



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

03/23

(16/01/2023-20/01/2023)

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 3050/23
Application Type Permission
Applicant Next plc
Location Next , 7-9, Henry Street, Dublin 1
Registration Date 17/01/2023

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a replacement advert comprising 'NEXT' acrylic lettering to shop front 1.2 m high x 5.2 m long x 0.08 m projection over entrance door, internally illuminated by LED's.

Area Area 3 - Central
Application Number 3053/23
Application Type Permission
Applicant Royal Orchard Group Inc
Location Bayview House, 49/49A North Strand Road and Charleville Avenue, Dublin 3
Registration Date 17/01/2023

Additional Information

Proposal: The development will consist the change of use of a residential dwelling on the ground and first floor (over a basement that remains unchanged) to bed and breakfast accommodation. The proposed layout will consist of a kitchen with dining facilities, additional breakfast room and thirteen bedrooms over the ground and first floor, with associated minor internal alterations. Works will also include provision of refuse storage, bicycle parking and additional linen stores internally.

Area Area 3 - Central
Application Number 3056/23
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 18/01/2023

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 Area 3 - Central
Application Number 3059/23
Application Type Permission
Applicant SRM Brook and Cook Ltd
Location The Woollen Mills 41/42 Ormond Quay Lower, Dublin 1, (a corner site with frontage along Liffey Street Lower and The Yarn Pizza, 37 Liffey Street Lower, Dublin 1, D01 X6T1)
Registration Date 18/01/2023

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS No. 6074) : the development comprising :

- (i) demolition of non-original two-storey extension to the rear of the 'Woollen Mills' building. The existing canopy fronting onto Liffey Street Lower will be retained;
- (ii) partial external and internal demolition to three-storey 'The Yarn' building. Existing brick facade at first and second floor levels will be retained;
- (iii) construction of an 8-storey mixed-use development to the rear of the 'Woollen Mills' along Liffey Street Lower , incorporating the remaining facade of 'The Yarn' at first and second floor level and a new facade to Liffey Street Lower at ground floor level, comprising of : (a) restaurant use at ground floor level as part of existing 'Woollen Mills' establishment. Access to the restaurant will be from the existing entrance on Ormond Quay Lower and proposed new entrance on Liffey Street Lower;
- (b) residential use at upper floor levels comprising 7 no. apartments. The unit mix will consist of 6 no. three-bed apartments and 1 no. two-bed apartment. Access to the apartments will be from Liffey Street Lower. Each apartment will have access to private amenity space in the form of a private balcony and 79sq.m of external communal amenity space provided via rooftop terrace;
- (c) the ground floor level will also accommodate an apartment lobby; lift shaft; bike store for 25 no. spaces and refuse storage which will serve the residential units at upper floors. Access will be provided from 2 no. entrances from Liffey Street Lower. The rooftop will also accommodate a plant room (16sq.m) with solar PV mounted to the roof;
- (iv) internal works to existing Woollen Mills building comprising blocking up of openings at rear (northern) elevation;
- (v) the development will also include the provision of SuDS measures and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3062/23
Application Type Retention Permission
Applicant William and Michael Donnelly
Location 63-64 Lower Dorset Street , Dublin 1 and 100-102 Saint Ignatius Road, Dublin 7, (previously the rear of 63/64 Lower Dorset Street)
Registration Date 19/01/2023

Additional Information

Proposal: RETENTION PERMISSION: for change of use from workshop, retail and office use to staff room, toilets, gaming and amusement arcade uses at ground floor (221 sq.m) with provision of 2no. new rear exit doors and removal and blocking up of 2no. existing rear exit doors, and change of use from storage use to live gaming emporium at basement level (261 sq.m).

Area Area 3 - Central
Application Number 3075/23
Application Type Retention Permission
Applicant Jason Devereux
Location Site to rear 70 Newgrange Road (accessed via laneway St. Iosif off Dowth Avenue), Cabra, Dublin 7
Registration Date 20/01/2023

Additional Information

Proposal: RETENTION PERMISSION: the development will consist of the retention of the change of use from residential to a storage yard, 5 shipping containers for storage, creation of a hard standing and a minor increase in the height of some of the boundaries by the addition of timber fencing at the site to the rear of 70 Newgrange Road (accessed via laneway St. Iosif off Dowth Avenue), Cabra, Dublin 7.

Area Area 3 - Central
Application Number 3076/23
Application Type Permission
Applicant Tram Café Limited
Location Unit 131d, Slaney Road, Glasnevin, Dublin 11
Registration Date 20/01/2023

Additional Information

Proposal: RETENTION & PERMISSION: The development will consist of: 1. Change of use from retail warehouse as previously permitted under Plan Reg. Ref. 2042/11 to light industrial use, (commercial food production kitchen with coffee roasting facility, & warehouse storage). 2. Retention of single storey detached block structure and 4 no. metal framed lock up storage units to front forecourt of site. Proposed new coffee shop to block structure. 3. Alterations to rear elevation of unit 131D to provide 2 no. emergency exit doors. 4. Upgrade of existing underground waste and surface water infrastructure to service proposed new development.

Area Area 3 - Central
Application Number 3077/23
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 20/01/2023

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Alterations to development previously approved under Reg. Ref. 3281/20 comprising: (i) provision of new recessed sixth floor level comprising 6 no. bedrooms; (ii) reduction in footprint of fifth floor level by 6sq.m; (iii) 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 sixth floor level) to ensure compliance with fire safety regulations; (iv) 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, (v) 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 (83 no.).

Area Area 3 - Central
Application Number 3079/23
Application Type Permission
Applicant Grangelough Limited
Location Rear of 258, North Circular Road, Dublin 7
Registration Date 20/01/2023

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development comprises the following:

- (i) demolition of existing single storey shed;
- (ii) construction of 3 mews apartment building comprising 2 no. apartments. Unit 1 is a 1-bed unit located at ground floor with living/kitchen/dining room, bathroom, and storage. Unit 2 is a 2-bed unit located across first and second floor levels with living/kitchen/dining room, bathroom, and storage. Access to the development will be provided from the existing Mews Lane via Rathdown Road and Grangegorman Road Upper;
- (iii) provision of private outdoor amenity space in the form of a ground floor terrace to serve unit 1 and 2 no. balconies at first and second floors to serve unit 2; and
- (iv) drainage, landscaping and all associated ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 5045/22
Application Type Permission
Applicant The Commissioner of Public Works
Location Castleknock Gate Lodge, Chesterfield Avenue, Phoenix Park, Dublin 15
Registration Date 20/01/2023

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the replacement of the asbestos cement tile roof with a lead rolled batten roof finish, replacement of flat roof covering to the rear extension, the relocation of a more universally accessible kitchen, internal breathable insulation to all external walls, the installation of new mechanical system including plumbed radiators and boiler, the installation of a new electrical system including full re-wiring of lodge including lighting and fire detection system, refurbishment of existing floorboards and skirting boards where possible and reinstatement of matching floorboards and skirting where it is missing, local tiled floor to kitchen and shower room, removal of contemporary rubble stone fireplace surround with a stove to kitchen and re-use of basement room as plant room. External works include the removal of the tarmac rear apron and replacement with a washed gravel surface supported by a cellular stabilisation system, the removal of the aerial from the chimney and sundry other minor works. This application is on foot of a previously granted application (Planning Ref. No. 2591/21).

Area Area 3 - Central
Application Number 5129/22
Application Type Permission
Applicant Colin Farmer and Noelle Cooper
Location Site to rear of No. 16, North Circular Road (a protected structure), Jerome Connor Place, Infirmary Road, Dublin 7

Registration Date 18/01/2023

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of rubble stone wall and gate to front of site, concrete blockwork wall abutting neighbouring dwelling and corrugated metal fence to rear of site within curtilage of protected structure No. 16 North Circular Road and the construction of a new three-storey mews dwelling, comprising of two bedrooms, two bathrooms, interior bike storage, plant room and a courtyard garden on the ground floor, a kitchen/living/dining space on the first floor, a study space and external terrace on the second floor, zinc roof covering and sundry other minor works including a roof light and a raised stone landscaped water collection area to front of proposed mews dwelling on to Jerome Connor Place.

Area Area 3 - Central
Application Number WEB1026/23
Application Type Permission
Applicant 003498
Location 66, Clonliffe Road / Corner with Tolka Road, Dublin 3. Rear of 66 Clonliffe Road, along Tolka Road, with access from Tolka Road

Registration Date 17/01/2023

Additional Information

Proposal: Two number of new, 4-bedroom, 3 storey semi-detached Houses, removing of existing concrete block wall, new timber fence with concrete posts to the perimeter of the site, and associated site works

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3064/23
Application Type Permission
Applicant Eamonn Dillon
Location 73 Kilkieran Road, Cabra, Dublin 7
Registration Date 19/01/2023

Additional Information

Proposal: The development will consist of the demolition of an existing single storey extension to the rear and the construction of a part single storey, part two storey rear extension incorporating an extended kitchen/living area at ground floor and an additional bedroom at first floor, plus all associated site works.

Area Area 3 - Central
Application Number WEB1019/23
Application Type Permission
Applicant Joseph O'Reilly
Location 47, Drumcondra Road Upper, Drumcondra, Dublin 9
Registration Date 16/01/2023

Additional Information

Proposal: 1. Single storey extensions to the South-West and North-East of the main dwelling to house an oratory and an additional guest bedroom and to the rear to provide a covered link between the original building and the previously approved extension, a glazed lift enclosure to the rear of the main building, all to create a more inclusive / accessible dwellinghouse. Alterations of extension windows at rear to improve daylight and all associated internal alterations.
2. Demolition of existing garage and construction of a single storey home office outbuilding with archival storage in the roof space in lieu. 3. Construction of a single storey garden shed and other associated site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0412/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 20/01/2023
Applicant Paul Kelly
Location 5, Royal Canal Terrace, Broadstone, Dublin 7 D07N1K6
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Alteration to roof finish of new build element of Granny flat.

Area Area 3 - Central
Application Number 3013/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/01/2023
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)

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 Area 3 - Central
Application Number 3203/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/01/2023
Applicant Copperdale Estates Ltd
Location 1/2 Royal Canal Terrace, Phibsborough Road, Dublin 7.
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The proposed development will consist of:

The change of use of the existing property from hostel, residential and office to use as 'Bed and Breakfast' accommodation consisting of 13 no. guest rooms with ensuite, dining room, kitchen and staff facilities. The following works are proposed:

(i) Demolition of existing external staircase and single storey structure at ground floor level and the construction of a new single storey flat-roof structure to the rear featuring 3 no. rooflights; (ii) internal alterations at basement, ground, first and second floor levels comprising (a) replacement/relocation/reinstatement of doorways, window opes and wall partitions (b) extension of existing lightwell to front of building (c) replacement of kitchenette with ensuite partitions and (d) provision of new painted timber sash windows at existing opes to the front and rear of the building; (iii) provision of 2 no. carparking spaces at ground level to the front of the building and 6 no. bicycle parking spaces to the rear of the building; and (iv) all ancillary site and landscaping works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3891/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 17/01/2023
Applicant Alan Salmon
Location 40, Drumcondra Road Lower, Dublin, 9
Additional Information Clarification of Add. Information Recd.

Proposal: RETENTION : Retention of Bakery Kitchen unit at ground floor, to rear of Shouk restaurant, at St. Joseph's Art college Drumcondra Ltd. 40, Drumcondra Road Lower, Dublin, 9.

Area Area 3 - Central
Application Number 4471/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/01/2023
Applicant Maria Dillon
Location 66, Mountjoy Square West, Dublin 1, D01 V0P4
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for change of use from commercial to residential for a single family residence at Ground, 1st , 2nd and 3rd floor, with ancillary 2 bed apartment accommodation at basement level. Works at basement level comprise the part-removal of two existing internal walls and the installation of new partitions, bathroom and kitchen, the installation of sash windows to front facade in reopened opes and French windows to rear facade, new enlarged rear return. At Ground floor, demolition of existing lean-to to rear and new enlarged rear return with stairs to basement and kitchen to rear room. At 2nd and 3rd floor level, new bathrooms will be installed, walls and existing doors/stairs repaired. New conservation rooflights to rear at roof level. Internal breathable insulation to floors where no mouldings/cornices exist. Existing Mouldings/cornices to be repaired. External works comprise larger yard to rear basement, new rear railings, installation of new metal steps to the front, minor repair works to fanlight, doorcase, existing sash windows, new SVPs, drainage, hard and soft landscaping to rear.

Area Area 3 - Central
Application Number 4769/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/01/2023
Applicant Mary McMahon
Location 87, Kinvara Road, Navan Road, Dublin 7
Additional Information Additional Information Received
Proposal: RETENTION: Permission for retention of a. New vehicular access to accommodate off street parking, b. All associated site works on site.

Area Area 3 - Central
Application Number 5220/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 17/01/2023
Applicant Donna Smith
Location 28, Connaught Parade, Phibsborough, Dublin 7
Additional Information
Proposal: RETENTION: Permission is sought for retention for single storey kitchen extension to rear of house and removal of rear boundary wall which allows right of way to additional open space and all associated site works.

Area Area 3 - Central
Application Number 5231/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/01/2023
Applicant Simon Benson & Chris Melligan
Location 27, Ballybough Road, Ballybough, Dublin 3

Additional Information

Proposal: RETENTION: Retention of change of use of No. 27 Ballybough Road from commercial at ground floor (retail) and first floor (ancillary storage) levels to provide residential use and all associated works necessary to facilitate the development. The completed works have allowed for the creation of 1 no. one-bedroom duplex apartment.

Area Area 3 - Central
Application Number 5239/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/01/2023
Applicant Catriona Duggan and Achim Gottstein
Location 76, Lindsay Road, Glasnevin, Dublin 9, D09 F702

Additional Information

Proposal: The proposed development will consist of the demolition of a rear, non-original single storey extension, a new conservation style roof window to the existing front roof surface and a new window in the existing east elevation.

Area Area 3 - Central
Application Number 5241/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/01/2023
Applicant Anthony Wall
Location 36, Dingle Road, Dublin 7

Additional Information

Proposal: Alterations to the existing vehicular entrance to be widened to 3.5m in width with all associated alterations, siteworks and ancillary works.

Area Area 3 - Central
Application Number 5368/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/01/2023
Applicant Long Real Estate Limited
Location 18, Gardiner Place, Dublin 1, D01 K197

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for change of use of part of existing building from office use, reverting to a residential dwelling on ground, first, second floors. The following works are proposed: replacement of all windows to rear with correct timber sliding sash windows, internal of layout amendments to ground, first, & second floor to include replacement/relocation/reinstatement of doorways; wall partitions to allow for insertion of bathroom & kitchen facilities at ground & first floors, with amendment to the staircase to third floor, with all ancillary site works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1015/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/01/2023
Applicant Anne Larrigan
Location 17, Faussagh Avenue, Cabra West, Dublin 7

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 WEB1019/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/01/2023
Applicant Joseph O'Reilly
Location 47, Drumcondra Road Upper, Drumcondra, Dublin 9

Additional Information

Proposal: 1. Single storey extensions to the South-West and North-East of the main dwelling to house an oratory and an additional guest bedroom and to the rear to provide a covered link between the original building and the previously approved extension, a glazed lift enclosure to the rear of the main building, all to create a more inclusive / accessible dwellinghouse. Alterations of extension windows at rear to improve daylight and all associated internal alterations.
2. Demolition of existing garage and construction of a single storey home office outbuilding with archival storage in the roof space in lieu.
3. Construction of a single storey garden shed and other associated site works.

Area Area 3 - Central
Application Number WEB2028/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/01/2023
Applicant Mary Barnes
Location 43, Ashtown Grove, Navan Road, Ashtown, Dublin 7 D07 E7PX

Additional Information

Proposal: Proposed rear single storey extension; enclose front porch; garage conversion; proposed two bays with gable roofs two storey front extensions with open canopy over front doorway; side first floor level extension; attic roof space conversion with change of side roof profile from hip roof to a 'dutch' half hip roof, raised side gable wall and rear roof dormer roof window with associated internal & external alterations; proposed widening alteration of vehicular access driveway to front garden with associated site development works; small shed to front garden; demolish substandard side extension all to dwelling house.

Area Area 3 - Central
Application Number WEB2036/22
Application Type Retention Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 18/01/2023
Applicant Hugh Geoghegan
Location 87, Villa Park Gardens, Navan Road, Dublin 7 D07 VKN8

Additional Information

Proposal: RETENTION: The development consists of retention of the following works:
(1) alterations to the permitted single-storey pitched-roof extension to the rear of the existing dwelling house including (a) the reduction in the size of the family room, (b) the construction of an adjoining flat-roof shed and (c) the creation of an internal courtyard;
(2) alterations to the permitted two-storey pitched roof extension to the side of the existing dwelling house to remove the 1m wide hipped gable and construct a full gable roof and
(3) all associated site, drainage and structural works.

Area Area 3 - Central
Application Number WEB2041/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/01/2023
Applicant Daniel Garland
Location 1, Villa Park Drive, Navan Road, Dublin 7

Additional Information

Proposal: The development will consist of 1. Construction of a new two storey 3-bedroom dwelling. 2. Modification to the existing vehicular access to serve the new dwelling exiting on to Villa Park Road, Navan Road, Dublin 7. 3. Modification to the existing boundary wall to front, side and back of the site. 4. Proposed new pedestrian access to serve the new dwelling exiting on to Villa Park Drive, Navan Road, Dublin 7. 5. All drainage, structural and associated site works to be implemented, including the connections of all mains services to the proposed dwelling.

Area Area 3 - Central
Application Number WEB2043/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/01/2023
Applicant Rebecca Hughes
Location 109, Ventry Park, Dublin 7, D07 F2Y0

Additional Information

Proposal: Single storey garden room to existing rear garden circa 39sqm. Single storey extension to front, first floor extension to rear, conversion of existing attic space to non-habitable space, dormer to side and rear of existing dwelling, internal alterations and all associated site works.

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

03/23

(16/01/2023-20/01/2023)

Area Area 3 - Central
Application Number 0018/23
Application Type Social Housing Exemption Certificate
Applicant SRM Brook and Cook Ltd
Location The Woollen Mills, 41/42 Ormond Quay Lower, D1, D01
H304 (a corner site with frontage along Liffey Street
Lower and The Yarn Piz
Registration Date 18/01/2023
Additional Information
Proposal: SHEC: Construction of an 8-storey mixed-use development comprising 7 no. residential units at upper levels with restaurant at ground floor level.



Dublin City Council

SECTION 5 EXEMPTIONS

03/23

(16/01/2023-20/01/2023)

Area Area 3 - Central
Application Number 0013/23
Application Type Section 5
Applicant BA Steel Fabrication
Location 145C, Slaney Road, Dublin Industrial Estate, Dublin 11
Registration Date 16/01/2023

Additional Information

Proposal: EXPP: The provision of temporary steel containers within the applicant's lands for the period of implementation of a permitted development (Reg. Ref.: 3199/20).

Area Area 3 - Central
Application Number 0019/23
Application Type Section 5
Applicant Crown Capital Properties
Location 4, North Circular Road, Dublin 7, D07VY46.
Registration Date 20/01/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works to No.4 North Circular Rd as supplied by the client are as follows:

Apartment Specification:

- Front windows: all windows to be hardwood sliding down sash windows with double glazed units
- Rear windows: to be repaired and serviced.
- Windows appropriate restrictors to be fitted to any window above 1.4 meters from ground level.
- Internal reveals, linings, and architraves to be refurbished by specialist window sub- contractor
- Feature wall to be 2 no. coats colour paint 'woad 251' decor-the colour hub or similar.
- Ceiling and wall to be two coats of interior soft sheen emulsion paint white in selected shades, on one coat of a stabilizer by selected manufactures (johnstone, fleetwoods or dulux) or equal or approved.
- Laminate flooring, brewery oak 10mm thick with a/c rating of 4 or higher with selected finish and 5 mm foil back underlay as per manufactures specifications.
- Prefinished doors paint white, in selected shade. where applicable doors need to meet test BS476:part22, and where "s" suffix is denoted on drawing doors need to meet BS476-31.1
- Existing ceilings retained new suspended ceiling to be installed to all apartment, construction, and height to be confirmed.
- All existing covings to be retained

Glazing:

- All glazing to be in accordance with BS6262
- Any glazing less than 800mm above finished floor to be toughened glass to comply with BS 6262: part4

Kitchen:

- New fully fitted kitchen & new white goods
- Wall tiles splash back 450-600mm to full lengths of kitchen units.
- Upper cabinets with led strip-lights
- 1 no. door stop to each door.
- 1 no. fire blanket, 1 no. fire extinguisher
- Allow for fitting new lights

Bathroom:

- New sanitary ware to ensuite
- New stud wall to be constructed with gyproc 70mm c studs with 50mm is over acoustic insulation in the cavity with 1 layer of 12.5mm moisture resistant plasterboard to bathroom side with taped joints and tile finish, and 1 layer of 12.5mm plasterboard to bedroom side with taped joints and 3mm skim-coat finish painted.
