



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

02/23

(09/01/2023-13/01/2023)

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 3020/23
Application Type Permission
Applicant Belvedere CT APT Limited
Location 10 & 11, Belvedere Court, Dublin 1
Registration Date 10/01/2023

Additional Information

Proposal: The application seeks modifications to the previously approved permission DCC Reg. Ref. 2556/20. Modifications are to include: the addition of 4 No. apartment units achieved by way of an additional floor, to the previously granted scheme bringing the total no. of floors of the building from 4-storeys to 5-storeys and increasing the total number of apartment units from 13 No. apartments to 17 No. apartments consisting of 8 No. one-beds and 9 No. two-beds. All with associated bike store, bin store, landscaping, and site works.

Area Area 3 - Central
Application Number 3023/23
Application Type Permission
Applicant Irish Social Housing Property II S.A.R.L.
Location 175-176, North Strand Road, and 115 Seville Place,
Dublin 1
Registration Date 11/01/2023

Additional Information

Proposal: Permission is sought for modifications to previously approved mixed use development reg. ref. 4344/17 at 175-176 North Strand Road and 115 Seville Place, Dublin 1 comprising the following:

- (1) Change of use of the existing ground floor commercial unit of 147 sq.m to residential use to provide two, one bedroom universal design apartments, each with direct front door access from the street, and with gross floor areas of 74 sq.m and 63 sq.m respectively. This will increase the overall number of apartments in the building to 13 apartments;
 - (2) Provision of private amenity space for each of the new ground floor apartments;
 - (3) Alterations to existing ground floor elevations to accommodate the ground floor apartments;
 - (4) Landscaping and boundary treatment works and all associated site works and services.
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Area Area 3 - Central
Application Number 3036/23
Application Type Permission
Applicant Roisha Tynan
Location 8, Iona Avenue, (previously known as Shanganagh Road),
Drumcondra, Dublin 9
Registration Date 13/01/2023

Additional Information

Proposal: The development will consist of the demolition of the existing single and partial two-storey extension to the rear of existing mid-terraced two-storey two-bedroom dwelling and the construction of a new two-storey extension to the rear of the dwelling. The new extension will contain a kitchen, dining and living area, with rooflight over the kitchen area, at Ground Floor and an additional bedroom with ensuite at First Floor, giving a total of three bedrooms, together with internal alterations and associated site works. These works will give an additional floor area of 14.7sqm at Ground Floor and 22.8sqm at First Floor to the existing dwelling. The works will also include the remodelling of the existing store/ shed to the rear of the dwelling, including construction of a new mezzanine level of 16.4sqm in area, to accommodate home office space with access from the rear laneway retained.

Area Area 3 - Central
Application Number 4145/22
Application Type Permission
Applicant Garvagh Homes Ltd.
Location 'Former Des Kelly Site' s site of 0.262Ha. bounded by
364-374 North Circular Road, Royal Canal Bank, and
168-169 Phibsborough Road, Dublin 7
Registration Date 12/01/2023
Additional Information A.I Article 35 Received

Proposal: The development will consist of 28 no. car parking spaces (13 spaces for retail, 13 spaces for residential and 2 club car spaces (2 spaces of the allocation will be e-charging), 186 no. cycle spaces and bin stores and collection areas at lower ground level, 2 no. retail units with a total of 1,950 sq. m at ground floor level, coffee shop of 40 sq. m. facing Royal Canal Bank at lower ground level, 80 no. apartments (19 studios, 19 one bed, 41 two bed and 1 three bedroom apartments) overhead in upper floor development. With the exception of no. 168 Phibsborough Road, which is to be retained, the application proposes to demolish all the existing buildings on the site. The new buildings to North Circular Road shall be 6 storey in height (ground floor retail with apartments on upper floor) with an 8 storey apartment building at the corner of North Circular Road and Royal Canal bank with an 8 storey section above park level are proposed. Within, the site, the apartment buildings will surround a central amenity open space for residents. It is proposed to demolish 169 Phibsborough Road and replace with a three storey building with vehicular entrance at ground floor level giving access to lower ground level parking and services. PV panels on the roof and c. 975 sq. m green roofs to be incorporated. A substation is also proposed together with all ancillary services.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3019/23
Application Type Retention Permission
Applicant Michael Chambers
Location 37 St Anne's Road, Drumcondra, Dublin 9, D09 H0K6
Registration Date 10/01/2023
Additional Information
Proposal: RETENTION PERMISSION: sought for attic conversion from store to non-habitable room and to provide three roof windows to rear.

Area Area 3 - Central
Application Number 3034/23
Application Type Permission
Applicant Alan Coyne
Location 37, Saint Mary's Road, East Wall, Dublin 3, D03 P627
Registration Date 12/01/2023
Additional Information
Proposal: Planning permission for a first floor terrace over an existing single storey flat roof extension to the rear of the house along with associated rooflights, balustrades and site works.

Area Area 3 - Central
Application Number 3037/23
Application Type Permission
Applicant Steven McCay and Sonja Monaghan
Location 10, St Vincents Cottages, Blackhorse Avenue, Dublin 7
Registration Date 13/01/2023
Additional Information
Proposal: Permission for amendments to previously granted planning application reference 3321/22 for alterations to proposed single storey extension to side and rear and facade which consists of a reduction in size along with ancillary works.

Area Area 3 - Central
Application Number 4488/22
Application Type Permission
Applicant Graconica Ltd.
Location 34, North Frederick Street, Dublin 1
Registration Date 13/01/2023
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Modifications to existing planning permission Reg. Ref. 4736/19 for development at 34 North Frederick Street, Dublin 1. The modifications will consist of: -
1) Replacement of existing roof timber structure- 2) An AOV (Automatic Opening Vent) system size 1140x1180mm, installed to the roof rear slope, connected to the fire detection and alarm system for fire safety improvement -3) All other related works.

Area Area 3 - Central
Application Number WEB1015/23
Application Type Permission
Applicant Anne Larrigan
Location 17, Faussagh Avenue, Cabra West, Dublin 7
Registration Date 13/01/2023

Additional Information

Proposal: New 2 storey extension to rear, conversion of attic space to non habitable area, with dormer type window to rear, roof windows to front elevation with internal modifications and associated site works.

Area Area 3 - Central
Application Number WEB1910/22
Application Type Permission
Applicant Timothy O'Sullivan & Kelly McManus Doyle
Location 337, Navan Road, Dublin 7 D07 N6E5
Registration Date 10/01/2023

Additional Information Additional Information Received

Proposal: Permission for extension and alterations to existing dwelling, to include - At ground floor: addition of front porch, extend sitting room to front, rear extension to include kitchen/living area with 2 rooflights. At first floor: south-east extension to include: ensuite bedroom, dressing room, rear extension to include: ensuite, dressing room. Attic level to include: 2 bedrooms, shower room, landing, gym. With addition of windows to dining area and master bedroom, with connection to existing services, and all associated site works.

Area 3 Decisions

Area	Area 3 - Central
Application Number	3040/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	10/01/2023
Applicant	Fitzwilliam Real Estate Developments Ltd
Location	97 Middle Abbey St & 16/17 Prince's Street North, D1, 19/25 Prince's Street North, D1 & 98-101 Middle Abbey Street, D1 & 102-107 Middle Abbey Steet, D1, & 2-3, 4 & 4A Proby's Lane, D1 & 7/7A and Liffey Street Upper, D1.

Additional Information Additional Information Received

Proposal: Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.568 hectares at: No. 97 Middle Abbey Street, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the 'Arnotts' Car Park', with an address of Nos. 98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnotts Store at Nos. 102-107 Middle Abbey Street, Dublin 1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1. The proposed development will consist of the development of a Build-To-Rent residential development consisting of the: demolition of the existing 3 No. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2,201 sq m); decommissioning and demolition of the top three open-air levels of the Arnotts' Car Park (resulting in the removal of 145 No. car parking spaces, with 225 No. car parking spaces remaining); development of a 12 No. storey over basement element fronting William's Lane, a 5 No. storey element above Arnotts' Car Park, and 2 No. storey element above Arnotts Store, to provide 155 No. apartments (56 No. studio units; 85 No. 1-bed units; and 14 No. 2-bed units). The development also provides for hard and soft landscaping including the provision of: a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor Levels. Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane.

Additional proposed works include the provision of: communal residential amenities (c. 459 sq m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog-washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sqm) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms / management stores, general storage and bin store); communal amenity open spaces; a substation and a switchroom (c. 30 sq m); water tank and sprinkler rooms (c. 117 sq m); Sustainable Urban Drainage systems (including green roofs and attenuation tanks (c. 121 sq m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq m..

The development will also consist of the following works to No. 97 Middle Abbey Street comprising the demolition of part of the existing basement (c. 16 sq m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq m); change of use of the Basement Floor Level from

retail (storage) to café (storage) (c. 112 sq m); continued use of the Ground Floor Level as a café (c. 89 sq m); change of use of the First, Second, Third and Fourth Floor Levels to provide 4 No. Build-To-Rent studio apartment units (one on each level) (which will be operationally linked to the 155 No. apartments scheme); and associated internal and external alterations to the building. Pedestrian access to this part of the development will be provided via Middle Abbey Street. The total gross floor area of this part of the development is c. 423 sq m.

The development will also consist of: associated lighting; associated signage; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

The development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park) from its current operating hours of: Monday - Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00- 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for temporary period of 5 years.

Area	Area 3 - Central
Application Number	4931/22
Application Type	LAW
Decision	City Council - Approved
Decision Date	10/01/2023
Applicant	Dublin City Council
Location	19 & 21, Connaught Street, Phibsborough, Dublin 7

Additional Information

Proposal: LAW: PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) -PART 8

Pursuant to the requirements of the above, notice is hereby given for permission for the demolition and reconstruction of these Dublin City Council owned residential properties, including the retention and refurbishment of the front elevations of both properties, demolition of rear garden shed at no. 21, internal fit-out, drainage works associated site works and construction of external pavement surfaces to front and rear gardens of both properties.

Plans and particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 27/09/2022, during public opening hours at the offices of Dublin City Council: Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30 pm.

The Local Authority has concluded, following a preliminary examination, that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8 before 4.30pm on 8/11/2022, or at <https://consultation.dublincity.ie/>

Area Area 3 - Central
Application Number 5185/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/01/2023
Applicant Forum Building Commons Street Ltd.
Location 1, Commons Street, Dublin 1, D01 Y048

Additional Information

Proposal: Planning permission for development on a site at No. 1 Commons Street, Dublin 1, D01 Y048 (which is a 2 no. storey office at the Fourth and Fifth Floor Levels, accessible via a Ground Floor Reception Area at Commons Street, with office floors located above the 4 no. storey commercial car park - IFSC Carpark, Commons Street, Dublin 1, D01 DA34).

The site is bounded to the north by the Exchange, Georges Dock, an office block; to the east by Commons Street; to the south by the Hilton Garden Inn Hotel, Custom House Quay; and to the west by Exchange Place.

The development will consist of alterations to the existing entrance facade front (east), rear (west) elevations (in total, c. 434 sq.m of facade is to be altered). The proposed development will include demolition of elements of the existing eastern and western facade including the removal and replacement of cladding at ground, second and third floor level; rearrangement and replacement of fenestration; new curtain wall glazing. Replacement cladding is proposed on West at Third Floor Level elevation with return on the southern elevation at third floor level. Business identification signage is proposed at the entrance at ground floor level and all associated site development works.

Area Area 3 - Central
Application Number 5189/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/01/2023
Applicant Charleville Lawn Tennis Club
Location Charleville Lawn Tennis Club, Whitworth Road, Dublin 9, D09 HX7X

Additional Information

Proposal: The development will consist of: The construction of 2 No. Padel courts with associated glass panelling enclosures (3 meter height) & mesh over (1 meter height) , associated 200W LED lights (6 meter height) , Relocation of 1 No. juvenile court and ball wall , construction of new access within Charleville Lawn Tennis Club Landholdings via a new accessible ramp & all associated site works.

Area Area 3 - Central
Application Number 5196/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/01/2023
Applicant Enda McHugh
Location 13, Synnott Place, Dublin 7, D07 E7N5

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission being sought for the retention of the change of use of existing studio type apartment at basement level which was previously storage space together with the retention of the existing external staircase that services same as currently constructed together with seeking full planning permission for the proposed modifications of existing window ope on the existing front elevation to service the existing studio apartment at basement level and all ancillary site works.

Area Area 3 - Central
Application Number 5203/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/01/2023
Applicant Liam O Mochain
Location 215 Ratoath Road, Cabra, Dublin 7

Additional Information

Proposal: Permission for

1. demolition of rear conservatory extension and rear garden shed building .
 2. construction of a new home office in rear garden;
 3. for a new two storey and single storey rear extension;
 4. placement of 2 windows at first floor and 2 new windows in ground floor in side gable wall and 2 new velux windows in main roof to rear.
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Area Area 3 - Central
Application Number 5207/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/01/2023
Applicant Tom Curtin & Karina O'Leary
Location 349, Navan Road, Dublin 7, D07 R2C3

Additional Information

Proposal: The proposed development will consist of the construction of a flat-roof, single-storey extension to rear of existing dwelling, with rooflights, and all associated site works.

Area Area 3 - Central
Application Number 5208/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/01/2023
Applicant Tom Curtin & Karina O'Leary
Location 349, Navan Road, Dublin 7, D07 R2C3

Additional Information

Proposal: The proposed development will consist of a) removal of existing chimney to side and shed to rear, and b) the construction of a flat-roof single-storey extension to front, c) change to existing roof profile by extending hipped roof to maintain existing ridge height, with new rooflights to side, d) change of material finish on existing dwelling from wet dash to smooth render finish, e) alterations to fenestration to front and rear at first floor level, f) new dormer window to rear roof slope to facilitate attic conversion, g) widening of existing vehicular entrance piers to 3.5m, h) raise height of existing front boundary wall to match neighbouring dwelling, and all associated site works.

Area Area 3 - Central
Application Number 5211/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/01/2023
Applicant John Nolan
Location 36, Kinvara Road, Navan Road, Dublin 7, D07 CC80

Additional Information

Proposal: Permission for 1. Attic conversion to storage room with flat roof dormer window to rear.
2. New vehicular entrance to off street car parking to front garden, and all associated site works.

Area Area 3 - Central
Application Number 5488/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/01/2023
Applicant Robert Quinn & Gary Falconer , C.J. Falconer and Associates
Location 12, Manor Street, Dublin 7, D07 TH59

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the change of use of former school premises to new mixed development use consisting of 3 number office units and 4 number apartment units (inclusive of the roof top extension to cater for 2 of the apartment units), the works will include all internal and external and renovations alterations to existing building, changes to all elevational treatment, inclusive of new external staircase to basement area and projecting 1st and 2nd floor extensions of existing building on Manor Street façade. The works will include all associated ancillary accommodation and associated site works. The development is located on our site at 12 Manor Street, Dublin 7, D07 TH59. The proposed development is located within the curtilage of a protected structure of 10 Manor Street, protected structure DCC 4872, NIAH Reg. No. 50070184.

Area Area 3 - Central
Application Number 5529/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/01/2023
Applicant Ard Services Ltd
Location 15-16 O'Connell Street Lower, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE (RPS Ref: 6000 and 6001): RETENTION PERMISSION : the proposed development consists of the replacement of existing overhead signage to Circle K branded signage across the fascia of both shop fronts and modifications to the glazing of both shop fronts to incorporate new window displays. Permission for retention is also being sought for the Circle K projecting sign affixed to the fascia of No. 15 O'Connell Street Lower and all other associated site development works.

Area Area 3 - Central
Application Number DSDZ5054/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/01/2023
Applicant IPUT PLC
Location 3 Dublin Landings, North Wall Quay, Dublin 1

Additional Information Additional Information Received

Proposal: The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.

Area Area 3 - Central
Application Number DSDZ5491/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/01/2023
Applicant Songview Ltd
Location Unit 2, The Liffey, Point Campus, North Wall Avenue, Dublin 1

Additional Information

Proposal: Permission for

- (a) change of use from shop to use as a pizza restaurant and takeaway with home delivery service,
- (b) new fascia signage over entrance door,
- (c) alterations to the existing shopfront to accommodate ventilation services.

The site of the application is within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area Area 3 - Central
Application Number WEB1848/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/01/2023
Applicant JCDecaux Ireland Ltd
Location The front of 397, North Circular Road, Dublin 7
Additional Information Additional Information Received
Proposal: Permission for development on a site located at 'The front of 397 North Circular Road, Dublin 7'. This development will consist of the replacement of the 2 no. existing scrolling advertising displays with 2 no. digital displays (3.4m high by 6.28m wide) at the front of 397 North Circular Road, Dublin 7. The Application also includes the removal of one static advertising display at Millmount Terrace, Drumcondra, Dublin 9.

Area Area 3 - Central
Application Number WEB2144/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/01/2023
Applicant Nashila Desmond and Hugo Mahony
Location 41, Belvedere Road, Drumcondra, Dublin D01 E2C5
Additional Information
Proposal: Height of existing ridge: 8.60m
Height of existing eaves: 6.01m
Height of proposed ridge to extension: 6.21m
The demolition of the existing ground and first floor rear returns, along with outhouses and the construction of a new ground and first rear extension. Works to include refurbishment to existing dwelling and all associated site works.

Area Area 3 - Central
Application Number WEB2151/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/01/2023
Applicant Gregor Toohey and Orlaith Molloy
Location 5, Clare Road, Drumcondra, Dublin 9 D09 R2T8
Additional Information
Proposal: Height of Ridge to be retained: 8.03m
Height of rear extension: 3.50m
The conversion of the existing garage and attic, to include dormer to rear, the construction of a new rear ground floor extension and first floor side extension. Works to include refurbishment to existing dwelling and all associated site works.

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

02/23

(09/01/2023-13/01/2023)

Area Area 3 - Central
Application Number 0012/23
Application Type Social Housing Exemption Certificate
Applicant Ronan Murphy
Location Site to the rear of No. 9, Fontenoy Street, Dublin 7
Registration Date 13/01/2023
Additional Information
Proposal: SHEC: Demolition of existing shed and provision of a new house
