



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**43/22**

(24/10/2022-28/10/2022)

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

### Large Scale Residential Development

#### Stage 2 Pre-Planning Consultation

**For information purposes only. No documents available to view until application is lodged at Stage 3.**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	LRD6025/22-S2
<b>Application Type</b>	Large Residential Development -2
<b>Applicant</b>	Binford Limited
<b>Location</b>	Cross Guns Bridge, Phibsborough, (Old Bakery Site - 113 Phibsborough Road), Dublin 7

#### **Registration Date**

#### **Additional Information**

**Proposal:** The development will consist of the demolition of the existing buildings on site and the construction of a mixed Build to Rent (BTR) residential scheme comprising:

- 198 no. apartments within 3 no. blocks ranging in height up to 12 storeys.
- A new café/ retail unit area, and public plaza to the east of the site.
- The apartment mix will comprise 52 no. studios, 81 no. 1-bed, and 65 no. 2 bed apartments along with internal residential amenity space (located in blocks B and C at ground and top floor levels). All apartments with balconies/ terraces facing north/ south/ east/ west. Communal open space will be provided on the top floor of each block and at the ground floor level.
- Provision of 24 no. residential car parking spaces (20 no. at basement and 4 no. at surface); and 2 no. GoCar spaces; 263 no. residential bicycle parking spaces along with a further 72 no. visitor surface parking spaces.
- Vehicular and pedestrian connection via Phibsborough Road with additional pedestrian accesses to be provided along the Royal Canal to the north (necessitating alterations to the existing boundary wall).
- All associated site development works and services provisions including bin storage areas, substations, plant rooms, boundary treatments and landscaping.

## Area 3 COMMERCIAL

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	5108/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Major Projects Design and Build
<b>Location</b>	Educate Together, Rathborne Vale, Ashtown, Dublin 15
<b>Registration Date</b>	24/10/2022

### **Additional Information**

**Proposal:** Permission for the continuation of the temporary permission already granted under P0354 for a further 1 year for continued use of the development . The development consists of a 2-storey, part single-storey prefabricated temporary school comprising of 12 classroom and an administration block. The works included a temporary carpark, bike parking, landscaping and associated boundary treatments. The temporary school planning permission was for a maximum period of 2 years while the permanent Pelletstown Educate Together National School (RN203921) (granted under P0354) is constructed. We are applying for a continuation of the temporary permission for a further year up to the 23rd of September 2023 to keep the temporary school in use for the construction of the new build.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	5116/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Forum Building Commons Street Limited
<b>Location</b>	The Forum, No. 1, Commons Street, Dublin 1, D01 Y048
<b>Registration Date</b>	25/10/2022

### **Additional Information**

**Proposal:** Planning permission for development on a site at No. 1 Commons Street, Dublin 1. D01 Y048 (which is a 2 no. storey office at the Fourth and Fifth Floor Levels, accessible via a Ground Floor Reception Area at Commons Street, with office floors located above the 4 no. storey commercial car park IFSC Carpark, Commons Street, Dublin 1, D01 DA34). The site is bounded to the north by The Exchange, Georges Dock, an office block; to the east by Commons Street; to the south by the Hilton Garden Inn Hotel, Custom House Quay; and to the west by Exchange Place. The development will consist of alterations to the existing entrance façade front (east), rear (west) elevations (in total, c. 434 sqm of façade is to be altered.) The proposed development will include demolition of elements of the existing eastern and western façade including the removal and replacement of cladding at ground, second and third floor level; rearrangement and replacement of fenestration; new curtain wall glazing. Replacement cladding is proposed on West at Third Floor Level elevation with return on the southern elevation at third floor level. Business identification signage is proposed at the reception entrance at ground floor level and all associated site development works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	5126/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O’Connell Street Upper (a vacant site, Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 6
<b>Registration Date</b>	26/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Dublin Central GP Limited Intends to apply for Permission for a period of 11 years at a site, ‘Dublin Central – Site 2’ (c. 1.33 Ha), at No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O’Connell Street Upper (a vacant site), Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58 (a Protected Structure) and No. 60A O’Connell Street Upper and the rear of Nos. 59 – 60 O’Connell Street Upper, Dublin 1. Also, the site includes No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O’Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O’Rahilly Parade and Nos. 14 – 15 Moore Lane) and the public realm associated with O’Rahilly Parade, Moore Lane, Henry Place and a portion of O’Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 – 60 O’Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O’Connell Street Upper to the east and No. 42 O’Connell Street Upper to the north.

The proposed development comprises a mixed-use scheme (c. 38,479 sq. m gross floor area) ranging in height from 2 – 8 storeys over single level basements including a new street between O’Connell Street Upper and Moore Lane, a new controlled Laneway from Moore Lane (adjacent No. 42 O’Connell Street Upper – a Protected Structure). The proposed development accommodates: - 6no. units for use as a ‘licensed restaurant / café units with takeaway / collection facility’ at ground floor level (Unit 1 – c. 67 sq. m and Unit 2 – c. 244 sq. m on Moore Lane, Unit 3 – c. 178 sq. m and Unit 4 – c. 75sq. m on O’Connell Street Upper, Unit 5 – c. 58 sq. m on New Street and Unit 6 – c. 296 sq. m on Moore Lane and New Street; 1no. unit for use as a ‘licensed restaurant / café unit with takeaway / collection facility’ across basement, ground, 1st and 2nd floor (c. 878 sq. m) on O’Connell Street Upper; 8no. retail units, each for use as a ‘shop’ or ‘licensed restaurant / café units with takeaway / collection facility’ at ground floor level (Unit 1 – c. 1,041 sq. m on O’Connell Street Upper and Moore Lane, Unit 2 – c. 311 sq. m and Unit 3 – c. 260 sq. m on O’Connell Street Upper and New Street, Unit 4 – c. 452 sq. m on New Street, Unit 5 – c. 251 sq. m on Moore Lane, Unit 6 – c. 162 sq. m and Unit 7 – c. 58 sq. m on O’Connell Street Upper and Unit 8 – c. 40 sq. m on Moore Lane and new controlled Laneway); Temporary use of retail Unit 8 (c. 40 sq. m) as a delivery hub, pending the completion of same at Site 5 under DCC Reg. Ref. 2863/21; Office use (c. 33,714 sq. m) from 1st to 7th floor with access from O’Connell Street Upper, rear of No. 59 O’Connell Street upper and new plaza on Henry Place and new controlled Laneway. Terraces proposed at 1st, 3rd, 4th, 6th and 7th floor; Refurbishment of the ‘Reading Room’ (rear of No. 59 O’Connell Street Upper, Dublin 1) as ‘licensed restaurant / café unit with takeaway / collection facility’ at ground floor level and ancillary café use at basement level (c. 244 sq. m in total). The single level basement comprises: - Access ramp from Moore Lane; 32no. car parking space; 372no. bicycle parking spaces with access to secure bicycle storage areas from the new plaza on Henry Place and the new controlled laneway from Moore Lane; Plant and waste storage areas; A structural box (120m length, 26m width, 34.5m depth) beneath the ground floor level that has been designed to accommodate the independent construction and operation of the planned O’Connell Street MetroLink Station by Transport Infrastructure Ireland, including provision of the structural envelope and co-ordinated voids to accommodate station entrances, ventilation and fire escape shafts through this part of the Dublin Central proposed development. These ensure that the

Dublin Central proposed development is structurally independent of, and not prejudicial to, the MetroLink project. The MetroLink project will be the subject of a separate application for approval to be made by Transport Infrastructure Ireland. This part of the Dublin Central proposed development is referred to as the MetroLink Enabling Works; All associated and ancillary site development, conservation, demolition, landscaping and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of part of the rear of No. 59 O'Connell Street Upper (known as the 'Reading Room') internal and external modifications and new shopfronts; Retention of the facades of Nos. 57 – 58 O'Connell Street Upper (Protected Structures); Retention of the facades of Nos. 52 – 54 O'Connell Street Upper (Carlton Cinema – Protected Structures) including the reinstatement of the canopies; Retention of the facades of Nos. 43 – 44 O'Connell Street Upper (Protected Structures); Retention of the facade of No. 45 O'Connell Street Upper; Works to include repair and upgrade works (where required) of retained masonry, external and internal joinery, plasterwork and features of significance; Conservation and repair of existing lightwells on O'Connell Street Upper; Demolition of all other existing buildings and structures on site (c. 22,521 sq. m) including No. 13 Moore Lane and No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane) to facilitate a temporary construction compound; Laying of services in Parnell Street westwards from Moore Lane for approximately 49 metres; Improvement works to the public realm on O'Rahilly Parade, Moore Lane and Henry Place, including the provision of a new entrance off O'Connell Street Upper for deliveries / emergency access. There are also adjustments and improvement works proposed at the junctions of Moore Street with Henry Place and with O'Rahilly Parade; Creation of a new street connecting O'Connell Street Upper with Moore Lane and provision of a new plaza at the junction of Moore Lane and Henry Place; 3no. telecommunication lattice towers which can accommodate 3no. 800mm antenna and 2no. 300mm microwave link dishes with associated equipment on the building rooftop in Site 2C; 2no. ESB sub-stations; Building signage zones and retractable canopies. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	5127/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	No. 61, O'Connell Street Upper, Dublin 1
<b>Registration Date</b>	26/10/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission at a site (c.0.02Ha), at No. 61 O'Connell Street Upper (a Protected Structure), including rear onto Henry Place, Dublin 1. The site is otherwise bound by No. 62 O'Connell Street Upper to the south, the east side of Henry Place to the west, the west side of O'Connell Street Upper to the east and No. 60 O'Connell Street Upper to the north. The proposed development comprises the conservation, repair, refurbishment and adaptive reuse of an existing commercial building (4 storey over basement) to include:-a 'licensed restaurant/cafe unit with takeaway/collection facility' (c.35 sq. m gfa) at ground floor level on O'Connell Street Upper and a 'licensed restaurant/ cafe unit with takeaway/collection facility' (c.10 sq. m gfa) at ground floor level on Henry Place; 3 no. 2bed apartments from 1s to 3rd floor (1no. unit per storey); 1no. gym/leisure studio (c.172 sq. m gfa) at basement level; All associated and ancillary site development works, conservation, demolition, landscaping, temporary works, including:- the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place; bicycle (8no.) and bin storage to rear of No. 61 O'Connell Street Upper at ground floor level; building signage zones and retractable canopy.

The application site is within the O'Connell Street Architectural Conservation Area.  
An Environmental Impact Assessment Report (EIAR) accompanies this application.

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**Area** Area 3 - Central  
**Application Number** 5129/22  
**Application Type** Permission  
**Applicant** Colin Farmer and Noelle Cooper  
**Location** Site to rear of No. 16, North Circular Road (a protected structure), Jerome Connor Place, Infirmary Road, Dublin 7  
**Registration Date** 26/10/2022

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 5139/22  
**Application Type** Permission  
**Applicant** Dargans (Chemist Limited)  
**Location** 19, Berkeley Street, Dublin 7, D07 NR74 & 18, Berkeley Street, Dublin 7, D07 TK76  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** Planning permission to extend the pharmacy shop at 19 Berkeley Street, Dublin 7, D07 NR74 into 18 Berkeley Street, Dublin 7, D07 TK76.

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**Area** Area 3 - Central  
**Application Number** 5141/22  
**Application Type** Permission  
**Applicant** Signal Infrastructure Limited  
**Location** Ballybough Community Centre, 49, Ballybough Road, Ballybough, Co. Dublin  
**Registration Date** 28/10/2022

**Additional Information**

**Proposal:** Planning permission to install 3 no. antenna and 2 no. transmission dishes on supporting pole together with equipment cabinets, cabling and associated site works at the roof level.

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**Area** Area 3 - Central  
**Application Number** DSDZ5107/22  
**Application Type** Permission  
**Applicant** National College of Ireland Foundation  
**Location** Building R, Spencer Dock, Mayor Street Upper, Dublin 1  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** Planning permission for development at this site (0.1244 ha) Building R, Spencer Dock, Mayor Street Upper, Dublin 1. The development will consist of the change of use of part of the building from office use to education use (GFA: 7,446sq.m) described on a level by level basis as follows: Ground Floor: Reception and associated facilities including toilets, welfare room, first aid room, showers / lockers, First Floor: 2no. classrooms, breakout space, ancillary offices, interview rooms, meeting room, training room, print area, tea station and ancillary accommodation, Second Floor: 2no. classrooms, breakout space, ancillary offices, meeting rooms, print area, tea station and ancillary accommodation, Third Floor: 2no. classrooms, breakout space, ancillary offices, meeting rooms, print area, tea station, and ancillary accommodation, Fourth Floor: Library, ancillary offices, meeting rooms and study spaces, Fifth Floor: Library, ancillary offices, study spaces, tea station, print room and ancillary accommodation, Sixth Floor: Canteen with associated kitchen area, and meeting rooms. The building will be served by existing access, stair and lift cores and circulation space. The ground floor retail unit occupied by Tesco will remain unchanged by this permission. Car parking (18no. spaces) and cycle parking (188no. spaces) to serve the development are located within the existing basement car park. No external alterations to the building are proposed under this planning application. Planning permission is also sought for all ancillary site services and site development works. The application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area.

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**Area 3**  
**DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 5115/22  
**Application Type** Permission  
**Applicant** Peter Reynolds  
**Location** 82 Hollybank Road, Dublin 9, D09 Y5T1  
**Registration Date** 25/10/2022

**Additional Information**

**Proposal:** RETENTION AND PERMISSION for works are as follows:

1. Permission for the demolition of the existing single storey extension, located directly to the south (rear) of the existing main dwelling, to create 32 sq. m. of private open space - courtyard/garden with pergola and all associated site works,
2. Retention permission for a 15 sq.m. single storey home office to the southern end of the rear garden

**Area** Area 3 - Central  
**Application Number** WEB1981/22  
**Application Type** Retention Permission  
**Applicant** Nicole Kehoe & Jason McKenna  
**Location** 414, Carnlough Road, Cabra, Dublin 7  
**Registration Date** 24/10/2022

**Additional Information**

**Proposal:** Permission for retention for a single storey flat roof shed (32m2) at the end of the rear garden, and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1987/22  
**Application Type** Permission  
**Applicant** Theo Little  
**Location** 145, Saint Mobhi Road, Dublin 9  
**Registration Date** 26/10/2022

**Additional Information**

**Proposal:** Planning Permission for hipped dormer to side roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with dormer to rear roof. Proposed vehicular access to south west boundary at front garden off St Mobhi grove, all with associated ancillary works

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0292/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 28/10/2022  
**Applicant** Paul Kelly  
**Location** Rear of 5 Royal Canal Terrace, Broadstone, Dublin 7, D07 N1K6

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Alteration to approved design of a granny flat. Alteration to screen/door in rear/laneway elevation.

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**Area** Area 3 - Central  
**Application Number** 0315/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 24/10/2022  
**Applicant** Basil Good and Niall O'Brien  
**Location** 7, Hewardine Terrace, Dublin 1, D01XN24

**Additional Information**

**Proposal:** SHEC: Construction of a three-storey flat-roofed apartment block comprising of a total of 4no. apartments. 2 no. one-bedroom apartments at ground floor level and 2 no. two-bedroom duplex apartments over first floor and second floor.

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**Area** Area 3 - Central  
**Application Number** 0320/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 26/10/2022  
**Applicant** Paul Kelly  
**Location** Rear of 5 Royal Canal Terrace, Broadstone, Dublin 7,  
D07 N1K6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

1. Alteration 4a to roof light in extension mono pitch roof.
2. Alteration 4b alteration to high level window in South Elevation.

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**Area** Area 3 - Central  
**Application Number** 0324/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/10/2022  
**Applicant** John Fitzpatrick  
**Location** Site to rear of 236, Clonliffe Road, Drumcondra,  
Dublin 3

**Additional Information**

**Proposal:** SHEC: Demolition of existing single storey workshop/garage structure and construction of a new two-storey, two bedroom, mews dwelling fronting onto the lane to the rear with private open space on a roof terrace over the new dwelling.

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**Area** Area 3 - Central  
**Application Number** 0327/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 27/10/2022  
**Applicant** Liam Lynch  
**Location** 20 Ferguson Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** SHEC: Retention on demolition of existing house and garage. Permission for the provision of a new 2 storey house with 3 no. bedrooms.

**Area** Area 3 - Central  
**Application Number** 3548/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Dave McNamara, Mark and Mary Maguire  
**Location** 9/10, Richmond Parade, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission to sub-divide the existing two storey house into (1) 2 bedroom 3 person apartment at ground floor; (2) 2 bedroom 3 person apartment at first floor; (3) ground floor extension to the rear and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4077/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Vincent T. Griffin  
**Location** 78, Aughrim Street, Stoneybatter , Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Change of use of an existing two storey building, a Protected Structure, from office at ground level and a two-bed apartment at first floor level into one single three-bedroom dwelling. The works involve the removal of existing chimney stack, alterations to the front façade by restoring it back to original state, amendments to the internal layout to the existing building, and all associated ancillary site works, all on site of 0.015Ha at 78 Aughrim Street, Stoneybatter, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4201/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/10/2022  
**Applicant** Lidl Ireland GMBH  
**Location** Lidl Store, 12\_32, Old Cabra Road, Dublin 7, D07 AX94  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission to erect 841.00m<sup>2</sup> or 150.30 kWp of photovoltaic panels on the roof of our existing Lidl Store at Cabra, with all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4202/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/10/2022  
**Applicant** Lidl Head Office  
**Location** Lidl Store, East Wall Road, Dublin 3, D03 V9X3  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission to erect 482.00m<sup>2</sup> or 99.90 kWp of photovoltaic panels on the roof of our existing Lidl Store at East Wall with all associates site works at Lidl Ireland GMBH.

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**Area** Area 3 - Central  
**Application Number** 4760/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Michael Brady  
**Location** 36, Lambay Road, Drumcondra, Dublin 9, D09 X438

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of the existing rear extension and the construction of a new part single part two storey extension to the rear of the existing mid-terrace house and all necessary site works to facilitate the proposed development.

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**Area** Area 3 - Central  
**Application Number** 4769/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/10/2022  
**Applicant** Mary McMahon  
**Location** 87, Kinvara Road, Navan Road, Dublin 7

**Additional Information**

**Proposal:** RETENTION: Permission for retention of a. New vehicular access to accommodate off street parking, b. All associated site works on site.

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**Area** Area 3 - Central  
**Application Number** 4770/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 26/10/2022  
**Applicant** Matt O'Connor  
**Location** 27, Villa Park Avenue, Navan Road, Dublin 7

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission for retention of, a. As built garage conversion to side and single storey extension to rear, with minor alterations to front elevation, And further planning permission for, b. Change of roof profile from hip end profile to full gable end profile, to accommodate attic conversion with dormer extension to rear, c. All associated site works on site.

**Area** Area 3 - Central  
**Application Number** 4772/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/10/2022  
**Applicant** Michael Hatton  
**Location** 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 and  
181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4

**Additional Information**

**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.

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**Area** Area 3 - Central  
**Application Number** 4782/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Kirstie McDermott and Neil Williams  
**Location** 41, Goldsmith Street, Phibsborough, Dublin 7, D07X8R5

**Additional Information**

**Proposal:** The development will consist of the removal of: Demolition of an existing single storey extension and chimney stack to the rear. Construction of a part single part two storey flat roof extension to the rear. Amendments to rear eaves line. Internal modifications and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4792/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/10/2022  
**Applicant** Dunnes Stores Unlimited Company  
**Location** Dunnes Stores, The Point Square Shopping Centre, East Wall Road, Dublin 1

**Additional Information**

**Proposal:** Planning permission for the provision of alcohol off-licence sales as part of the existing retail premises at the ground floor of the Point Square Shopping Centre, East Wall Road, Dublin 1.

**Area** Area 3 - Central  
**Application Number** 4887/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/10/2022  
**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

**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.

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**Area** Area 3 - Central  
**Application Number** 4890/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/10/2022  
**Applicant** Signal Infrastructure Limited  
**Location** Ballybough Community Centre, 49, Ballybough Road, Ballybough, Dublin 3

**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.

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**Area** Area 3 - Central  
**Application Number** GSDZ4775/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/10/2022  
**Applicant** Signal Infrastructure Limited  
**Location** Central Quad, Technological University Dublin, Grangegorman Lower, Dublin 7, D07 ADY7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to install 21 no. antenna, 5 no. Transmission Dishes on ballast mounted supporting poles together with associated equipment, cabinets and site works at the roof level. The installation will form part of the Eircom Limited, Three Ireland (Hutchison) Limited and Vodafone Ireland telecommunications network. This application relates to lands within the Grangegorman Strategic Development Zone. There are a number of Protected Structures within Grangegorman SDZ. The specific site of the proposed development is located on the western side of Grangeormman Lower, east of The Top House Protected Structure (RPS No.3282) and south of The Laundry Building Protected Structure (RPS No. 3287). No works to any of the protected structures is proposed as part of this application.

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**Area** Area 3 - Central  
**Application Number** WEB1789/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 24/10/2022  
**Applicant** Theresa Heller  
**Location** 86 St. Eithne Road, Cabra, Dublin 7, D07 X7W9

**Additional Information**

**Proposal:** RETENTION: The development consists of the following:

- The demolition of the front boundary wall to create a vehicular access to the front of the property.
- The enlarging of the front window by 200mm in height on the Ground Floor (by lowering the window sill).
- Associated site works and ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB1813/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/10/2022  
**Applicant** JCDecaux Ireland Ltd  
**Location** The junction of Clonliffe Road and Ballybough Road, Clonliffe Road, Dublin 3

**Additional Information**

**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.

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**Area** Area 3 - Central  
**Application Number** WEB1824/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/10/2022  
**Applicant** Richard and Jolene Hannon  
**Location** 54, Old Finglas Road, Glasnevin, Dublin 11

**Additional Information**

**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 Appeals Notified**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4230/22
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	HOSTOFIVE Limited
<b>Location</b>	Unit 137A Slaney Close, Dublin Industrial Estate, Glasnevin, Dublin 11
<b>Additional Information</b>	Additional Information Received

**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.

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### **Area 3 Appeals Decided**

**None**



# Dublin City Council

## SECTION 5 EXEMPTIONS

43/22

(24/10/2022-28/10/2022)



**Area** Area 3 - Central  
**Application Number** 0323/22  
**Application Type** Section 5  
**Applicant** Inner City Enterprise  
**Location** 49 Coleraine Street, Dublin 7  
**Registration Date** 28/10/2022  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: Change of use from office/warehouse to light industrial commercial unit to enterprise centre.

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