping (including boundary treatments), fascia level signage zone to retail unit, bin storage, and all other ancillary works.

Area Area 3 - Central
Application Number 5158/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/01/2023
Applicant Manor Fine Ltd
Location 386 North Circular Road, Phibsborough, Dublin 7

Additional Information

Proposal: Planning permission is being sought for renewal of recently lapsed planning permission Reg. Ref. 2598/17, for reduction in size of existing take away/restaurant (78.2m²) with minor internal and external alterations including external seating area and replacement of existing duct with new duct and timber encasement; demolition of existing garages and stores at ground floor level and replacement with one bedroom apartment (50.43m²) including railings and wicket gate to front area and patio to side/rear and communal storage and bin compound to side, all fronting Goldsmith Street; conversion of accommodation on first floor level to front (last use as offices) to one bedroom apartment (63.5m²) with balcony to rear and 3 no. new velux rooflights; demolition of existing flat unit and store at first floor in annex and replacement with one bedroom apartment (51.1m²) with balcony fronting Goldsmith Street and 3 no. new velux rooflights; removal of existing substandard staircase and provision of new staircase to comply with building regulations.

Area Area 3 - Central
Application Number 5175/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/01/2023
Applicant EWD3 Developments Limited
Location Site located at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3

Additional Information

Proposal: Permission for amendments to a permitted development, previously granted permission under Dublin City Council planning Ref. 3091/20. The proposed development consists of a change of use from the permitted resident's amenity lounge (c .41.5 sq. m) on the ground floor of Block C, to a proposed ESB substation, ESB Meter/Switch Room and store room, including the provision of a new single-storey resident's amenity lounge (c. 80 sq.m) at 10th floor/roof level of Block C with new external roof terrace (c. 62.5 sq.m) and also includes for all associated staircore amendments and services, all on a site area of c. 0.35 Ha.

Area Area 3 - Central
Application Number 5178/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 03/01/2023
Applicant Peter Reynolds
Location 82, Hollybank Road, Dublin 9, D09 Y5T1

Additional Information

Proposal: RETENTION & PERMISSION: The works are as follows: 1. Permission for the demolition of the existing single storey extension, located directly to the south (rear) of the existing main dwelling, to create 32 sq.m of private open space courtyard/garden with pergola, and all associated site works. 2. Retention permission for a 15sq.m single storey home office to the southern end of the rear garden.

Area Area 3 - Central
Application Number 5183/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 05/01/2023
Applicant Iosif Gabor
Location 296C, North Circular Road, Phibsborough, Dublin 7

Additional Information

Proposal: The development will consist of the change-of-use of the existing ground floor retail to use for the sale of hot food consumption for either on or off the premises.

Area Area 3 - Central
Application Number 5451/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/01/2023
Applicant Steven McCay and Sonja Monaghan
Location 10 St Vincent Cottages, Blackhorse Avenue, Dublin 7
Additional Information
Proposal: Permission for amendments to previously granted planning application reference 3321/22 for alterations to proposed single storey extension floor plan and facade which consists of a reduction in size along with ancillary works.

Area Area 3 - Central
Application Number WEB1464/22
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 04/01/2023
Applicant Looping Properties 56 Limited
Location 2, Northbrook Terrace, North Strand, Dublin 3, D03 T213

Additional Information

Proposal: Permission is sought for construction of a new rear extension.

Development to include:

- 1.) ground floor extension measuring 9sqm,
 - 2.) first floor extension measuring 8sqm,
 - 3.) attic conversion with rear facing rendered dormer and adjacent velux,
 - 4.) all associated internal layout changes to provide modern conveniences, rooflights and site works.
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Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	4574/22
Appeal Type	Written Evidence
Applicant	Colin Daly, Nicola Daly & Andrew Haydon
Location	76, 76G & 280 Bannow Road, Cabra , Dublin 7
Additional Information	Additional Information Received

Proposal: The development will consist of proposed modification to the previously permitted Build to Rent residential development (permitted under Reg. Ref. 3308/20; ABP Ref. 309366-21). The proposed modifications will include: (a) The omission of the existing Cabra Pigeon Racing Club building from the application site; (b) Associated modifications to the site boundaries to accommodate the exclusion of the Cabra Pigeon Racing Club building from the application site; (c) Modifications to the internal layout, elevations, and roof level (including roof terrace) of the previously permitted Block B including reduction in its footprint. (d) Block B shall now comprise of 44 no. apartments consisting of 43 no. 1-bedroom apartments and 1 no. 2-bedroom apartment in a five-storey building with balconies to the north and south elevations (previously permitted five storey building containing a total of 49 no. apartments comprising of 48 no. 1 beds, 1 no. 2 beds with balconies to the south elevations); (e) Minor amendments to the layout of the previously permitted basement level and courtyard area; (f) No changes are proposed to the previously permitted Block A or retail unit; (g) All associated site and engineering work necessary to facilitate the proposed development. (h) The proposed development will now consist of a total of 64 no. apartments (69 no. apartments previously permitted) comprising 46 no. 1-bedroom units and 18 no. 2-bedroom units, with ancillary residential amenities and support facilities over a basement level car park.

Area 3 Appeals Decided

None



Dublin City Council

SECTION 5 EXEMPTIONS

01/23

(02/01/2023-06/01/2023)

Area Area 3 - Central
Application Number 0002/23
Application Type Section 5
Applicant The Orthodox Parish of the Annunciation
Location The rear of 52B, Western Way, Broadstone, Dublin 7, D07 FA38.
Registration Date 03/01/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed development consists of a new freestanding structure / enclosure, made of sheet metal to order by an experienced company, located beside the rear entrance to the Church building, which is located separate to the curtilage of the Protected Structure RPS Ref. no. 8483. This is to be used for burning of ceremonial candles during our religious services, as per our Christian beliefs. This enclosure will be placed adjacent to the existing wall, and the existing structure will not be affected in any way by the provision of the proposed development. The purpose of this proposed development is to relocate the existing area of burning candles from inside the Church to the new outdoor location. This move will not only improve the comfort and conditions (from a health and safety perspective) of our parishioners attending our Divine services, but also offer better conditions for preserving the interior of our Church and its paintings, which represent an important ethos in our belief. The proposed development will see that Church personnel will supervise the candle burning area for the whole duration of our ceremonies, and appropriate, certified fire prevention and extinguishing equipment will be made available on site.

Area Area 3 - Central
Application Number 0005/23
Application Type Section 5
Applicant Diarmaid Ó Corrbuí
Location Coleraine House, Coleraine Street, Dublin 7
Registration Date 06/01/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Works involving the repair of window frames, not the replacement of any windows. These works would be carried out by an appropriate Conservation Architect who is on the Irish Georgian Society's Traditional Building Skills register.
