



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

38/22

(19/09/2022-23/09/2022)

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 3162/22
Application Type Permission
Applicant Frank Twomey & Anne Marie Bennett
Location Cherrymount House, Phibsborough, Dublin, D07 P5Y0
Registration Date 19/09/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development shall consist of the removal of existing avenue, construction of additional new vehicular site entrance to Cherrymount House (existing vehicular site entrance retained as entrance to gatelodge site), construction of two-storey detached dormer gatelodge dwelling and ancillary siteworks including drainage, fencing, railings, gravelled surfacing and landscaping.

Area Area 3 - Central
Application Number 4346/22
Application Type Permission
Applicant Thomas Duggan
Location 71 Middle Abbey Street, Dublin 1, D01 E7K5
Registration Date 22/09/2022
Additional Information Additional Information Received

Proposal: Planning permission for change of use from retail premises to restaurant/cafe including alterations to rear elevation to North Lotts and ancillary onsite services at ground floor and basement levels only.

Area Area 3 - Central
Application Number 4873/22
Application Type Permission
Applicant Maria and Dawid Stenka
Location Unit A (a) Malthouse Square, Smithfield Village,
Smithfield, Dublin 7
Registration Date 19/09/2022

Additional Information
Proposal: PROTECTED STRUCTURE: Permission for additional signage at Friary Avenue on street facing window in mixed-use building.

Area	Area 3 - Central
Application Number	4880/22
Application Type	Permission
Applicant	Fitzwilliam Real Estate Developments Ltd
Location	97 Middle Abbey St & 16/17 Prince's Street North, 19/25 Prince's Street North & 98-101 Middle Abbey Street & 102-107 Middle Abbey Street & 2-3, 4 & 4A Proby's Lane & 7/7A and 8 Liffey Street Upper, Dublin 1.
Registration Date	19/09/2022

Additional Information

Proposal: Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.555 hectares at: No. 97 Middle Abbey Street, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the 'Arnotts' Car Park', with an address of Nos. 98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnott's Store at Nos. 102-107 Middle Abbey Street, Dublin 1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1. The proposed development will consist of a hotel development consisting of the: demolition of the existing 3 No. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2,201 sq m), rooftop stairwell enclosures (c.128 sq m) and of the existing rear extensions No. 97 Middle Abbey Street (second and third floor levels) (c. 11sq m) decommissioning and demolition of the top three open-air levels of the Arnotts' car park (resulting in the removal of 145 no. car parking spaces, with 225 no. car parking spaces remaining); development of a 9 no. storey (with setbacks) over basement element fronting William's Lane, a 3 no. storey (with setbacks) element above Arnotts' car park and 2 no. storey (with setback) element above Arnotts store, to provide hotel (254 no. bedrooms and related ancillary hotel facilities and restaurant uses (including reception area, lobby, public bar, restaurant, cold room, storage areas, administration and staff facilities, plant, refuse area and bicycle parking area) with a total new build gross floor of c. 10,689 sq m (including c. 632 sq m basement, and ESB substation with switchrooms); and the change of use (from basement to fourth floor levels to hotel), refurbishment (internal and external alterations) and extension (to link with the new build hotel in the rear) of No. 97 Middle Abbey Street (total floor area of c. 404 sq m (including c. 124 sq m basement); the continued use of the Arnotts' car park stairs (ground, first, second and their floor levels) and Arnotts' store stairs (ground, first, second, third, fourth and fifth floor levels) (c. 205 sq m and c.142 sq m respectively); associated lighting, pedestrian access via no. 97 Middle Abbey Street and William's Lane; sustainable urban drainage systems (including green roofs and attenuation tanks; associated site servicing (foul and surface water drainage and water supply); associated hard and soft landscaping and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). The total gross floor area of the overall development is c. 11,440 sq m. The development will also consist of : the erection of no. side-lit signs, 1 no. on the south elevation (entrance to no. 97 Middle Abbey Street) and 1 no. on the east elevation (William's Lane) measuring c.0 49 sq m each.

Area Area 3 - Central
Application Number 4881/22
Application Type Permission
Applicant Insomnia Coffee Company
Location Unit 2 Gandon House, Custom House Square, Mayor Street Lower, I.F.S.C., Dublin 1
Registration Date 19/09/2022

Additional Information

Proposal: The development will consist of: (a) the change of use from coffee shop use to restaurant use, (b) the removal of existing fascia signage while maintaining the existing signage zone, (c) all associated site works.

Area Area 3 - Central
Application Number 4887/22
Application Type Permission
Applicant OCES Property Holdings Ltd.
Location Clerys, 18-27, O'Connell Street Lower, 13-15 Earl Place, Earl Street North, Sackville Place and 94-95 Marlborough Street, Dublin 1, D01 H6K0
Registration Date 20/09/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The application seeks permission for an amendment to the permitted development Reg.Ref. 3442/16 as extended. Permission was sought for a restaurant use in a unit of 65 sq.m facing Earl Street North. Condition 4 of the 2016 permission required that the unit should be in retail use. Construction is now nearing completion and permission is sought that this unit be used for restaurant use as originally applied for. It will now be used as a restaurant in association with the adjoining corner unit facing Earl Street North and Earl Place (111 sq.m ground floor with supporting basement area of 80 sq.m) already approved as a café/ restaurant, so as to form a single licensed restaurant with a floor area of 256 sq.m.

Area Area 3 - Central
Application Number 4890/22
Application Type Permission
Applicant Signal Infrastructure Limited
Location Ballybough Community Centre, 49, Ballybough Road, Ballybough, Dublin 3
Registration Date 20/09/2022

Additional Information

Proposal: To install 3 no. Antenna and 2 no. Transmission Dishes on supporting poles together with equipment cabinets, cabling and associated site works at the roof level.

Area	Area 3 - Central
Application Number	4894/22
Application Type	Permission
Applicant	Dublin Port Company
Location	Site which extends from Promenade Road, to Alexandra Road, Dublin Port, Dublin 3
Registration Date	21/09/2022

Additional Information

Proposal: PERMISSION & RETENTION: Development at this site which extends from Promenade Road to Alexandra Road and includes the western part of Circle K Fuel Terminal1, part of Promenade Road at its junction with Terminal 10 Link Road (T10 Link Road), T10 Link Road, part of Tolka Quay Road, No. 1 Branch Road North and part of Alexandra Road. It also incorporates land comprising parts of Terminal 4 and Terminal 4 North, all at Dublin Port, Dublin 1.

1. Retention permission is sought for development of part of a link road known as T10 Link Road connecting Promenade Road with Tolka Quay Road to the west of the Terminal 10 State Services yard. The road and associated infrastructure comprises of:

- An approximately 125 metre long and 14.4 m wide two-way road (two northbound lanes and one southbound lane), with 2 no. 3m wide footpaths.
- A T-junction with Promenade Road;
- A pedestrian zebra crossing at the northern end of the link road; and
- A vehicular entrance to the Terminal 10 state services yard;
- Revisions to fenceline previously permitted under Reg.Ref. 4483/19 at northeast corner of Terminal 4 North boundary; and
- All associated ancillary works including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing.

Permission is sought for development which will consist of a new link road from north of Tolka Quay Road to Alexandra Road. The new link road and associated infrastructure will comprise of:

- An approximately 250m long two-way road (two north bound and two south bound lanes) with 3 m wide footpaths on either side of the road and two-way segregated cycleway on eastern side of road;
- New roundabout, connecting proposed new link road with Tolka Quay Road;
- New link road will incorporate a swept bend to integrate continuously with Alexandra Road to the west, a T-junction from Alexandra Road to the east to the proposed new link road, and closure of access to No. 2 Branch Road South;
- Closure and removal of No. 1 Branch Road North along with boundary walls to east and west, accommodating an extension of Terminal 4 including new yard surface into area of current Circle K Terminal 1;
- Realigned port cycle network along Alexandra Road;
- Upgrade of road and footpath connections on Tolka Quay Road and a zebra crossing on Tolka Quay Road to the east of the proposed roundabout; and
- Revisions to fenceline previously permitted under Reg. Ref. 4483/19 at southeast corner of Terminal 4 North boundary.

Permission is also sought for development comprising:

- Relocation of 5 no. parking spaces within and provision of new 2.4 m western boundary wall to the Circle K Terminal 1;
- Revisions to access from Circle K Terminal 1 to Alexandra Road as previously permitted under Reg. Ref. 3773/20 to now omit previous access arrangements and provide for two vehicular entrances and gateways to Alexandra Road and one vehicular entrances and gateways to T10 Link Road;
- The demolition/ breaking out of:-Existing T10 Link Road junction on Tolka Quay Road;-Section of Circle K Terminal 1 perimeter fence; and All associated ancillary works, including site clearance,

demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing. Part of the site comprises of an establishment to which the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I.209 of 2015) applies.

Area Area 3 - Central
Application Number 4895/22
Application Type Permission
Applicant Charles Cosgrave
Location 87, Cabra Road, Cabra East, Dublin 7, D07 K7CW
Registration Date 21/09/2022

Additional Information

Proposal: The development will consist of change of use of the three existing first floor residential units to veterinary preparation area, treatments rooms and offices all ancillary to the existing ground floor veterinary clinic, new rooflights at roof level, and internal alterations.

Area Area 3 - Central
Application Number 4904/22
Application Type Permission
Applicant Larry Keegan
Location Rear garden of No. 17 St. Alphonsus Road Lower, Drumcondra, Dublin 9
Registration Date 22/09/2022

Additional Information

Proposal: Permission to demolish an existing garage and construct a new 2 storey 2 bedroom mews dwelling including the provision of a rear garden with integral car port and the creation of vehicular access off rear laneway including the widening of rear laneway to a minimum 5.5m and ancillary siteworks all in the rear garden.

Area Area 3 - Central
Application Number 4907/22
Application Type Retention Permission
Applicant Marina Obrzut
Location Unit 5, Ellis Court Business Complex, John Street North, Dublin 7
Registration Date 22/09/2022

Additional Information

Proposal: RETENTION: Change of use of ground floor office to dental use.

Area Area 3 - Central
Application Number 4916/22
Application Type Permission
Applicant The Flannels Group (ROI) Limited
Location Clery's Building , 18-27 O'Connell Street Lower and Sackville Place, Dublin 1
Registration Date 23/09/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Planning permission for proposed shopfront and signage works at Ground Floor unit to the southern side of building at 18-27 O'Connell Street Lower and Sackville Place, Dublin 1 (known as the Clerys Building a Protected Structure) pursuant to Condition 3 of application reference 3576/21 and Condition 10 of application reference 3442/16 (as extended under 3442/16/x1). The proposed development comprises the following: (i) proposed "Flannels" signage comprising 3 distinct types as indicated on drawings; (ii) proposed window bed display areas and internally mounted feature stainless steel chamfered window surrounds; (iii) proposed security shutters to open window bed areas as indicated on drawings (design pursuant to Condition 12 of application reference 3442/16 (as extended under 3442/16/x1). All works to facilitate the proposed development.

Area Area 3 - Central
Application Number 4920/22
Application Type Permission
Applicant Gillian Brady, Liam McInerney and St. John Walsh
Location 378A, North Circular Road, Phibsborough, Dublin 7
Registration Date 23/09/2022

Additional Information

Proposal: Permission for alterations to the permitted development ref. 3565/21. These include: Adjustments at lower ground level to the internal layout of the commercial unit, communal storage and residential Unit 1. with associated site works and minor facade amendments, to enable the conversion of Unit 1 to a two-bedroomed/ four-person unit to fulfil condition 5a of the permitted development ref: 3565/21. The permitted structure is set-back from the existing ESB substation along the south boundary with associated alterations to the facade of the building. Access remains via a pedestrian entrance on the North Circular Road. There will be no increase to the approved number of storeys and the massing above lower ground floor level is unchanged.

Area Area 3 - Central
Application Number WEB1877/22
Application Type Permission
Applicant Beau Homes
Location 45, North Strand Road, Dublin 3
Registration Date 21/09/2022

Additional Information

Proposal: Planning permission for a new 2 bedroom mews apartment and all ancillaries to site at rear.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4884/22
Application Type Permission
Applicant Michael Conroy
Location 7 St. Mobhi Grove, Glasnevin, Dublin 9
Registration Date 20/09/2022

Additional Information

Proposal: The development will consist of the removal of a section of the front garden wall and railings to form a new vehicular access for a car parking space, demolition of leanto utility room and existing outside toilet to rear, the construction of a new single storey kitchen extension to rear, demolition and rebuilding of existing garage to the side/ front with first floor extension overhead including removal of a rear redundant chimney breast on gable above roofline and first floor, additional minor internal alterations, new replacement alu-clad hardwood windows to front and rear elevations, velux to rear roofslope over stairs, landscaping, drainage and ancillary site works.

Area Area 3 - Central
Application Number 4886/22
Application Type Permission
Applicant The Commissioner of Public Works in Ireland
Location Castleknock Gate Lodge, Chesterfield Avenue, Phoenix Park, Dublin 15
Registration Date 20/09/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to carry out works to a protected structure (RPS. No.: 6773). 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 re-instatement 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 4892/22
Application Type Permission
Applicant Meave Keaveney
Location 33 Clare Road, Druncondra. Dublin 9
Registration Date 20/09/2022

Additional Information

Proposal: The development will consist of part single storey, part 2 storey extension to the front side and rear of the existing dwelling comprising:

- (i) partial demolition of single storey extension to rear,
- (ii) new lean-to roof over existing garage,
- (iii) single storey extension to rear with flat roof over and rooflights,
- (iv) 2 storey extension to front, side and rear with apex roof over and rooflights,
- (v) widening of existing vehicular entrance fronting onto Clare Road with internal alterations and all associated landscaping, boundary treatment and ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4913/22
Application Type Permission
Applicant Joyce Lalor
Location 477, North Circular Road, Dublin 7, D07 E950
Registration Date 22/09/2022

Additional Information

Proposal: RETENTION & PERMISSION: Permission for retention for and completion of the following works; a) for demolition and removal of an existing ground floor extension area, b) construction of enlarged ground floor extension area, c) construction of first floor extension area, containing a bedroom and storage area internally, with rear elevation window, d) alteration to an existing window, reduced in height, at first floor level to the existing rear elevation, and permission for the following works; e) construction of a new window ope at first floor level to the existing rear elevation.

Area Area 3 - Central
Application Number WEB1884/22
Application Type Retention Permission
Applicant Ronan Kelly
Location No. 2, Arklow Street, Dublin 7
Registration Date 22/09/2022

Additional Information

Proposal: The retention and completion of a new single storey rear extension to the existing dwelling including a new rooflight to the rear incorporating all associated site works

Area 3 Decisions

Area Area 3 - Central
Application Number 0275/22
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 19/09/2022
Applicant Venia Ltd
Location 1-2, Eden Quay, Dublin, 1

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE, maintenance cycle for the windows, electrical & fire detection and alarm system upgrades, punctual works in order to improve the fire containment strategy and the protection of the means of escape, investigation and repair of roof water ingresses

Area Area 3 - Central
Application Number 3334/17/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 19/09/2022
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 Additional Information Received
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 4552/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/09/2022
Applicant Dermot Wall
Location 77, Old Cabra Road, Dublin 7

Additional Information
Proposal: Planning permission is sought for first floor extension over sunroom to rear of existing house, enlargement of bedroom and all associated site works.

Area Area 3 - Central
Application Number 4561/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/09/2022
Applicant Mark & Christine O'Connor
Location 27, Ratoath Estate, Cabra, Dublin, D07P2H9

Additional Information
Proposal: Permission for development consisting of the following a) demolition of existing single storey side porch, detached garage and shed, b) construction of single storey ancillary family accommodation extension to side and rear of dwelling c) widening of existing vehicular entrance with new pier to front, d) minor modifications to existing dwelling and all associated site works.

Area Area 3 - Central
Application Number 4568/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 20/09/2022
Applicant Lolo Craven
Location 35/35A Bolton Street, and 6 Henrietta Lane, Dublin 1

Additional Information

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 4574/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/09/2022
Applicant Colin Daly, Nicola Daly & Andrew Haydon
Location 76, 76G & 280 Bannow Road, Cabra , Dublin 7

Additional Information

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

Area Area 3 - Central
Application Number 4579/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/09/2022
Applicant Forum Building Commons Street Limited
Location The Forum, 1 Commons Street, Dublin 1, D01 YO48

Additional Information

Proposal: Planning permission for development on a site of c.28 ha at no. 1 Commons Street, Dublin 1, D01 Y048 (which is a 2 no. storey office at fourth and fifth floor levels, located above the 4 no. storey commercial car park IFSC Carpark, Commons Street, Dublin 1, D01 DA34). The site is bounded to the north by The Exchange, Georges Dock, an office block, to the east by Commons Street, to the south by the Hilton Garden Inn Hotel, Custom House Quay and to the west by Exchange Place. The development will consist of alterations to the front (east), rear (west) elevations at fourth floor level, fifth floor level and roof level (with no change to the floor area of the existing office floor plate or balconies on the east and west elevations at fourth and fifth floor levels), and all ancillary and associated site development works. Replacement of cladding is proposed at third floor level on east and west elevations. In the interest of clarity, there is no proposed increase in existing floor areas and relates to elevation changes only. The development will include demolition of elements of the existing eastern and western fascia including the removal and replacement of windows and cladding, rearrangement of fenestration, new curtain walls, projecting metals fins, balustrades and all associated site development works.

Area Area 3 - Central
Application Number 4584/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/09/2022
Applicant Sinead McGouran & Nick Kennedy
Location 43 Kinvara Road, Navan Road, Dublin 7, D07 Y512

Additional Information

Proposal: Planning permission for : (1) attic conversion to storage room with flat roof dormer window to rear, (2) new vehicular entrance to off street car parking to front garden and all associated site works.

Area Area 3 - Central
Application Number 4585/22
Application Type Retention Permission
Decision SPLIT DECISION(RETENTION PERMISSION)
Decision Date 21/09/2022
Applicant Lissan Coal Company (Ireland) Limited
Location Go Station, 87-89 Old Cabra Road, Cabra West, Dublin 7, D07 ED76

Additional Information

Proposal: The development will consist of retention of alterations to the development approved under reg. ref. 4353/17. The alterations to be retained are as follows:
(i) provision of bollards separating fuel pumps from public footpath along Old Cabra Road;
(ii) provision of planter boxes along the eastern, western and southern boundaries of the subject site;

- (iii) repositioning of the vent pipes from the south-east to the south-west of the subject site;
- (iv) repositioning of the bin store, control room and store area to the south-west of the subject site;
- (v) repositioning of the services area (air, water and vacuum), from the western boundary to the eastern boundary of the subject site;
- (vi) repositioning of the totem sign to a position set 3m back from the public footpath (previously approved at a distance of 4m setback from the public footpath);
- (vii) alterations to the forecourt canopy including increased height and revised design;
- (vii) addition of an AdBlue pump to the rear of the subject site;
- (ix) revision of materiality of previously approved boundary wall from stone cladded to capped render finish;
- (x) provision of new 'Go Dublin' wall signage ('Go Circle is 1.8m diameter & 'Dublin' lettering 3.6m x 1m) on the front elevation of the southern boundary wall;
- (xi) provision of new LED digital display (3.2m x 1.9m) and 2 no. vending machine structures located along the western boundary;
- (xii) all associated ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4587/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/09/2022
Applicant	M1RE (Dublin) Liffey Limited
Location	Site of c. 0.0268 hectares located on the east side of Liffey Street Upper and Middle Abbey Street Dublin 1

Additional Information

Proposal: Planning permission for development on this site of c. 0.0268 hectares located in a permitted retail unit on the east side of Liffey Street Upper, Dublin 1, which forms part of a permitted hotel and retail development currently under construction (DCC Reg. Ref. 3697/17, which has been amended by DCC Reg. Ref. 3046/21). The overall permitted retail and hotel development under construction is located on the corner of Middle Abbey Street and Liffey St Upper incorporating the following demolished buildings: Nos. 1, 2, 3/4, 5 & 6 Liffey Street Upper; Nos. 111-114 Middle Abbey Street; structures to the rear of Nos. 108-109 Middle Abbey Street; and Hotel Yard, Dublin 1. The proposed development will consist of the change of use of the permitted retail unit (which is located at the ground floor level of the permitted development) to proposed 'licensed restaurant' use (c. 268 sq m). The proposed development will also include: the provision of kitchen/preparation/storage areas, customer seating associated office space, bar area and ancillary services such as, staff and customer toilets and service risers; associated plant and ventilation system; associated internal and external changes and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Area Area 3 - Central
Application Number 4589/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 22/09/2022
Applicant Tony Stewart
Location 15, Ashington Court, Ashtown, Dublin 7

Additional Information

Proposal: Permission is sought to replace half-hipped roof with full gable roof, add 2 No. flat-roof dormer windows with 1 No. skylight to rear, and to relocate skylight to side.

Area Area 3 - Central
Application Number 4803/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/09/2022
Applicant John Kenny
Location 1 & 2 O'Connell Ville, O'Connell Avenue, Dublin 7

Additional Information

Proposal: The development will consist of: combining two dwellings into one and new window opening to ground floor level of eastern elevation.

Area Area 3 - Central
Application Number 4829/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/09/2022
Applicant Dublin Port Company
Location Promenade Road to Alexandra Road, Dublin Port, Dublin 1

Additional Information

Proposal: PERMISSION AND RETENTION PERMISSION for development at this site which extends from Promenade Road to Alexandra Road and includes the western part of Circle K Fuel Terminal 1, part of Promenade Road at its junction with junction with Terminal 10 Link Road (T10 Link Road), T10 Link Road, part of Tolka Quay Road, No.1 Branch Road North and part of Alexandra Road. It also incorporates land comprising parts of Terminal 4 and Terminal 4 North all at Dublin Port, Dublin 1. Retention permission is sought for development of part of a link road known as T10 Link Road connecting Promenade Road with Tolka Quay Road to the west of the Terminal 10 state services yard. The road and associated infrastructure comprises of : An approximately 125 metre long and 14.4m wide two-way road (two northbound lanes and one southbound lane), with 2 no. 3m wide footpaths; a T-junction with Promenade Road; pedestrian zebra crossing at the northern end of the link road; a vehicular entrance to the terminal 10 state services yard; revisions to fenceline previously permitted under reg. ref. 4483/19 at northeast corner of terminal 4 north boundary; all associated ancillary works, including site clearance demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing. Permission is sought for development which will consist of a new link road from north of Tolka Quay Road to Alexandra Road. The new link road an associated infrastructure will comprise of : approximately 250m long two way road (two north bound and two south bound lanes) with 3m wide footpaths on either side to the road and two-way segregated cycleway on eastern side of

road; new roundabout, connecting proposed new link road with Tolka Quay Road; New link road will incorporate a swept bend to integrate continuously with Alexandra Road to the west; a T-junction from Alexandra Road to the east of the proposed new link road and closure of access to no. 2 Branch Road South; closure and removal of no. 1 Branch Road North along the boundary walls to east and west, accommodating an extension of Terminal 4 including new yard surface into area of current Circle K Terminal 1; realigned port cycle networking along Alexandra Road; Upgrade of road and footpath connections on Tolka Quay Road and a zebra crossing on Tolka Quay Road to the east of the proposed roundabout; Revisions to fenceline previously permitted under Reg. Ref. 4483/19 at southeast corner of Terminal 4 north boundary. Permission is also sought for development comprising: relocation of 5 no. parking spaces within and provision of new 2.4m western boundary wall to the Circle K Terminal 1; revisions to access from Circle K Terminal 1 to Alexandra Road as previously permitted under Reg. Ref. 3773/20 to now omit previous access arrangements and provide for two vehicular entrances and gateways to Alexandra road and one vehicular entrances and gateway to T10 Link Road; the demolition/breaking out of :- existing T10 Link Road junction on Tolka Quay Road; section of Circle K Terminal 1 perimeter fence; all associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing. Part of the site comprises of an establishment to which the chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I.209 of 2015) applies.

Area	Area 3 - Central
Application Number	4838/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/09/2022
Applicant	Gillian Brady, Liam McInerney and St. John Walsh
Location	378A North Circular Road, Dublin 7

Additional Information

Proposal: Permission sought for alterations to the permitted development ref. 3565/21. These include adjustments at lower ground level to the internal layout of the commercial unit, communal storage and residential Unit 1, with associated site works and minor facade amendments to enable the conversion of Unit 1 to a two-bedroomed / four-person unit to fulfil condition 5a of the permitted development ref. 3565/21. The permitted structure is setback from the existing ESB substation along the south boundary with associated alterations to the facade of the building. Access remains via a pedestrian entrance on the North Circular Road. There will be no increase to the approved number of storeys and the massing above lower ground floor level is unchanged.

Area	Area 3 - Central
Application Number	4840/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/09/2022
Applicant	Manor Fine Limited
Location	386 North Circular Road, Phibsborough, Dublin 7

Additional Information

Proposal: Planning permission is being sought for renewal of recently lapsed planning permission reg. ref. 2598/17, for reduction in size of existing take away/restaurant (78.2m²) with minor internal and external alterations including external seating area and replacement of existing duct with new duct and timber encasement; demolition of existing garages and stores at ground floor level and

replacement with one bedroom apartment (50.43m²) including railings and wicket gate to front area and patio to side/rear and communal storage and bin compound to side, all fronting Goldsmith Street; conversion of accommodation on first floor level to front (last use as offices) to one bedroom apartment (63.5m²) with balcony to rear and 3 no. new velux rooflights; demolition of existing flat unit and store at first floor in annex and replacement with one bedroom apartment (51.1m²) with balcony fronting Goldsmith Street and 3 no. new velux rooflights, removal of existing substandard staircase and provision of new staircase to comply with the building regulations.

Area	Area 3 - Central
Application Number	4854/22
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	23/09/2022
Applicant	Austin Kelly
Location	The Ripley Court Hotel, 37 Talbot Street (backing onto Foley Street), Dublin 1

Additional Information

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	DSDZ4562/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/09/2022
Applicant	An Post
Location	The Exo Building, North Wall Quay , (D01 W5Y2) and at the junction of North Wall Quay and East Wall Road , Dublin 1

Additional Information

Proposal: The proposed development will consist of:

- i. The installation of an exterior totem sign (overall height of 5.45m and width of 1.6m) with a curved LED screen, situated at the corner of East Wall Road and North Wall Quay;
- ii. The installation of a Mobius structure (overall height of 3.48m and width of 6.96m) at ground floor level at the reception area at the southern façade of the Exo Building; and
- iii. All associated works required to facilitate the development.

This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.

Area Area 3 - Central
Application Number WEB1289/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/09/2022
Applicant Ronan & Jessica McHugh
Location 67, Fitzroy Avenue, Drumcondra, Dublin 3
Additional Information Additional Information Received
Proposal: 1. Demolition of block shed located in the rear garden. 2. Construction of a two storey flat roof rear extension to consist of a kitchen and lounge at the ground floor and a bedroom and bathroom at the first floor. 3. General remodel and partial upgrade of the existing dwelling at both ground floor & first floor to suit the proposed layouts. 4. All drainage, structural and associated site works to be implemented.

Area Area 3 - Central
Application Number WEB1695/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 21/09/2022
Applicant Hazelwood Walk Holdings Limited
Location 54, Botanic Avenue, Glasnevin, Dublin 9 D09 WRA4
Additional Information
Proposal: Construction of a two storey extension to the rear of an existing dwelling with ancillary site services.

Area Area 3 - Central
Application Number WEB1843/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/09/2022
Applicant Vincent Molloy
Location 14, Kinvara Drive, Navan Road, Dublin 7 D07 P866
Additional Information
Proposal: a. Proposed front single storey porch extension to dwelling house; b. Retain partly built walls and proposed roof completion of rear garden main shed (gym, store and workshop); c. Demolish rear garden small shed and construct longer shed (utility, battery and boiler storage); d. Proposed 18 photovoltaic solar panels to main shed roof and 3 photovoltaic solar panels to small shed roof; e. Proposed attic roof space conversion with raised side gable wall roof profile and rear roof dormer window, rear rooflight front rooflight, stairwell side gable window obscure glazed with associated internal alterations to dwelling house; f. External insulation system to all facades of dwelling house; g. Proposed widening alteration of pedestrian access to form vehicular access driveway to front garden with associated site development works.

Area Area 3 - Central
Application Number WEB1854/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/09/2022
Applicant WeWork
Location 2, Dublin Landings, North Dock, Dublin 1, D01 V4A3

Additional Information

Proposal: The development will consist of installation of illuminated word marque suspended under overhang of building and 2 off internally illuminated projection signs.

Area Area 3 - Central
Application Number WEB1856/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/09/2022
Applicant Ronan Kelly
Location No. 2, Arklow Street, Dublin 7 D07 W2V9

Additional Information

Proposal: The development will consist of the retention and completion of a new single storey rear extension to the existing dwelling including a new rooflight to the rear incorporating all associated site works

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

Area Area 3 - Central
Application Number 3280/21
Appeal Decision GRANT PERMISSION & RETENTION PERMISSION
Appeal Decision Date @20/09/2022
Applicant Brian O'Kelly
Location 55, Parnell Square West, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission and retention permission for alterations to the front of No. 55 Parnell Square West, Dublin 1, a protected structure (RPS 6414) incorporating the following: (a) Retention of a bin storage platform and associated balustrade to the front of the property measuring 1.8m² in area, (b) Retention of the removal of a 1.7m section of wrought iron railings and associated stone plinth along the front door approach platform, (c) Planning permission to reinstate the original wrought iron railings, altered to form a set of swing gates, serving the bin storage platform.
