



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

47/22

(21/11/2022-25/11/2022)

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 3739/22
Application Type Permission
Applicant Joe Duffy Property Company Limited
Location Unit 101, Slaney Road, Dublin Industrial Estate,
Dublin 11, D11 YR88
Registration Date 22/11/2022
Additional Information Additional Information Received

Proposal: The proposed development will consist of amendments and additions to the existing building and site to provide for the use of the premises as a vehicular repair and service centre of 2121sq.m gross floor area and includes the following:-Amendments to the existing building (1808sqm) including revised internal layout to provide office, workshop, reception, a paint mixing room and staff areas 1844 sq.m. Amendments to all building elevations including refurbishment of existing brickwork and addition of cladding, reconfiguration and replacement of existing windows and doors including the insertion of new vehicle access doors and provision of building mounted signage to the elevations. Development of single storey tyre/valet/wash building (252sqm) to the rear of the existing building and provision of a bin store (25sqm) to the east of the existing building. Permission is also sought for a revised car parking layout to provide a total of 84no. spaces (including 13no. customer spaces) boundary fencing, 2no. vehicular access points and entrance gates from Slaney Road and all associated site and development works.

Area Area 3 - Central
Application Number 4476/22
Application Type Retention Permission
Applicant David Izzo, Acrobat Catering
Location Bar Italia Restaurant, 26 Ormond Quay Lower, Bloom's
Way, Dublin 1
Registration Date 23/11/2022
Additional Information Additional Information Received

Proposal: RETENTION PERMISSION for the change of use from a retail unit to restaurant inclusive of kitchen with ancillary rooms, dining area and toilets at basement level plus dining area, bar and accessible toilet at ground floor for a total of 241 sqm.

Area Area 3 - Central
Application Number 4772/22
Application Type Permission
Applicant Michael Hatton
Location 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 and
181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4
Registration Date 24/11/2022
Additional Information Additional Information Received

Proposal: PERMISSION AND RETENTION PERMISSION: the development will consist of retention permission for the change of use of the first floor of no. 183 Botanic Road, Glasnevin, D09 DR02 from previous use as residential apartment to use as office, staff area and store for ancillary use by the veterinary clinic, retention permission for change of opening hours from previously permitted times of 9am to 9pm Monday to Friday and 9am to 1pm Saturday to additional days and times of 8am to 8pm Monday to Friday , 9am to 5pm Saturday and 9am to 4pm Sunday;

permission for the demolition of 64sqm of existing buildings to the rear of 183 and side of 181 including demolition of 30sqm of unauthorised development demolition of rear chimney to no. 183, provision of new 214sqm two storey extension to existing veterinary clinic to consist of 111sqm at ground floor and 103sqm on first floor to the rear of no. 183 and side and rear of no. 181, provision of new pedestrian entrance between no. 181 and 183 Botanic Road, provision of new 1.8m boundary to the rear of 183 and all associated site works.

Area Area 3 - Central
Application Number 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 23/11/2022
Additional Information Additional Information Received
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 4946/22
Application Type Permission
Applicant IPUT PLC
Location The Exchange, I.F.S.C., George's Dock, Dublin 1
Registration Date 24/11/2022
Additional Information Additional Information Received
Proposal: The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.

Area Area 3 - Central
Application Number 5268/22
Application Type Permission
Applicant Lidl Ireland GmbH
Location Lidl Store, East Wall Road, Dublin 3, D03 V9X3
Registration Date 22/11/2022
Additional Information
Proposal: Development will consist of modifications to the ground floor layout and shop façade and will include for:

- a) Single-storey extension to front of the existing store to provide a DRS facility to allow customers to return plastic beverage bottles to a reverse vending machine in store.
- b) The removal of the existing entrance/exit pod.
- c) The removal of the existing trolley bay.
- d) Proposed free-standing trolley bay.
- e) Proposed alteration works to store elevation.
- f) Alteration works to car park area.
- g) All ancillary works required to complete to the required Building Regulations standards.

Area Area 3 - Central
Application Number 5281/22
Application Type Retention Permission
Applicant Massey Brothers (Funerals) Limited
Location 88B, Cabra Road, Dublin 7, D07 ET92
Registration Date 24/11/2022

Additional Information

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

Area Area 3 - Central
Application Number 5283/22
Application Type Permission
Applicant Dublin Port Company
Location Promenade Road, Dublin Port, Dublin 1
Registration Date 24/11/2022

Additional Information

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

Area Area 3 - Central
Application Number 5293/22
Application Type Retention Permission
Applicant Fast Premium Products
Location 14A O'Connell Street Lower, Dublin 1
Registration Date 25/11/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION PERMISSION and continuation of the use of retail ground floor as an electronics shop with the sale of gadgets and accessories, amended signage to the shopfront fascia from that previously approved (ref. no. 3934/15).

Area	Area 3 - Central
Application Number	DSDZ5296/22
Application Type	Permission
Applicant	Waterside Block 9 Developments Limited
Location	City Block 9, North Wall Quay, Mayor Street Upper, Dublin 1
Registration Date	25/11/2022

Additional Information

Proposal: Permission for development on a site of 0.999ha to amend a previously permitted scheme (Reg. Reg. DSDZ2103/21-the "Parent Permission" (on a smaller site of 0.921ha, the difference in site area of 0.078 ha accounting for the new spur to facilitate the ramp from North Wall Avenue) totalling 66,718 sq m (comprising 43,767 sq m above ground and 22,951 sq m below ground)- to now provide in this "Amendment Scheme" 67,364 sq m (comprising of 49,364 sq m above ground and 18,000 sq m below ground), at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1, bounded by the residual City Block 9 lands of 0.9917ha and North Wall Avenue to the east. (The development site of 0.999ha includes 0.071ha of lands to facilitate the temporary provision of a pocket park at ground level pending redevelopment of the residual City Block 9 lands.) The overall gross commercial area increases by 646 sq m from that granted by the Parent Permission: an increase of 5,597 sq m at ground and above; and a decrease of 4,951 sq m at basement levels. This application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block 9 as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. The Parent Permission permits the construction of 3 No. commercial office buildings (including retail (278 sq m (accounting for a reduction of 90 sq m by Condition No. 31 of the Parent Permission)) and exhibition/gallery 188 sq m), identified as four blocks (Blocks 1-4) ranging in height from 5-storeys to 9-storeys. The Parent Permission is valid until 2 October 2026. The Amendment Scheme will consist of the construction of 3 No. commercial office buildings (including retail (138 sq m), retail services (145 sq m) and gallery / exhibition space (186 sq m)), identified as three blocks (Blocks 1, 2 and 3) ranging in height from 5-storeys to 9-storeys. The development the subject of this Amendment Scheme will consist of the following: 1. Amendment of Permission Reg. Ref. DSDZ2103/21 to decouple/segregate the permitted scheme into three constituent parts: (a) Block 1, now with two levels of reconfigured basement (including lower ground floor). (b) Block 2 (formerly identified as Blocks 2/3) over three levels of reconfigured basement (including lower ground floor), with access from the permitted vehicular access provided by ramp from Castleforbes Road. (c) Block 3 (formerly Block 4) over two levels of basement (including lower ground floor) to be accessed from a new vehicular access ramp off North Wall Avenue. The decoupling is designed to facilitate the independent development of Block 2 at all levels from basement upwards, independent of the residual Blocks 1 and 3, respectively. 2. Amendment of the permitted Block 1 (9,409 sq m from ground level upwards) over a two-level reconfigured basement (with no external vehicular ramp) (one basement level omitted) and with additional roof level plant (to replace that displaced from basement level). 3. Amendment of the permitted Block 2/3 (now identified as Block 2) (30,350 sq m from ground level upwards) over the permitted, but reconfigured, three-level basement accessed off the permitted access ramp on Castleforbes Road, including amendments to the cores and advised external architectural expression design. 4. Amendment of the permitted Block 4 (now identified as Block 3) (9,605 sq m from ground level upwards) over a two-level reconfigured basement of 3,931 sq.m accessed from a new access point to North Wall Avenue, and an increase in floorspace from 10,670 sq m permitted to 11,149 sq m/ an increase in floorspace from 8,718 sq m permitted to 9,605 sq m above ground. 5. An increase in the provision of car parking spaces from 107 No. to 109 No. (the additional 2 No. increasing the EV car parking spaces from 10 No. to 12 No.) 6. An increase in the provision of bicycle parking from 570 No. to 696 No. (the number of permitted motorbike parking spaces remains constant at 14 No.) 7. Amendment of the permitted

pedestrian lanes and associated public realm improvements to include the provision of a sculptural feature to the corner of North Wall Quay and Castleforbes Road. (As in the Parent Permission public realm works inclusive of parking and loading bays external to the planning application site boundary will be subject to agreement with Dublin City Council.) 8. Associated amendment of all enabling and site development works, landscaping, lighting services and connections, waste management, interim site hoarding, and all other ancillary works above and below the ground including the use of secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19 and DSDZ2103/21). The breakdown of accommodation is as follows:

1. Block 1 is 7 storeys in height with a Gross Internal Area (GIA) of 9,409 sq m (excluding 1,302 sq m at lower ground floor level), with: external accessible terraces and with roof-level terrace and extended access core, over two levels of basement accommodation, comprising: lower ground floor level (1,302 sq m), of office and ancillary accommodation; plant rooms (514 sq m); waste storage facilities (100 sq m); employee changing / drying/ locker facilities (164 sq m); a store area (21 sq m); and 156 No. bicycle parking spaces, with vehicular access provided by two bike lifts.

2. Block 2 is 5-9 storeys in height with a combined GIA of 30,350 sq m (3,110 sq m at lower ground floor level) (including a retail services' unit of 145 sq m and a gallery/ exhibition space of 186 sq m, both located at ground floor) (and associated signage), with external accessible terraces and with roof-level terrace and extended access core; over three levels of basement accommodation comprising: lower ground floor level (3,110 sq m) of office and ancillary accommodation; plant/store rooms (1,916 sq m); waste storage facilities (193 sq m); employee changing / drying / locker facilities (328 sq m); a cycle repair area (11 sq m); a goods' storage area (118 sq m); double loading bay; 75 No. car parking spaces; 12 No. motorcycle parking spaces; and 372 No. bicycle parking spaces, with vehicular access provided by ramp from Castleforbes Road.

3. Block 3 is 5-8 storeys in height with a GIA of 9,605 sq m (excluding 1,544 sq m at lower ground floor level) (including retail unit of 138 sq m located at ground floor), with external accessible terraces with roof-level terrace and extended access core over two levels of basement accommodation comprising: lower ground floor level (1,544 sq m) of office and ancillary accommodation; plant rooms (219 sq m); waste storage facilities (63 sq m); employee changing / drying / locker facilities (144 sq m); single loading bay; 34 No. car parking spaces; 2 No. motorcycle parking spaces; and 168 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.

Area	Area 3 - Central
Application Number	WEB2057/22
Application Type	Permission
Applicant	Derrol O'Neill
Location	179C, Cabra Road (Accessed off Quarry Road), Cabra, Dublin 7
Registration Date	24/11/2022

Additional Information

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

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4432/22
Application Type Permission
Applicant Claire Ryan and Andrew Edger
Location 27 Glenbeigh Road, Dublin 7, D07 F5C8
Registration Date 23/11/2022
Additional Information Additional Information Received

Proposal: Planning permission is sought for construction of single storey extension to side and rear and part two storey extension to rear, Velux rooflight to side roof, together with new vehicle entrance to front and all associated site works at existing end of terrace two storey dwelling,

Area Area 3 - Central
Application Number 5263/22
Application Type Permission
Applicant Liulele He & Rene Ruck
Location 17 Phelan Avenue, Royal Canal Park, Dublin 15, D15 NH61
Registration Date 22/11/2022

Additional Information

Proposal: The proposed development will consist of: erection of 7.3 sq.m. single storey extension to the rear of existing house with provision of one roof light and for all associated works.

Area Area 3 - Central
Application Number 5284/22
Application Type Permission
Applicant Mark McLoughlan and Paul Moore
Location 135, St. Mobhi Road, Glasnevin, Dublin 9, D09 X6Y1
Registration Date 25/11/2022

Additional Information

Proposal: Permission for single storey extension to front, side and rear. Attic conversion with dormer window to side. Enlarge existing vehicular access to side along Botanic Avenue and all associate site works.

Area Area 3 - Central
Application Number 5287/22
Application Type Permission
Applicant Ken O'Reilly
Location 12, Little Strand Street, Dublin 7, D07 AH60
Registration Date 25/11/2022

Additional Information

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

Area Area 3 - Central
Application Number 5294/22
Application Type Retention Permission
Applicant Christian and Eleonora Held
Location 31, Dingle Road, Cabra, Dublin 7
Registration Date 25/11/2022

Additional Information

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

Area Area 3 - Central
Application Number WEB2058/22
Application Type Permission
Applicant Tomás Burke & Michael Spyridon
Location 36, Carnew Street/Lucky Lane, Stoneybatter, Dublin 7, D07 V5XF
Registration Date 24/11/2022

Additional Information

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

Area 3 Decisions

Area Area 3 - Central
Application Number 4929/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/11/2022
Applicant Basil Good & Niall O'Brian
Location 7, Hewardine Terrace, Dublin 1, D01XN24

Additional Information

Proposal: The development will consist of the demolition of existing derelict sheds. The 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 level with pedestrian access gates to each dwelling off public road and associated site works. The development is to be served by 8 no. bicycle parking spaces and covered bin storage located within a shared access yard.

Area Area 3 - Central
Application Number 4939/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 22/11/2022
Applicant Ahmer Shah Khan
Location Dublin Central Inn, 95-98, Talbot Street, Dublin 1, D01 HR68

Additional Information

Proposal: The development will consist of the internal demolition and refurbishment of the existing hotel from ground floor to fourth floor level and extension by 2no. floors to provide an overall 7-storey hotel development of c. 29.2m in height consisting of 162 bedrooms (c. 5,224sqm GFA) over existing ground floor commercial development. The development will include amendments to the front elevation including new shop front (excluding the shopfront at No.95), removal of existing balcony railings and new signage. Internally the development will include front of house, bike store and bin storage area, and associated back of house facilities including, linen store, staff rooms, changing areas and associated uses. The development will include an ESB Switch Room of 19.1sqm and LV Room of 14.0sqm at ground floor level and 323.6sqm of plant at 7th floor level. A Green roof of 239.4sqm is provided at roof top level and the development includes all associated site development and site excavation works above and below ground.

Area Area 3 - Central
Application Number 4950/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 22/11/2022
Applicant Keith Scully
Location 42, Royal Canal Bank, Dublin 7, D07 W8P3

Additional Information

Proposal: Permission for new vehicular entrance to off street car parking to front garden and all associated site works.

Area Area 3 - Central
Application Number 4952/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 23/11/2022
Applicant Clodagh Vance & Eoghan O'Neill
Location 50, Bayview Avenue, Dublin 3

Additional Information

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

Area	Area 3 - Central
Application Number	4961/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/11/2022
Applicant	Frank Dunphy
Location	Site to side of 37 McKee Park, Blackhorse Avenue, Dublin 7

Additional Information

Proposal: Planning permission for the construction of a 4-bedroom 2 storey detached dwelling, including attic bedroom with a rear dormer roof construction, creation of vehicular access to the front , boundary alterations and all associated site works.

Area	Area 3 - Central
Application Number	4962/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/11/2022
Applicant	Carra Shore (Telephone House) Limited
Location	Telephone House, Nos 43-46, Marlborough Street, Dublin 1. Site is located to the south of 56 Marlborough Street, north of Gresham House, Sean MacDermott Street Upper & bounded by Britain Place to the west.

Additional Information

Proposal: The proposed development will consist of the following:

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

Area Area 3 - Central
Application Number 4965/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 24/11/2022
Applicant John Fitzpatrick
Location Site to rear of 236, Clonliffe Road, Drumcondra, Dublin 3

Additional Information

Proposal: PROTECTED STRUCTURE: Proposed works at a site to the rear, and within the curtilage of, no.236 Clonliffe Road, Drumcondra, Dublin 3, a Protected Structure, consisting of the following principal elements:

1. Demolition of existing single-storey Garage/Workshop structure on the site;
2. Construction of a contemporary, detached, two- storey dwelling house with flat roof which accommodates screened, private open space at roof level;
3. The new dwelling will be accessed from the existing private lane to the rear of no.236 Clonliffe Road which is accessed from Drumcondra Road Lower;
4. The development will include all associated landscaping, drainage and site development works.

Area Area 3 - Central
Application Number 5218/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/11/2022
Applicant Rushbell Ltd.
Location 21, Mary Street Little, Dublin 7

Additional Information

Proposal: Permission for the change of use from a Retail to Restaurant use.

Area Area 3 - Central
Application Number DSDZ5190/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/11/2022
Applicant Waterside Block 9 Developments Ltd.
Location City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1

Additional Information

Proposal: Development on a site of 0.999 ha to amend a previously permitted scheme (Reg. Ref. DSDZ2103/21- the 'Parent Permission' (on a smaller site of 0.921 ha, the difference in site area of 0.078 ha accounting for the new spur to facilitate the ramp from North Wall Avenue) totalling 66,718 sq.m (comprising 43,767 sq.m above ground and 22,951 sq.m below ground) - to now provide in this 'Amendment Scheme' 67,364 sq.m (comprising of 49,364 sq.m above ground and 18,000 sq.m below ground), at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1, bounded by the residual City Block 9 lands of 0.9917 ha and North Wall Avenue to the east. (The development site of 0.999 ha includes 0.071 ha of lands to facilitate the temporary provision of a pocket park at ground level pending redevelopment of the residual City Block 9 lands.) The overall gross commercial area increases by 646 sq.m from that granted by the Parent Permission: an increase of 5,597 sq.m at ground and above; and a decrease of 4,951 sq.m at basement levels.

This application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block 9 as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014.

The Parent Permission permits the construction of 3 No. commercial office buildings (including retail (278 sq.m (accounting for a reduction of 90 sq.m by Condition no. 31 of the Parent Permission)) and exhibition/ gallery 188 sq.m), identified as four blocks (Blocks 1-4) ranging in height from 5-storeys to 9-storeys. The Parent Permission is valid until 2 October 2026.

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

1. Amendment of Permission Reg.Ref. DSDZ2103/21 to decouple/segregate the permitted scheme into three constituent parts:
 - a. Block 1, now with two levels of reconfigured basement (including lower ground floor).
 - b. Block 2 (formerly identified as Blocks 2/3) over three levels of reconfigured basement (including lower ground floor), with access from the permitted vehicular access provided by ramp from Castleforbes Road.
 - c. Block 3 (formerly Block 4) over two levels of basement (including lower ground floor) to be accessed from a new vehicular access ramp off North Wall Avenue. The decoupling is designed to facilitate the independent development of Block 2 at all levels from basement upwards, independent of the residual Blocks 1 and 3, respectively.
2. Amendment of the permitted Block 1 (9,409 sq.m from ground level upwards) over a two-level reconfigured basement (with no external vehicular ramp) (one basement level omitted) and with additional roof level plant (to replace that displaced from basement level).
3. Amendment of the permitted Block 2/3 (now identified as Block 2) (30,350sq.m from ground level upwards) over the permitted, but reconfigured, three-level basement accessed off the permitted access ramp on Castleforbes Road, including amendments to the cores and advised external architectural expression design.
4. Amendment of the permitted Block 4 (now identified as Block 3) (9,605 sq.m from ground level upwards) over a two-level reconfigured basement of 3,931 sq.m accessed from a new access point to North Wall Avenue, and an increase in floorspace from 10,670 sq.m permitted to 11,149 sq.m / an increase in floorspace from 8,718 sq.m permitted to 9,605 sq.m above ground.
5. An increase in the provision of car parking spaces from 107 no. to 109 no. (the additional 2 no. increasing the EV car parking spaces from 10 no. to 12 no.).
6. An increase in the provision of bicycle parking from 570 no. to 696 no. (the number of permitted motorbike parking spaces remains constant at 14 no.)
7. Amendment of the permitted pedestrian lanes and associated public realm improvements to include the provision of a sculptural feature to the corner of North Wall Quay and Castleforbes Road. (As in the Parent Permission, public realm works inclusive of parking and loading bays external to the planning application site boundary will be subject to agreement with Dublin City Council.)
8. Associated amendment of all enabling and site development works, landscaping, lighting services and connections, waste management, interim site hoarding, and all other ancillary works above and below the ground including the use of secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19 and DSDZ2103/21).

The breakdown of accommodation is as follows:

1. Block 1 is 7 storeys in height with a Gross Internal Area (GIA) of 9,409 sq.m (excluding 1,302 sq.m at lower ground floor level), with: external accessible terraces and with roof-level terrace and extended access core, over two levels of basement accommodation, comprising: lower ground floor level (1,302 sq.m) of office and ancillary accommodation; plant rooms (514 sq.m); waste storage facilities (100 sq.m); employee changing/ drying/ locker facilities (164 sq.m); a store area (21 sq.m); and 156 no. bicycle parking spaces, with vehicular access provided by two bike lifts.

2. Block 2 is 5-9 storeys in height with a combined GIA of 30,350 sq.m (3,110 sq.m at lower ground floor level) (including a retailer services' unit of 145 sq.m and a gallery/ exhibition space of 186 sq.m, both located at ground floor) (and associated signage), with external accessible terraces and with roof-level terrace and extended access core; over three levels of basement accommodation comprising: lower ground floor level (3,110 sq.m) of office and ancillary accommodation; plant/ store rooms (1,916 sq.m); waste storage facilities (193 sq.m); employee changing/ drying/ locker facilities (328 sq.m); a cycle repair area (11 sq.m); a goods' storage area (118 sq.m); double loading bay; 75 no. car parking spaces; 12 no. motorcycle parking spaces; and 372 no. bicycle parking spaces, with vehicular access provided by ramp from Castleforbes Road.

3. Block 3 is 5-8 storeys in height with a GIA of 9,605 sq.m (excluding 1,544 sq.m at lower ground floor level) (including retail unit of 138 sq.m located at ground floor). with external accessible terraces with roof-level terrace and extended access core over two levels of basement accommodation comprising: lower ground floor level (1,544 sq.m) of office and ancillary accommodation; plant rooms (219 sq.m); waste storage facilities (63 sq.m); employee changing/ drying/ locker facilities (144 sq.m); single loading bay; 34 no. car parking spaces; 2 no. motorcycle parking spaces; and 168 no. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.

Area	Area 3 - Central
Application Number	WEB1898/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/11/2022
Applicant	Vincent Molloy
Location	14, Kinvara Drive, Navan Road, Dublin 7 D07 P866

Additional Information

Proposal: PERMISSION & RETENTION:

- 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 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 WEB1904/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/11/2022
Applicant Declan McGuinness & Yvonne Diffley
Location 17, Ardpatrick Road, Navan Road, Dublin 7 D07 C7H6

Additional Information

Proposal: A) Demolition of existing two story flat roof extension to rear B) Proposed combination of single and two story flat roof extensions to rear and side of existing building C) Associated internal modifications and siteworks

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

47/22

(21/11/2022-25/11/2022)

Area Area 3 - Central
Application Number 0371/22
Application Type Social Housing Exemption Certificate
Applicant Derroll O Neill
Location 179C Cabra Road (with access off Quarry Road), Dublin
7
Registration Date 21/11/2022
Additional Information
Proposal: SHEC: For a development of a new one bedroom, dormer bungalow style dwelling.

Area Area 3 - Central
Application Number 0374/22
Application Type Social Housing Exemption Certificate
Applicant Collen Investments Ltd
Location 55-56 Talbot Street, Dublin 1.
Registration Date 21/11/2022
Additional Information
Proposal: SHEC: The development will consist of alterations and modifications to the existing building which has commercial units at ground floor and basement and 2 apartments at 1st and 2nd floors as follows: (1) The demolition of the roof and attic space and the construction of over two additional levels facing, and set back from Talbot Street, resulting in a building of five storey including ground floor. (2) The provision of 3 additional apartments on site resulting in 5 units: (a) Extension to the rear and reconfiguration of existing 2-bed apartments at first and second floor. (b) construction of a new studio apartment to the rear of first floor, on the existing rear flat roof, (c) provision of a new 2-bed apartment on the new third floor, (d) provision of 1-bed apartment on the new fourth floor. (3) Demolition of pitched roof to the rear, (4) Provision of private and communal amenity space: (a) provision of communal amenity space to the rear on the first floor level with new access lobby, (b) provision of private balconies and private terraces to the rear of residential units, (c) provision of private terrace to the new apartment on fourth floor facing Talbot Street, (5) All associated site works.

Area Area 3 - Central
Application Number 0386/22
Application Type Social Housing Exemption Certificate
Applicant Irish Social Housing Property II SÁRL
Location 175-176, North Strand Road & 115 Seville Place, Dublin
1
Registration Date 24/11/2022
Additional Information
Proposal: SHEC: Change of use from ground floor commercial unit to 2 x 1 bed apartments



Dublin City Council

SECTION 5 EXEMPTIONS

47/22

(21/11/2022-25/11/2022)

Area Area 3 - Central
Application Number 0332/22
Application Type Section 5
Applicant Paul Kelly
Location Rear of 5 Royal Canal Terrace, Broadstone, Dublin 7,
D07 N1K6
Registration Date 22/11/2022
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Alteration to drainage layout

Area Area 3 - Central
Application Number 0370/22
Application Type Section 5
Applicant Collin Mellett
Location 17, Achill Road, Drumcondra, Dublin 9, D09 T9P1.
Registration Date 21/11/2022
Additional Information
Proposal: EXPP: Installation of a velux window to the side of the attic roof, 78cm X 98cm in size.
