



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

32/22

(08/08/2022-12/08/2022)

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 3546/22
Application Type Permission
Applicant Rosie Hackett Ltd
Location Piper's Corner, 105-106 Marlborough Street & 5 Sackville Place, Dublin 1
Registration Date 09/08/2022
Additional Information Additional Information Received

Proposal: The proposed development will consist of the demolition of the existing three-storey commercial building and the construction of a nine-storey over basement level mixed-use building consisting of 1 no. commercial unit (public house) at ground floor level and a total of 15 no. apartments over eight floors (3 no. studios, 8 no. one-bed units, 3 no. two-bed units and 1 no. 3-bed units) with balconies or terraces to the north, east and south elevations, and a communal roof level terrace area, all over a basement comprising 24 no. bicycle parking spaces, bin stores, plant room, and stores and ancillary service areas for the commercial unit/public house, signage to the east and south elevations and all associated site and engineering works necessary to facilitate the development. The site is bound by Sackville Place to the north and Marlborough Street to the east.

Area Area 3 - Central
Application Number 4644/22
Application Type Permission
Applicant Katherine Sankey and Lee Casey
Location 6 Richmond Cottages, Dublin 1, D01 TP44
Registration Date 10/08/2022
Additional Information

Proposal: The development will consist of
(a) the demolition of existing returns (area 30.7m²) to the back of an existing two storey terraced dwelling house and their replacement with a new single storey flat roof extension of 48.5m² and a first floor extension of 2.2m², (b) the installation of a new artist's studio /workshop building of 52m² to the rear of new extension, (c) provision of a new velux rooflight to the front slope of the existing roof, (d) removal of north east chimney stack, (e) all associated siteworks.

Area Area 3 - Central
Application Number 4645/22
Application Type Permission
Applicant Michael Hatton
Location 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02, 181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4
Registration Date 10/08/2022
Additional Information

Proposal: RETENTION PERMISSION AND PERMISSION : retention permission for the use of the first floor of no. 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 for use as office, staff area and store for ancillary use to the veterinary clinic. Permission for the demolition of 64sqm of existing buildings to the rear of no. 183 and side of 181, 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 at 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 and 181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4.

Area Area 3 - Central
Application Number 4648/22
Application Type Permission
Applicant Murcian Ltd
Location 27 Ormond Quay Upper, Dublin 7
Registration Date 10/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION AND PLANNING PERMISSION: permission for development an existing end of terrace 4 storey over basement building containing a public house in basement ground and mezzanine floor and residential use at first second and third floors. The building is a protected structure. The planning application consist of application for retention of works to the basement and other internal works at ground floor, for proposed internal alterations, repair and refurbishment of the existing public house in the basement and ground floor, for new door openings giving direct access from the existing public house to Ormond Place at ground level, to the west of the building, together with all associated landscaping and site works.

Area Area 3 - Central
Application Number 4655/22
Application Type Permission
Applicant Brendan Flynn
Location The Church, Mary Street, Dublin 1, D01 YX64
Registration Date 11/08/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of :(a) the removal of a stainless steel grille from the exterior of the existing stained glass window, (b) the installation of removable, ventilated protective secondary glazing to the exterior of the east stained glass window. This secondary glazing will be installed between the mullions.

Area Area 3 - Central
Application Number WEB1246/22
Application Type Permission
Applicant Rabia Malik
Location 156, Parnell Street, Dublin 1
Registration Date 11/08/2022

Additional Information

Proposal: Change of use on the ground floor from Café to Restaurant for hot and cold food for sale on and off the premises

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4636/22
Application Type Permission
Applicant Amanda Eustace
Location 14 Dargle Road, Dublin 9, D09 KV96
Registration Date 08/08/2022

Additional Information

Proposal: Planning permission is sought for modifications to the previously granted planning permission (Reg. Ref. 3627/21) for alterations / extensions to the existing split level terraced house to comprise enlargement of the first floor rear extension and associated modifications to the internal layout and fenestration, in order to accommodate 2no. double bedrooms at first floor level.

Area Area 3 - Central
Application Number 4661/22
Application Type Permission
Applicant Pauric Courtney
Location 5 Leinster Street North, Phibsboro, Dublin 7
Registration Date 12/08/2022

Additional Information

Proposal: The development will consist of the construction of a flat roofed dormer window to rear of dwelling and all associated internal and external works and alterations.

Area Area 3 - Central
Application Number WEB1731/22
Application Type Permission
Applicant maremoto architects ltd.
Location 14, Botanic Avenue, Dublin 9 D09 P9R3
Registration Date 09/08/2022

Additional Information

Proposal: Permission is sought by Lisa Dunn & Kieran Keane for alteration/ extension of the existing single-storey terraced house at 14 Botanic Avenue, Drumcondra, D09 P9R3, comprising demolition of existing single storey extension & construction of new single-storey "butterfly" pitched roof extension with 1 no. rooflight to the rear, with associated modifications to the existing house and fenestration, including 3 no. new rooflights to existing house, and site development.

Area Area 3 - Central
Application Number WEB1734/22
Application Type Permission
Applicant Aidan Lavelle
Location 62, North Strand Road, Dublin 3 D03 AY89
Registration Date 10/08/2022

Additional Information

Proposal: New vehicular entrance, car parking space and associated site works to front.

Area Area 3 - Central
Application Number WEB1737/22
Application Type Permission
Applicant Alan Flynn
Location 122, Saint Attracta Road, Cabra, Dublin 7 D07 E339
Registration Date 11/08/2022

Additional Information

Proposal: The development will consist of demolishing the existing ground floor extension and the construction of a two storey pitched roof extension with rooflights, new front porch and all associated works

Area Area 3 - Central
Application Number WEB1738/22
Application Type Retention Permission
Applicant Mathieu Deresmes
Location 2, Orchard Terrace, Grangegorman Upper, Dublin 7
Registration Date 11/08/2022

Additional Information

Proposal: RETENTION: The development consists of the construction of a first-floor extension to the rear of the property, rooflight in the main roof to the front of the property as well as widening of the existing gate to the rear of the property.

Area 3 Decisions

Area Area 3 - Central
Application Number 3334/17/X1
Application Type Extension of Duration of Permission
Decision REQUEST AI EXT OF TIME
Decision Date 08/08/2022
Applicant Carramar Developments Ltd
Location Units 5, 6, 7 & 8, Parnell Centre, (bounded by Parnell Street, King's Inn Street and Loftus Lane), Dublin 1

Additional Information

Proposal: EXT. OF DURATION: The Development will consist of a) Modifications to previously approved permission for a Microbrewery and Visitor Centre at Unit 7&8, Reg.Ref. 3198/15
b) Change of use from Amusement Arcade to Microbrewery & Visitor Centre (with part licensed bar & retail area) at Units 5&6 c) Amalgamation of units 5&6 at first floor level into units 7&8.
d) Modifications to the Parnell Centre service bay for revised plant & equipment, external grain silos, and tanks with concrete bunds. e) Illuminated Building mounted fabric signage and internal signage behind the new glazing on the King's Inn Street elevation at units 7&8. f) Associated site development works.

Area Area 3 - Central
Application Number 3532/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/08/2022
Applicant Michael Burke
Location Rear of 61 North Circular Road, Marlborough Mews,
Dublin 7

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission is sought by Michael Burke for construction of a 3-bedroom two storey dormer and part single storey detached mews dwelling with first floor terrace to front, together with vehicle access and garage and all associated siteworks.

Area Area 3 - Central
Application Number 4208/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 08/08/2022
Applicant Phelim Davey
Location Rear 58 St. Alphonsus Road (with frontage onto St.
Brigids Road), Drumcondra, Dublin 9, D09 Y7577

Additional Information

Proposal: Planning permission is sought for the demolition of existing established single storey residential unit and the construction of 2 storey dwelling with amended landscaping and associated site works.

Area Area 3 - Central
Application Number 4219/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/08/2022
Applicant Prussia Street 3 Limited Partnership
Location 84-87 Prussia Street, Stoneybatter, Dublin 7, D07 XK49

Additional Information

Proposal: Planning permission for alterations to the previously permitted development (Reg. Ref. 4035/16, as amended by Reg. Ref. 2683/19 & Reg. Ref. 2500/20 and as extended by Reg. Ref. 4035/16/x1) on a site of 0.5 ha. at and to the rear. The proposed alterations relate to Block A only (fronting Prussia Street). The proposed revisions to the permitted development primarily relate to the elevations and comprise: - a new facade consisting of regularly spaced bays with large windows separated by brick piers at ground to second floor level; - changes to the internal layout of the basement, - provision of lighting fixtures on northeast and southwest elevations at ground floor level, - provision of black stone base to ground floor windows on the northeast elevation, - the windows on the northeast and southwest elevation include for a spandrel panel and an openable window panel; - change to materials at 3rd floor level to provide a zinc facade and white brick. There is no change to the gross floor area or the height of the permitted development as a result of the proposed amendments. The setback at 3rd floor level will remain as part of the proposed development.

Area Area 3 - Central
Application Number 4230/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/08/2022
Applicant HOSTOFIVE Limited
Location Unit 137A Slaney Close, Dublin Industrial Estate,
Glasnevin, Dublin 11

Additional Information

Proposal: Permission for development at this site (c. 0.136 ha) comprises the use of an existing warehouse unit as a 'cloud kitchen' comprising remote commissary kitchen pods and ancillary customer delivery service with associate site works including : internal subdivision and fit out, new external ventilation grilles and ducting replacement of existing external compound with new external refuse store (c. 21.3 sq.m.), 7 no. new bicycle stands and 2 no. new illuminated signs (c 3m x 1m) affixed to the south-east and south west building elevations.

Area Area 3 - Central
Application Number 4231/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/08/2022
Applicant Ben & Mary Watt
Location 8, Abercorn Road, East Wall, Dublin, D03 AH99

Additional Information

Proposal: Development will consist of: Demolition of existing single storey rear extension, two storey rear return and chimney stack. Construction of part single storey, part two storey flat roof rear extension to tie into existing main roof ridgeline. 1 no. new rooflight to front of existing main roof. Internal modifications and all ancillary works.

Area Area 3 - Central
Application Number 4240/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 10/08/2022
Applicant David Montgomery
Location Site on Abbey Cottages at the rear of Mellor Court,
Nos. 19/23 Lower Liffey Street, Dublin 1

Additional Information

Proposal: PERMISSION & RETENTION: Retention permission is sought for: the change of use of the unit (c. 47.71 sq m) from storage to part workshop, part storage; and the construction of a wall towards the north-west boundary separating the workshop/ store room from a corridor. Permission is sought for elevational changes to the Abbey Cottages frontage including the provision of a new window; internal alterations to the existing layout; and all associated site and development works.

Area Area 3 - Central
Application Number 4250/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/08/2022
Applicant George Beggan
Location Rear 85 & 86 Gardiner Street Lower, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the following:
(i) the demolition of the existing two storey shed-like rear buildings currently containing hotel bedrooms, (ii) the construction of a 5 storey, over part-basement, 17 bedroom aparthotel with roof terrace addressing Mabbot Lane, (iii) demolitions and alterations of unsympathetic non-historic additions to the returns at the rear of 85 & 86 Gardiner Street, (iv) the provision of a new 1.8m wide ground level access laneway on the Mabbot Lane to provide service / delivery access to 85 & 86 Gardiner Street and the new building, (v) a reception area on to Mabbot Lane with adjacent bicycle parking and refuse bin storage spaces necessary to facilitate the overall development.

Area Area 3 - Central
Application Number 4261/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/08/2022
Applicant Sharon Kearney
Location 223, Navan Road, Dublin 7

Additional Information

Proposal: Planning permission is sought for the increase in number of children to be accommodated in existing playschool as per planning grant dated 09/01/2014 planning reference number 2887/13, permission sought to increase numbers from 20 to 22 children.

Area Area 3 - Central
Application Number 4591/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/08/2022
Applicant Andrew Lum
Location 28, Mary Street Little, Dublin 7, D07 FX4W

Additional Information

Proposal: PROTECTED STRUCTURE: Change of use of ground floor and basement level from retail to restaurant. The existing basement area will function as ancillary space serving the proposed upstairs cafe/restaurant. No material alterations are proposed to the building.

Area Area 3 - Central
Application Number 4609/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/08/2022
Applicant Pierce Madden
Location 113 North Circular Road, Dublin 7, D07 Y9C1

Additional Information

Proposal: PROTECTED STRUCTURE. PERMISSION AND RETENTION PERMISSION is sought for the following: Retention of existing gravel to front garden in lieu of soft landscaping; rewiring throughout including new external lights; renewal of existing heating system including new combi boiler; new electricity and gas meters to gable wall of front granite steps; repair of natural slate roof including re-slating on battens and breathable roofing membrane with replacement natural slate to match existing where required; new code 5 lead valleys; new roof light to front roof; repair and renewal of damaged plasterwork; create 3 no. new en-suites and 1 no. new bathroom connecting into existing drainage; lower cill of existing rear return window and create new door opening with new steel balcony and steps to upper portion of rear garden, remove and store existing timber stairs to lower ground floor in attic and fill in space with new store rooms; fill in external section of door opening to upper ground floor rear return and fit new opaque glazing window. Repair sections of rotten timber to lower ground floor, fit new plasterboard ceiling to lower ground floor; fit new damp proofing system to lower ground floor walls, fit new vapour permeable drylining with lime finish to lower ground floor walls; fit new timber joinery to lower ground floor, fit new kitchen units and services, replace existing damaged front and rear external doors to lower ground floor with new; replace non original steel window to rear return with new; fit new timber guarding between upper and lower sections of rear garden; remove non original awning framework from rear garden; redecoration throughout and all associated site works.

Area Area 3 - Central
Application Number 4629/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/08/2022
Applicant Tom Kavanagh
Location 48 & 49, Gardiner Street Upper, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to repoint existing brickwork all to the front, of existing protected structures and all associated site works.

Area Area 3 - Central
Application Number WEB1563/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 08/08/2022
Applicant John Bond
Location 84, Dingle Road, Dublin 7 D07 W7K4

Additional Information

Proposal: Single-storey porch to front and vehicular access driveway, walls, piers, gates and ancillary site works to front

Area Area 3 - Central
Application Number WEB1577/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/08/2022
Applicant Patricia Fitzgerald
Location 37, Park View, Blackhorse Avenue, Dublin 7
Additional Information
Proposal: A single storey hipped roof extension to side of existing house.

Area Area 3 - Central
Application Number WEB1723/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/08/2022
Applicant Aidan Lavelle
Location 62, North Strand Road, Dublin 3 D03 AY89
Additional Information
Proposal: New vehicular entrance, car parking space and associated site works to front

Area Area 3 - Central
Application Number WEB1731/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/08/2022
Applicant maremoto architects ltd.
Location 14, Botanic Avenue, Dublin 9 D09 P9R3
Additional Information
Proposal: Permission is sought by Lisa Dunn & Kieran Keane for alteration/ extension of the existing single-storey terraced house at 14 Botanic Avenue, Drumcondra, D09 P9R3, comprising demolition of existing single storey extension & construction of new single-storey "butterfly" pitched roof extension with 1 no. rooflight to the rear, with associated modifications to the existing house and fenestration, including 3 no. new rooflights to existing house, and site development.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3903/21
Appeal Type Written Evidence
Applicant Lidl Ireland GmbH
Location The existing LIDL foodstore, 130 Slaney Road, Dublin Industrial Estate, Dublin 11, D11 H397 and the former petrol station on, Finglas Road, Dublin 11, D11 P29R

Additional Information Additional Information Received

Proposal: The development consists of: The proposed development involves the demolition of all existing structures and development of a mixed use development on a site of 1.12 hectares and includes: Demolition of the existing foodstore and offices and retail unit, ESB substation and also the former petrol station, car wash and associated structures. Block A: the construction of a replacement, single storey, discount foodstore with ancillary off license sales area. This will have a gross floor area of 2,496sqms and will include an external, covered, trolley bay and secure cycle parking. Block B: single storey structure for use as either retail or cafe and gross floor area of 122sqms; Block C: two storey structure for retail or gym and a gross floor area of 431sqms. A new, ramped, pedestrian access from the Finglas Road and a new pedestrian access to the Slaney Road near the proposed Block B. Revised access arrangements to service the overall development with a left in/left out arrangement on the Finglas Road. The existing access to the existing foodstore on Slaney Road would continue to be used to service the development. Provision is also made for the BusConnects plans associated with the bus stop next to the proposed Block C. All signage on the proposed foodstore and 1 "flagpole" sign on the Finglas Road and 1 "flagpole" sign on the Slaney Road entrance. 128 car parking spaces in total including 5 accessible spaces, 6 parent and child and 2 electric vehicle (EV) charging spaces. Circa. 20% of overall spaces will be wired for future EV spaces. New ESB substation; Photovoltaic panels on the roof of the proposed foodstore. Relocation of existing billboard sign (located in existing LIDL car park) to a point next to Block C. All hard and soft landscaping, drainage and associated works. All other ancillary works to complete the development.

Area Area 3 - Central
Application Number 3986/22
Appeal Type Written Evidence
Applicant Carolyn Brennan
Location 243, Phibsborough Road, Dublin 7

Additional Information

Proposal: RETENTION : Development will consist of set back additional storey at second floor bedroom, modified flat roof and three additional windows at front, side and rear.

Area	Area 3 - Central
Application Number	4009/22
Appeal Type	Written Evidence
Applicant	Abbey Street Devco Limited
Location	Site of c. 0.35 ha on lands at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1

Additional Information

Proposal: The proposed mixed-use development will consist of the construction of an 11-storey (with 9th and 10th floors set back) over shared basement hotel building fronting Abbey Street (comprising 252 No. bedrooms and related hotel facilities including reception area, lounge and bar, 2 No. external courtyards on the 1st floor, staff facilities, bin store, switch room and plant areas) and a 10-storey (with 7th and 9th floors set back) over shared basement aparthotel block fronting Great Strand Street (comprising 222 No. bedrooms and related aparthotel facilities including reception area, lounge, restaurant, gym, 1 No. external courtyard area at 1st floor level, staff accommodation, bin store, switch room and plant areas); 2 No. retail units at ground floor level (c. 1,540 sq.m and 126 sq.m respectively), including 1 No. off-license area (c. 50 sqm) within the larger retail unit: 1 No. illuminated fascia sign and 2 No. illuminated projecting signs at Abbey Street Upper; signage zones at Abbey Street Upper and Great Strand Street; and 2 No. ESB substations at ground floor level. The overall development will have a total gross floor area of c. 24,429 sq.m (including shared basement of 1,769 sqm). The development will include vehicular access via Great Strand Street to provide service access, 30 No. bicycle parking spaces, associated lighting, site servicing (foul and surface water drainage and water supply), the provision of SuDS measures (incl. attenuation tank below ground and sedum roofs), and PV panels, external plant at 1st, 7th, 9th floor and roof levels (including telecoms infrastructure at, aparthotel roof level); and lift overruns at roof levels. The scheme also includes all hard and soft landscaping, including external public plaza at ground floor level; boundary treatments; provision of vehicle set-down along Great Strand Street; provision of connection to building for the LUAS Overhead Cable System; changes in level; and all other associated site excavation and site investigation works. The proposed development will also include pedestrian and cycle links, boundary treatments, interim site boarding, site lighting, waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation, as necessary.

Area 3 Appeals Decided

*****none*****



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

32/22

(08/08/2022-12/08/2022)

Area Area 3 - Central
Application Number 0255/22
Application Type Social Housing Exemption Certificate
Applicant Lolo Craven
Location 35/35A Bolton Street, and 6 Henrietta Lane, Dublin 1
Registration Date 08/08/2022

Additional Information

Proposal: SHEC, Demolition of existing 3 story building fronting Bolton St & single storey shed fronting Henrietta Lane, construction of a residential/commercial development to 2 blocks containing a total of 22 apts (6 x 2 bed, 13 x 1 bed and 3 x studio units) with access from Bolton St and central stair and lift core, incorporating bicycle and refuse stores and ancillary site works
