



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

04/23

(23/01/2023-27/01/2023)

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 Large Scale Residential Development

Stage 3

Associated documents available to view on website

Area	Area 3 - Central
Application Number	LRD6029/23-S3
Application Type	Large Residential Development - 3
Applicant	Ruirside Developments Limited
Location	Ashtown-Pelletstown, Ashtown, Dublin 15 The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15

Registration Date 27/01/2023

Additional Information

Proposal: Permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20) and subsequently altered by ABP-312262-21, at an overall site of c.3.07ha, at Ashtown-Pelletstown, Ashtown, Dublin 15. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborn Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15. The proposed development comprising of minor amendments to elements of Block 1 only of the permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20 and subsequently altered by ABP-312262-21) consisting of the following:

- Change to entrance/southern façade of café at ground floor/canal side, comprising in a reduction in café footprint of 12sqm and resulting in a café of approx. 150 sqm;
- Change to podium courtyard area at first floor level above the café, comprising a reduction of approx. 12 sqm and resulting in approx. 990 sqm of communal open space;
- Reconfiguration of car park in southern area of the car park in Block 1 (approx. 74sqm), incorporating relocation of 4no. car parking spaces, with no change to overall permitted car park number.

The already consented Strategic Housing Development (ABP-307656-20 and subsequently altered by ABP-312262-21), in summary comprises 725 no. dwellings, a licenced discount foodstore (c. 2,468 sq.m), a café/ restaurant unit (c.162 sq. m) and a crèche facility (c. 724 sq.m), ancillary residents amenity space (c. 394 sq. m) all accommodated in 6no. blocks ranging in height from 2 to 14 storeys (when viewed from Rathborne Avenue) (1 to 13 storeys at the Canal side) and incorporating an undercroft level beneath all blocks.

This application for the proposed amendments to the consented Strategic Housing Development (ABP- 307656-20 and subsequently altered by ABP-312262-21), is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended.

The Planning Application may be inspected online at the following website:

www.rathborne725cafe.ie.

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3091/23
Application Type Permission
Applicant Reurban Ltd
Location 16-17 Halston Street, Dublin 7
Registration Date 24/01/2023

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for development at 16-17 Halston Street, Dublin 7, both buildings being protected structures located in a Conservation Area. The proposed development will be: The internal refurbishment, conservation, repair and adaptation of No's 16-17 Halston Street, inclusive of conservation based repairs to: existing brickwork, slate roofing, internal joinery, ceiling and wall plaster-work, external render, window and door joinery, and the insertion of 1 no. new rooflight to the rear roof slope of each building, along with the provision of new building services, fire protection and detection systems, general improvement works and also limited demolition works to a modern single storey roof structure, and to the rear part of a three storey structure within 17 Halston Street (to allow the formation of a new internal courtyard and new three storey access stairwell to the three storey structure), all to facilitate a change of use of both buildings from solely fruit and vegetable retail, wholesale, cold storage, office and wholesale storage uses at ground floor level and associated food preparation, cold storage, office and wholesale storage use at first and second floor levels of both buildings, to a mixed-use development comprising an improved retail and wholesale fruit and vegetable use at part-ground level along with the internal refurbishment of both buildings at part-ground, first and second floor levels to provide 10 no units of self-catering, double bed accommodation for short term lease and incorporating new plant and services at existing basement level of 16 Halston Street and at ground level of 17 Halston Street.

Area Area 3 - Central
Application Number 3108/23
Application Type Permission
Applicant Bon Secours Health System CLG
Location Bon Secours Hospital Dublin, Glasnevin Hill,
Glasnevin, Dublin 9, D09 YN97
Registration Date 27/01/2023

Additional Information

Proposal: PERMISSION: For proposed change of use for the existing convent building on the grounds of the Bon Secours Hospital Dublin. The proposed change of use for the building is for hospital administration and auxiliary services whilst maintaining part of ground floor accommodation as per existing residential use.

Area Area 3 - Central
Application Number 3114/23
Application Type Permission
Applicant Robert Quinn and Gary Falconer
Location 12, Manor Street, Dublin 7, D07 TH59
Registration Date 27/01/2023

Additional Information

Proposal: PERMISSION: PROTECTED STRUCTURE: Planning permission for the change of use of existing 2 & 3 storey (over basement) former school building and split into new use of offices and residential apartments accommodation, also we wish to apply for planning permission for the increasing the building height to permit the construction of a new addition building floor level, also and lowering of the existing basement floor level and include the construction of a new exterior staircase accessing the basement area (from Manor Street). The development to also include the demolition of the existing former 'stage' area, basement area & existing 3 storey elements & undertake new replacement building accommodation-which will include the construction of a new two storey cantilevered first & second floor levels extension to Manor Street facade. The development also to include for all new external elevational treatments (to all building facades), also undertake all necessary internal / external demolition & alterations works inclusive of all associated site work and ancillary accommodation. The New Development Accommodation to consist of: Basement Level :- new exterior staircase access from Manor Street. Internally-new refuse store, 14 Bicycle parking spaces, Mechanical & Electrical plant rooms & Service lift. Ground Floor level:- two access doorways from Manor Street, new stairwells, passenger lift, office accommodation unit with toilet facilities and external private open space. First floor level:- new stairwells, passenger lift, mezzanine office area(forming part of ground floor office accommodation unit) service plant room area. Also 1 No. -One bedroom apartment unit with exterior private open space. Second Floor level: new stairwells, passenger lift, two office units, toilet facilities. Also 1 No. -One bedroom apartment unit with exterior private open space. Third floor:-(the new addition floor level) new stairwell & lift. Also 2 No. -Two bedroom apartment units with exterior private open spaces and exterior access passageway. 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 DSDZ3113/23
Application Type Permission
Applicant Songview Ltd.
Location Unit 2, The Liffey, Point Campus, North Wall Avenue,
Dublin 1, D01T2NO
Registration Date 27/01/2023

Additional Information

Proposal: PERMISSION: For a) change of use from shop to use as a restaurant and takeaway with delivery service, b) new fascia signage over entrance door, and c) alterations to existing shopfront to accommodate ventilation services.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4952/22
Application Type Permission
Applicant Clodagh Vance & Eoghan O'Neill
Location 50, Bayview Avenue, Dublin 3
Registration Date 27/01/2023
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of works to alter and extend the existing 3 storey (2 storey over basement) terraced house, a protected structure, including: (a) the construction of a two storey (1 storey over basement) flat-roofed extension to the rear at basement and ground floor level involving the removal of some sections of the existing rear ground floor wall to form a larger opening, (b) the replacement of the existing single glazing with slim line double-glazed units in the original timber sash windows, (c) repointing works to the existing brick facades, (d) replacement of modern external door to rear, (e) minor layout changes at first floor level, (f) upgrade, repair and conservation works to the existing house, (g) ancillary site and landscaping works.

Area Area 3 - Central
Application Number WEB1046/23
Application Type Permission
Applicant John Shevlin
Location 114, Ashington Rise, Navan Road, Dublin 7 D07 R5P8
Registration Date 26/01/2023

Additional Information
Proposal: A 3.0m wide vehicular entrance with brick piers to front boundary wall with access to/from Ashington Rise.

Area Area 3 - Central
Application Number WEB1824/22
Application Type Permission
Applicant Richard and Jolene Hannon
Location 54, Old Finglas Road, Glasnevin, Dublin 11
Registration Date 27/01/2023
Additional Information Additional Information Received

Proposal: Demolition of existing single storey rear return and semi detached garden out building and the construction of part single, part two-storey extension to side and rear and all associated site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0415/22
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 24/01/2023
Applicant The Salvation Army
Location Lefroy House, 12-14, Eden Quay, Dublin 1
Additional Information
Proposal: PROTECTED STRUCTURE: EXPP: Fire safety compliance work and general redecoration

Area Area 3 - Central
Application Number 0421/22
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 27/01/2023
Applicant Tusla - Child & Family Agency
Location 69, Amiens Street, Dublin 1
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Install 2 no. new handrails leading to the front entrance

Area Area 3 - Central
Application Number 3050/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/01/2023
Applicant Next plc
Location Next , 7-9, Henry Street, Dublin 1
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
Decision APPLICATION DECLARED INVALID
Decision Date 23/01/2023
Applicant Royal Orchard Group Inc
Location Bayview House, 49/49A North Strand Road and Charleville Avenue, Dublin 3

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 3313/22
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 23/01/2023
Applicant Peter McVerry Trust
Location 88, Drumcondra Road Lower, Dublin 9, D09 F9K6

Additional Information

Proposal: PROTECTED STRUCTURE: For development consisting of: a) Material Change of Use of the existing building from bed & breakfast use into residential use providing for 4 no. new apartments, one per floor, within the existing floor area of the building, as follows: unit 1-44.8 msq at basement (lower ground floor) level; unit 2-35.5msq at ground floor (entry) level; unit 3-45.1 msq at first floor level; unit 4-45.3msq at second floor level; b) Replacement of all non-original windows with new timber-framed six over six sash windows to the front and rear at ground, first and second floor levels, and 2 no. timber-framed windows at basement level, all to existing opes; c) Structural repairs to redress water damage including removal of the existing roof structure and replacement to match existing, and reinstatement with new natural slates; removal and replacement of the existing suspended timber floors and upgrading to new fire rated suspended timber floors and ceilings throughout; d) Removal of internal stair and reinstatement to match existing; e) Internal alterations to remove non-original internal partitions at all levels; f) Provision of new internal partitions to new unit layouts at all levels; g) Fire safety upgrade works to include new alarm system, fire stopping at attic level and at compartments below, new internal fire doors at all levels, and new fire rated partitions and ceilings as required; h) New AOV rooflight to existing roof valley; i) Weatherproofing and remedial works to the existing front entrance steps; j) Refurbishment of existing historic fabric including 2 no. original arched windows to the rear, original external ironwork throughout, plasterwork to entrance hall, localised repairs and patching to original brickwork to the front and to the original render to the rear; k) Existing drainage to be refurbished including new pipework and new cast iron rainwater goods as required; l) Landscaping works to the front and rear including new permeable paving, planting, refuse store, and a new boundary treatment subdividing the subject site from the rear section opening onto St. Joseph's Avenue m) New mechanical and electrical services throughout; n) 4 no. new bathrooms and kitchenettes, one each per proposed apartment o) Remedial works to address dampness in the existing external walls and lower ground floor p) Remedial works to the existing rear return including repairs to the existing non-original roof q) All ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3340/22
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 23/01/2023
Applicant Paul Corey
Location 52, Joyce Road, Drumcondra, Dublin 9, D09 X7W2.

Additional Information

Proposal: Planning permission is sought for the following items:

- 1) To demolish existing single storey extension to rear of existing dwelling.
 - 2) To erect a two storey extension to rear of existing dwelling.
 - 3) All ancillary site works.
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Area Area 3 - Central
Application Number 4276/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/01/2023
Applicant Pat Broughal
Location Richmond Cottages North, to the rear of 611-617 North Circular Road, Dublin 1

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the following (i) the demolition of the existing unoccupied single storey shed-like rear buildings, and (ii) the construction of 5 no 3 storey 2 bedroomed townhouses with rooftop terraces, to be accessed from Richmond Cottages North. Also proposed is the provision of a communal plant room with PV panels over, bicycle parking and refuse storage facilities, as well as a communal garden/allotment area.

Area Area 3 - Central
Application Number 4367/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/01/2023
Applicant Michael and Shay Marron
Location Lands to the rear of 24 & 26, North Circular Road, fronting onto The Crescent, O'Devaney Gardens, Dublin 7

Additional Information Additional Information Received

Proposal: The proposed development will consist of: I. The demolition of three derelict ruinous structures -one previously used as a gym. II. The construction of three (3) two-and-a-half storey residential units, comprising of 3 no. three-bed townhouses with the provision of private amenity space (3xno. rear gardens and 3x private 2nd-floor balconies) III. 3x Parking spaces. IV. The provision of vehicular and pedestrian access via, The Crescent, O'Devaney Gardens; and V. SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4568/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/01/2023
Applicant Lolo Craven
Location 35/35A Bolton Street, and 6 Henrietta Lane, Dublin 1
Additional Information Additional Information Received

Proposal: Planning permission is sought for the demolition of existing three-storey building containing 2 commercial units at ground level and 2 three-bed apartments at upper levels fronting Bolton Street and a single storey shed fronting Henrietta Lane; the construction of a residential/commercial development in two blocks consisting of: 1 no. commercial unit at ground floor with an area of 51m², 1 no. two-bed apartment and 6 no. one-bed apartments in five-storey block with setback at upper floor level fronting Bolton Street, and 5 no. two-bed apartments, 7 no. one-bed apartments, and 3 no. studio units, in four storey block with setbacks at upper floors fronting Henrietta Lane; the development contains a total of 22 apartments (6 x 2 bed, 13 x 1 bed and 3 x studio units) with access from Bolton Street and central stair and lift core, incorporating bicycle and refuse stores and ancillary site works all on site of 0.055Ha.

Area Area 3 - Central
Application Number 4962/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/01/2023
Applicant Carra Shore (Telephone House) Limited
Location Telephone House, Nos 43-46, Marlborough Street, Dublin 1. Site is located to the south of 56 Marlborough Street, north of Gresham House, Sean MacDermott Street Upper & bounded by Britain Place to the west.
Additional Information Additional Information Received

Proposal: The proposed development will consist of the following:

- The refurbishment and change of use of the existing Telephone House, a vacant 8 storey building with 9th storey setback and plant at roof level above basement, from office to use as an aparthotel.
- The development includes revisions to and refurbishment of the elevations, including new façade treatment to Telephone House.
- The development includes an extension to the existing eighth floor, a proposed set-back ninth floor level (a maximum height of ten storeys over basement)
- The development includes the demolition of the existing core from basement to eighth floor level to the rear of the building and the construction of a new extension from ground to ninth floor level to the rear of the existing building. The proposed extension comprises an additional c. 5,057 sq.m of aparthotel floorspace. The proposed aparthotel will accommodate a total of 296 no. bedrooms/suites comprising 282 no. 1 beds/suites, ranging in size from 21-31 sq.m, and 14 no. 2 bed suites, ranging in size from 38-42 sq.m.
- The development includes associated facilities including a gym, cycle store, staff facilities, storage rooms plant and back of house areas at basement level and lobby/lounge, dining room, a café/restaurant unit at ground floor level. The development includes 36 no. cycle spaces within the basement, PV panels at roof level and plant at basement, eighth and ninth.
- The proposed development provides all hard and soft landscaping and all associated site development and ancillary works.

Area	Area 3 - Central
Application Number	5281/22
Application Type	Retention Permission
Decision	SPLIT DECISION(RETENTION PERMISSION)
Decision Date	27/01/2023
Applicant	Massey Brothers (Funerals) Limited
Location	Massey Bros Funeral Home, 88B, Cabra Road, Dublin 7, D07 ET92

Additional Information

Proposal: RETENTION: Permission for development comprising retention of a timber side boundary fence (2.1 metres high) along the western boundary of the forecourt, and signage involving (i) a circular internally illuminated projecting sign (750 mm diameter) on the east elevation; (ii) a fascia panel lightbox (800mmx 2000mm) on the bull-nose elevation; (iii) a fascia panel lightbox (900mm x 2303mm) on the east elevation of the front extension, and (iv) a circular fascia panel sign (1200mm diameter) on the west elevation of the front extension, all at Massey Brothers Funeral Home, 88B Cabra Road, Dublin 7, D07 ET92.

Area	Area 3 - Central
Application Number	5283/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/01/2023
Applicant	Dublin Port Company
Location	Promenade Road, Dublin Port, Dublin 1

Additional Information

Proposal: Permission for change of use, material alterations and extension to an existing two storey office building and part of 2no. industrial sheds for use as Artist Workspaces on a site at Promenade Road, Dublin Port, Dublin 1. The development will consist of a) Material alterations to the existing two storey office building to provide a ground, first and second floor extension of 30.4 sqm area total, to include a passenger lift providing access to first floor. Material alterations to the north, south, east and west facades by closing up 19no. windows and 1no. door, enlarging 2no. existing window openings to the south and west facade and 1no. new window to the west facade, provide external cladding to all facades with an entrance canopy to the west elevation and fixed signage to the north elevation b) Material alterations and partial removal to the northern ends of 2no. existing industrial sheds partially to be retained resulting in 124sqm area of the shed to the east and 135sqm area of the shed to the west for use as ancillary storage by providing new doors into the yard and partial upgrade of existing building fabric and construction of new north and south gable facades for each shed to match existing metal cladding c) Removal of existing Promenade Road boundary wall, fence and sliding gate, and erection of steel railing boundary between Artist studio building and east industrial shed d) Construction of a 4m high east-west masonry Art wall to define the site boundary to the south e) Reconfigure existing yard to provide hard landscaped areas with 3no.car parking spaces, 10no. covered cycle spaces and all associated site works.

Area Area 3 - Central
Application Number 5287/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/01/2023
Applicant Ken O'Reilly
Location 12, Little Strand Street, Dublin 7, D07 AH60

Additional Information

Proposal: The development will consist of: Installation of new proprietary metal cladding system, including cills, cappings and flashings to the south (side) and west (rear) elevations of existing house.

Area Area 3 - Central
Application Number 5294/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 27/01/2023
Applicant Christian and Eleonora Held
Location 31, Dingle Road, Cabra, Dublin 7

Additional Information

Proposal: RETENTION: Planning permission for the widening of pedestrian entrance to a vehicular entrance.

Area Area 3 - Central
Application Number DSDZ5296/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/01/2023
Applicant Waterside Block 9 Developments Limited
Location City Block 9, North Wall Quay, Mayor Street Upper, Dublin 1

Additional Information

Proposal: Permission for development on a site of 0.999ha to amend a previously permitted scheme (Reg. Reg. DSDZ2103/21-the "Parent Permission" (on a smaller site of 0.921ha, the difference in site area of 0.078 ha accounting for the new spur to facilitate the ramp from North Wall Avenue) totalling 66,718 sum (comprising 43,767 sum above ground and 22,951 sq m below ground)- to now provide in this "Amendment Scheme" 67,364 sq m (comprising of 49,364 sq m above ground and 18,000 sq m below ground), at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1, bounded by the residual City Block 9 lands of 0.9917ha and North Wall Avenue to the east. (The development site of 0.999ha includes 0.071ha of lands to facilitate the temporary provision of a pocket park at ground level pending redevelopment of the residual City Block 9 lands.) The overall gross commercial area increases by 646 sq m from that granted by the Parent Permission: an increase of 5,597 sq m at ground and above; and a decrease of 4,951 sq m at basement levels. This application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block 9 as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. The Parent Permission permits the construction of 3 No. commercial office buildings (including retail (278 sq m (accounting for a reduction of 90 sq m by Condition No. 31 of the Parent Permission)) and exhibition/gallery 188 sq m), identified as four blocks (Blocks 1-4) ranging in height from 5-storeys to 9-storeys. The Parent Permission is valid until 2 October 2026. The Amendment Scheme will consist of the construction

of 3 No. commercial office buildings (including retail (138 sq m), retail services (145 sq m) and gallery / exhibition space (186 sq m)), identified as three blocks (Blocks 1, 2 and 3) ranging in height from 5-storeys to 9-storeys. The development the subject of this Amendment Scheme will consist of the following:

1. Amendment of Permission Reg. Ref. DSDZ2103/21 to decouple/segregate the permitted scheme into three constituent parts: (a) Block 1, now with two levels of reconfigured basement (including lower ground floor). (b) Block 2 (formerly identified as Blocks 2/3) over three levels of reconfigured basement (including lower ground floor), with access from the permitted vehicular access provided by ramp from Castleforbes Road. (c) Block 3 (formerly Block 4) over two levels of basement (including lower ground floor) to be accessed from a new vehicular access ramp off North Wall Avenue. The decoupling is designed to facilitate the independent development of Block 2 at all levels from basement upwards, independent of the residual Blocks 1 and 3, respectively.
2. Amendment of the permitted Block 1 (9,409 sq m from ground level upwards) over a two-level reconfigured basement (with no external vehicular ramp) (one basement level omitted) and with additional roof level plant (to replace that displaced from basement level).
3. Amendment of the permitted Block 2/3 (now identified as Block 2) (30,350 sq m from ground level upwards) over the permitted, but reconfigured, three-level basement accessed off the permitted access ramp on Castleforbes Road, including amendments to the cores and advised external architectural expression design.
4. Amendment of the permitted Block 4 (now identified as Block 3) (9,605 sq m from ground level upwards) over a two-level reconfigured basement of 3,931 sq.m accessed from a new access point to North Wall Avenue, and an increase in floorspace from 10,670 sq m permitted to 11,149 sq m/ an increase in floorspace from 8,718 sq m permitted to 9,605 sq m above ground.
5. An increase in the provision of car parking spaces from 107 No. to 109 No. (the additional 2 No. increasing the EV car parking spaces from 10 No. to 12 No.)
6. An increase in the provision of bicycle parking from 570 No. to 696 No. (the number of permitted motorbike parking spaces remains constant at 14 No.)
7. Amendment of the permitted pedestrian lanes and associated public realm improvements to include the provision of a sculptural feature to the corner of North Wall Quay and Castleforbes Road. (As in the Parent Permission public realm works inclusive of parking and loading bays external to the planning application site boundary will be subject to agreement with Dublin City Council.)
8. Associated amendment of all enabling and site development works, landscaping, lighting services and connections, waste management, interim site hoarding, and all other ancillary works above and below the ground including the use of secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19 and DSDZ2103/21). The breakdown of accommodation is as follows:
 1. Block 1 is 7 storeys in height with a Gross Internal Area (GIA) of 9,409 sq m (excluding 1,302 sq m at lower ground floor level), with: external accessible terraces and with roof-level terrace and extended access core, over two levels of basement accommodation, comprising: lower ground floor level (1,302 sq m), of office and ancillary accommodation; plant rooms (514 sq m); waste storage facilities (100 sq m); employee changing / drying/ locker facilities (164 sq m); a store area (21 sq m); and 156 No. bicycle parking spaces, with vehicular access provided by two bike lifts.
 2. Block 2 is 5-9 storeys in height with a combined GIA of 30,350 sq m (3,110 sq m at lower ground floor level) (including a retail services' unit of 145 sq m and a gallery/ exhibition space of 186 sq m, both located at ground floor) (and associated signage), with external accessible terraces and with roof-level terrace and extended access core; over three levels of basement accommodation comprising: lower ground floor level (3,110 sq m) of office and ancillary accommodation; plant/store rooms (1,916 sq m); waste storage facilities (193 sq m); employee changing / drying / locker facilities (328 sq m); a cycle repair area (11 sq m); a goods' storage area (118 sq m); double loading bay; 75 No. car parking spaces; 12 No. motorcycle parking spaces; and 372 No. bicycle parking spaces, with vehicular access provided by ramp from Castleforbes Road.
 3. Block 3 is 5-8 storeys in height with a GIA of 9,605 sq m (excluding 1,544 sq m at lower ground floor level) (including retail unit of 138 sq m located at ground floor), with external accessible terraces with roof-level terrace and extended access core over two levels of basement accommodation comprising: lower ground floor level (1,544 sq m) of office and ancillary accommodation; plant

rooms (219 sq m); waste storage facilities (63 sq m); employee changing / drying / locker facilities (144 sq m); single loading bay; 34 No. car parking spaces; 2 No. motorcycle parking spaces; and 168 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.

Area Area 3 - Central
Application Number WEB1026/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/01/2023
Applicant patrycja rogala
Location 66, Clonliffe Road / Corner with Tolka Road, Dublin
3. Rear of 66 Clonliffe Road, along Tolka Road, with access from Tolka Road

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 Area 3 - Central
Application Number WEB2057/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/01/2023
Applicant Derrol O'Neill
Location 179C, Cabra Road (Accessed off Quarry Road), Cabra, Dublin 7

Additional Information

Proposal: The demolition of existing single storey commercial building (47 Sq. M) and construction of a two storey dormer bungalow style dwelling with dormer window on front (west) facing elevation and all associated site works.

Area Area 3 - Central
Application Number WEB2058/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/01/2023
Applicant Tomás Burke & Michael Spyridon
Location 36, Carnew Street/Lucky Lane, Stoneybatter, Dublin 7, D07 V5XF

Additional Information

Proposal: Permission for change of design to development permitted under Planning Reference number 4427-22, namely proposed changes to the dimensions of permitted rear first floor extension to rear of existing dwelling and all ancillary site development works.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 4772/22
Appeal Type Written Evidence
Applicant Michael Hatton
Location 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 and
181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4

Additional Information Additional Information Received

Proposal: PERMISSION AND RETENTION PERMISSION: the development will consist of retention permission for the change of use of the first floor of no. 183 Botanic Road, Glasnevin, D09 DR02 from previous use as residential apartment to use as office, staff area and store for ancillary use by the veterinary clinic, retention permission for change of opening hours from previously permitted times of 9am to 9pm Monday to Friday and 9am to 1pm Saturday to additional days and times of 8am to 8pm Monday to Friday , 9am to 5pm Saturday and 9am to 4pm Sunday; permission for the demolition of 64sq of existing buildings to the rear of 183 and side of 181 including demolition of 30sqm of unauthorised development demolition of rear chimney to no. 183, provision of new 214sqm two storey extension to existing veterinary clinic to consist of 111sqm at ground floor and 103sqm on first floor to the rear of no. 183 and side and rear of no. 181, provision of new pedestrian entrance between no. 181 and 183 Botanic Road, provision of new 1.8m boundary to the rear of 183 and all associated site works.

Area Area 3 - Central
Application Number 5101/22
Appeal Type Written Evidence
Applicant Cuisle Properties Ltd.
Location 8 & 9 Dorset Street Lower, Dublin 1

Additional Information

Proposal: Planning permission is sought for change of use from existing ground floor retail/office to 2 no. takeaways, with new signage, alterations to elevations, dry store extension to rear and connection to existing services.

Area Area 3 - Central
Application Number 5175/22
Appeal Type Written Evidence
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 3 Appeals Decided

Area	Area 3 - Central
Application Number	3270/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	24/01/2023
Applicant	St. Laurence O'Toole Diocesan Trust
Location	Holy Cross Church, Holy Cross College, Clonliffe Road, Dublin 3

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission is sought for the removal of artefacts of a Liturgical and Religious nature from Holy Cross Church (a protected structure RPS no 1901) to facilitate their reinstatement in appropriate locations (subject to separate statutory consents where required). The artefacts consist of the following:

1. Altar of the Holy Cross - south aisle - bas-relief c.1870,
 2. Our Ladys Altar - north isle - bas-relief 1870,
 3. Statue of Pope Pius IX - 1865 by Filippo Matteini,
 4. Statue of Cardinal Cullen - 1881 by Thomas Farrell,
 5. Stone Plaque built into wall (coat of arms of Cardinal Cullen) 19th c,
 6. Main altar (late 20th c),
 7. Tabernacle (late 20thc),
 8. Stations of the cross (19th c),
 9. Confessional box (19th c),
 10. Crucifix above main altar (late 20th c),
 11. Pews to central aisle and side aisles (late 20th c)
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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

04/23

(23/01/2023-27/01/2023)

Area Area 3 - Central
Application Number 0028/23
Application Type Social Housing Exemption Certificate
Applicant Grangelough Limited
Location Rear of 258, North Circular Road, Dublin 7
Registration Date 25/01/2023

Additional Information

Proposal: SHEC: 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.
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Amendment From Week 03/23

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 4927/22
Appeal Type Written Evidence
Applicant Austin Kelly
Location The Ripley Court Hotel, 37 Talbot Street (backing onto Foley Street) Dublin 1

Additional Information Additional Information Received

Proposal: RETENTION : Retention permission for development consists of demolition of existing 3 storey building over basement to be replaced with a new 4 storey over basement to match the existing hotel roof level, incorporated into the main structure of hotel which included a new fire escape stairs exiting onto Talbot Street. The basement element included 95m² of floor area for storage purposes only, with a 157m² deli-restaurant and shopfront on ground floor level accessed from Talbot Street. An additional 148m² of guest accommodation on the 1st & 2nd floors. An additional 417m² of guest accommodation on the 3rd floor level which included an additional 14m² office/house-keepers room in addition to the previously approved larger development - planning reference 3438/16, all with associated elevation completions including an extension of the timber shop front on Talbot Street to the deli/restaurant to match existing.

Area Area 3 - Central
Application Number WEB1813/22
Appeal Type Written Evidence
Applicant JCDecaux Ireland Ltd
Location The junction of Clonliffe Road and Ballybough Road,
Clonliffe Road, Dublin 3

Additional Information Additional Information Received

Proposal: Permission for development on a location at 'The junction of Clonliffe Road and Ballybough Road, Dublin 3'. This development will consist of the replacement of the 3-no. existing static advertising displays with 1 no. slimline digital display (3.4m high by 6.28m wide) at the junction of Clonliffe Road and Ballybough Road, Dublin 3.
