



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

49/22

(05/12/2022-09/12/2022)

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	3040/22
Application Type	Permission
Applicant	Fitzwilliam Real Estate Developments Ltd
Location	97 Middle Abbey St & 16/17 Prince's Street North, D1, 19/25 Prince's Street North, D1 & 98-101 Middle Abbey Street, D1 & 102-107 Middle Abbey Street, D1, & 2-3, 4 & 4A Proby's Lane, D1 & 7/7A and Liffey Street Upper, D1.
Registration Date	05/12/2022
Additional Information	Additional Information Received

Proposal: Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.568 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 Arnotts 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 the development of a Build-To-Rent residential 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); 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 12 No. storey over basement element fronting William's Lane, a 5 No. storey element above Arnotts' Car Park, and 2 No. storey element above Arnotts Store, to provide 155 No. apartments (56 No. studio units; 85 No. 1-bed units; and 14 No. 2-bed units). The development also provides for hard and soft landscaping including the provision of: a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor Levels. Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane.

Additional proposed works include the provision of: communal residential amenities (c. 459 sq m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog-washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sqm) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms / management stores, general storage and bin store); communal amenity open spaces; a substation and a switchroom (c. 30 sq m); water tank and sprinkler rooms (c. 117 sq m); Sustainable Urban Drainage systems (including green roofs and attenuation tanks (c. 121 sq m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq m..

The development will also consist of the following works to No. 97 Middle Abbey Street comprising the demolition of part of the existing basement (c. 16 sq m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq m); change of use of the Basement Floor Level from retail (storage) to café (storage) (c. 112 sq m); continued use of the Ground Floor Level as a café

(c. 89 sq m); change of use of the First, Second, Third and Fourth Floor Levels to provide 4 No. Build-To-Rent studio apartment units (one on each level) (which will be operationally linked to the 155 No, apartments scheme); and associated internal and external alterations to the building. Pedestrian access to this part of the development will be provided via Middle Abbey Street. The total gross floor area of this part of the development is c. 423 sq m.

The development will also consist of: associated lighting; associated signage; 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 development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park) from its current operating hours of: Monday - Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00- 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for temporary period of 5 years.

Area	Area 3 - Central
Application Number	4980/22
Application Type	Permission
Applicant	Liam Lynch
Location	20, Ferguson Road, Drumcondra, Dublin 9
Registration Date	07/12/2022
Additional Information	Additional Information Received

Proposal: RETENTION & PERMISSION: Planning permission is sought for retention on the demolition of existing house and garage is proposed, permission also sought for the provision of a new 2 storey semi-detached house with 3 no, bedrooms on first floor level and all associated site works.

Area	Area 3 - Central
Application Number	5368/22
Application Type	Permission
Applicant	Long Real Estate Limited
Location	18, Gardiner Place, Dublin 1, D01 K197
Registration Date	05/12/2022
Additional Information	

Proposal: PROTECTED STRUCTURE: Planning permission is sought for change of use of part of existing building from office use, reverting to a residential dwelling on ground, first, second floors. The following works are proposed: replacement of all windows to rear with correct timber sliding sash windows, internal of layout amendments to ground, first, & second floor to include replacement/relocation/reinstatement of doorways; wall partitions to allow for insertion of bathroom & kitchen facilities at ground & first floors, with amendment to the staircase to third floor, with all ancillary site works necessary to facilitate the development.

Area Area 3 - Central
Application Number 5369/22
Application Type Permission
Applicant Aldi Stores (Ireland) Limited
Location Block A, Hamilton Gardens, Carnlough Road, Cabra, Dublin 9
Registration Date 05/12/2022

Additional Information

Proposal: Planning permission for the construction of a 3.1m high open plant enclosure consisting of two solid sides and open fencing on one side, a covered loading area consisting of solid and open sides and a metal flat roof and associated site works all within the existing permitted service yard as constructed under planning reference number ABP-312144-21 on site.

Area Area 3 - Central
Application Number 5371/22
Application Type Permission
Applicant Martin Tynan
Location Kennedys Public House at 132, 134 Lower Drumcondara Road, Drumcondra, Dublin 9, D09 A4P8
Registration Date 05/12/2022

Additional Information

Proposal: The development will consist of the enclosure of an outdoor smoking area/yard (c. 32 sqm) linking the main bar to the rear bar of the public house with removal of the existing roof structure and retractable canopy and replacement with a pitched roof including roof lights. The area is proposed to be incorporated within the overall internal bar floor space of the premises.

Area Area 3 - Central
Application Number 5377/22
Application Type Permission
Applicant Department of Education
Location Rathborne Vale, Ashtown, Dublin 15
Registration Date 05/12/2022

Additional Information

Proposal: For the continuation of the temporary permission already granted under Plan No. 2595/20 for a further 1-year for continued use of the development at Rathborne Vale, Ashtown, Dublin 15. The development consists of a 2-storey, part single-storey prefabricated temporary school comprising of 12 classrooms and an administration block. The works included 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) is constructed.

Area Area 3 - Central
Application Number 5380/22
Application Type Retention Permission
Applicant Jamal Nasser
Location 11, Sherrard Street Lower, Dublin 1
Registration Date 06/12/2022

Additional Information

Proposal: RETENTION: Permission for Residential refurbishment development, for: 1. Upgrade works to the heating system and electrical works. 2. Installation of insulated dry lining to existing walls. 3. Fire safety upgrades to all apartments. 4. Installation of new kitchenettes. 5. Upgrade to all en-suite bathrooms. 6. Installation of new doors. 7. Change of use of garage space to two-bedroom apartment at No. 11 Sherrard Street Lower, Dublin 1.

Area Area 3 - Central
Application Number 5384/22
Application Type Permission
Applicant Belvedere Ct Apt Limited
Location 10 & 11 Belvedere Court Street, Dublin 1
Registration Date 06/12/2022

Additional Information

Proposal: This application seeks modifications to the previously approved permission DCC Reg. Ref. 2556/20. Modifications are to include the addition of 4 no. apartment units achieved by way of an additional floor, to the previously granted scheme bringing the total no. of floors of the building from 4-storeys to 5 storeys and increasing the total number of apartment units from 13 no. apartments to 17 no. apartments consisting of 8 no. one-beds and 9 no. two beds. All with associated bike store, bin store, landscaping and site works.

Area Area 3 - Central
Application Number 5385/22
Application Type Permission
Applicant Robert Morgan
Location 173 & 174, North Strand Road, Dublin 1
Registration Date 06/12/2022

Additional Information

Proposal: The proposed development comprises: a) Demolition of existing buildings on site; b) Construction of a new 5-storey apartment building (totalling c. 1103.5 sqm), including a partially setback third and fourth floors, with a plant area enclosure on the roof. The building will comprise 1no. ground floor retail unit (c.60.5sqm) and residential floorspace of c. 1,043sqm comprising of 12no. apartments consisting of: a. 7no. 1-bed units; b.4no. 2-bed units; and c. 1no. 3-bed unit. c) The apartment block includes terraces and balconies to the apartments, to be located on the north east and south west and south east elevations. The balconies to apartment nos. 2 and 5 will be provided with screening (a mix of brick and perforated brick) on the south east elevation. The apartment block will also provide 30no. bicycle parking spaces, including visitor spaces; d) The development will also include for all associated and ancillary site development works, including drainage, services and hard landscaping (including boundary treatments), fascia level signage zone to retail unit, bin storage, and all other ancillary works.

Area Area 3 - Central
Application Number 5397/22
Application Type Retention Permission
Applicant Health Service Executive Estates , Dublin north East
Location Ashgrove House, Kempton Estate, Navan Road, Ashtown, Dublin 7, D07 E635
Registration Date 08/12/2022

Additional Information

Proposal: RETENTION PERMISSION is sought for the site works, as built for 30 car parking spaces, cycle parking and associated drainage works to serve Ashgrove House.

Area Area 3 - Central
Application Number 5398/22
Application Type Permission
Applicant Sean Doyle, Harbourmaster Bar Limited
Location Harbourmaster Pub, Custom House Dock IFSC, Dublin 1 (A Protected Structure), The site is bounded by the Harbourmaster Pub (a Protected Structure) to the south, George's Dock to the north and east; and an existing road from George's Dock Road to the west.
Registration Date 08/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE:. The proposed development will consist of the demolition of an existing two-storey over basement extension to the rear (north) of the Harbourmaster Pub (a Protected Structure) and the construction of 1 no. New hotel building which is 11 storeys in height (part 6, 7, 8, 9 and 10 storey building with a plant room at roof/10th floor level). The building will comprise 96 no. hotel bedrooms; with balconies/terraces to hotel bedrooms along the south elevation (located at 6 th -,7 th , 8 th and 9 th -floors) and 1 no. Communal terrace associated with the 10th-floor bar on the south, north and east elevations; ground floor reception area, cycle store, luggage, bar and restaurant and 1 no. ESB sub-station switch room; 1 st to 9 th floor - 96 no. hotel bedrooms; 10 th floor hotel bar; basement level supporting facilities including toilets, hotel kitchen, laundry, waste store, general store, comms room, staff changing and shower facilities, 1 no. water tank room; landscaping; public lighting; boundary treatment; and all associated site development and engineering works necessary to facilitate the proposed development. Access will be provided via the road to the west of the site boundary and George's Dock Road. The building will be connected to the Harbourmaster Pub (a Protected Structure) via a new 1.5-storey glazed link sitting below the eaves level of the Protected Structure.

Area Area 3 - Central
Application Number 5403/22
Application Type Retention Permission
Applicant Fast Premium Products
Location Ground Floor Unit 14A, O'Connell Street Lower, Dublin 1
Registration Date 08/12/2022

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: Retention and continuation of the use of retail 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 5411/22
Application Type Permission
Applicant Irish Social Housing Property II SARL
Location 175-176, North Strand Road, and 115, Seville Place,
Dublin 1, D01 DX80 & D01 YX96 & D01 H2F9
Registration Date 09/12/2022

Additional Information

Proposal: Modifications to previously approved mixed use development reg. ref. 4344/17 at 175-176 North Strand Road and 115 Seville Place, Dublin 1 comprising the following: (1) Change of use of the existing ground floor commercial unit of 147sqm to residential use to provide two, one bedroom universal design apartments, each with direct front door access from the street, and with gross floor areas of 74sqm and 63sqm respectively. This will increase the overall number of apartments in the building to 13 apartments; (2) Provision of private amenity space for each of the new ground floor apartments; (3) Provision of a separate bin store area dedicated to the two ground floor apartments; (4) Alterations to existing ground floor elevations to accommodate the ground floor apartments; (5) Landscaping and boundary treatment works and all associated site works and services.

Area Area 3 - Central
Application Number WEB1848/22
Application Type Permission
Applicant JCDecaux Ireland Ltd
Location The front of 397, North Circular Road, Dublin 7
Registration Date 07/12/2022

Additional Information Additional Information Received

Proposal: Permission for development on a site located at 'The front of 397 North Circular Road, Dublin 7'. This development will consist of the replacement of the 2 no. existing scrolling advertising displays with 2 no. digital displays (3.4m high by 6.28m wide) at the front of 397 North Circular Road, Dublin 7. The Application also includes the removal of one static advertising display at Millmount Terrace, Drumcondra, Dublin 9.

Area Area 3 - Central
Application Number WEB2089/22
Application Type Permission
Applicant Kieron Farrell and Anna Sheane
Location 30, Bengal Terrace, Finglas Road, Glasnevin, Dublin 11
D11 N7D0
Registration Date 05/12/2022

Additional Information

Proposal: The development will consist of: a change of use from 3 apartments to a single dwelling, the removal of the existing rear extension, the construction of a new part two-storey, part one-storey extension to the rear of existing house and new rooflight to rear of existing roof.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 5372/22
Application Type Retention Permission
Applicant Michael McCormack & Jade Walsh
Location 40, Whitworth Road, Dublin 9, D09 E7N6
Registration Date 05/12/2022

Additional Information

Proposal: RETENTION: Retention planning permission is sought for alteration and extension of the existing house, comprising of the extension and reconfiguration of the first floor rear return including conversion of the pitched roof to a flat roof and alteration of the fenestration, plus associated works.

Area Area 3 - Central
Application Number 5392/22
Application Type Permission
Applicant WZDJ Properties Investment Ltd
Location 67, Mountjoy Square, Dublin 1
Registration Date 07/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the removal of the existing recent granite surface finish to the platform and steps at the front door of the house and the retention, restoration and repair of the original granite flagstones, steps and bridge under. Any shortfall in granite is to be made up with salvaged or new matching granite flagstones. When laid the granite elements including the original granite upstands that surround the front area are to be repaired and repointed with lime mortar. The iron railings are also to be strengthened and repaired and missing cast-iron corner posts, stays and other parts are to be replaced with new matching cast-iron and forged iron parts.

Area Area 3 - Central
Application Number 5393/22
Application Type Permission
Applicant WZDJ Properties Investments Ltd.
Location 22, Gardiner Place, Dublin 1
Registration Date 07/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development consist of the restoration of the existing granite flagstones to the platform and steps at the front door of the house. Any shortfall in granite is to be made up with salvaged or new matching granite flags. When laid the granite elements including the original granite upstands that surround the front area are to be repaired and repointed with lime mortar. The iron railings are also to be strengthened and repaired and missing cast-iron corner posts, stays and other parts are to be replaced with new matching cast-iron and forged iron parts.

Area Area 3 - Central
Application Number 5406/22
Application Type Permission
Applicant Mark Mcloughlan and Paul Moore
Location 135, St. Mobhi Road, Glasnevin, Dublin 9, D09 X6Y1
Registration Date 09/12/2022

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 WEB2105/22
Application Type Permission
Applicant Eoin Tuohy
Location 30, Villa Park Gardens, Ashtown, Dublin 7 D07 YCA2
Registration Date 09/12/2022

Additional Information

Proposal: Refurbishment and extension to existing house to include

- (a) conversion of existing side garage
 - (b) first floor extension to side with hipped roof
 - (c) single storey extension to rear with roof lights
 - (d) new velux windows to rear roof
 - (e) associated internal alterations ,drainage and external works at 30 Villa Park Gardens, Ashtown, Dublin 7 (D07YCA2)
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Area 3 LAWs

Area	Area 3 - Central
Application Number	5387/22
Application Type	LAW
Applicant	Dublin City Council-Housing & Community Services
Department	
Location	Constitution Hill, Dublin 7
Registration Date	07/12/2022

Additional Information

Proposal: LAW: Planning and Development Act 2000 (as amended), Planning and Development Regulations 2001 (as amended) - Part 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of: The phased redevelopment of the existing Constitution Hill Flats bounded by Constitution Hill, Broadstone and Catherine's Lane, in Dublin 7.

The existing 0.76 hectare site currently comprises of 3 no. five-storey housing blocks providing 89 homes and a childcare unit which form the Constitution Hill Flats social housing scheme.

The proposed development, which will be managed by Dublin City Council, comprises of:

- Provision of 124 homes (42 no. 1 bed apartments, 64 no. 2 bed apartments, 18 no. 3 bed apartments).
- Provision of a multi-use childcare space.
- Construction of a new apartment block to the north of the site.
- Construction of a new apartment block to the south of the site.
- Construction of 10 no. duplex mews apartments to the west of the site.
- Deep retrofit and extension to the 3 no, existing housing blocks to include an additional floor and side bay with modifications to all elevations.
- Building heights ranging from 2 to 7 storeys.
- Provision of public and private open spaces; ancillary structures and associated site infrastructure works / supporting infrastructure, landscaping, public lighting, revision to access, pavements, boundary treatments and all other necessary enabling works, roads and services.
- Demolition of the existing substation and pump house on site.
- Construction of new ESB substation.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 07/12/2022 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm.

The plans and particulars are also available for inspection online on Citizens Space

<https://consultation.dublincity.ie/>

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, maybe made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 26/01/2023.

Submissions or observations may also be made online on Citizens Space -

<https://consultation.dublincity.ie/> before 23.59pm on 26/01/2023.

Area 3 Decisions

Area Area 3 - Central
Application Number 0370/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 08/12/2022
Applicant Collin Mellett
Location 17, Achill Road, Drumcondra, Dublin 9, D09 T9P1.
Additional Information
Proposal: EXPP: Installation of a velux window to the side of the attic roof, 78cm X 98cm in size.

Area Area 3 - Central
Application Number 0371/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 08/12/2022
Applicant Derroll O Neill
Location 179C Cabra Road (with access off Quarry Road), Dublin 7
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
Decision Grant Social Housing Exemption Cert
Decision Date 08/12/2022
Applicant Collen Investments Ltd
Location 55-56 Talbot Street, Dublin 1.
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	3373/12/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	07/12/2022
Applicant	Edward Scanlon, Project Coordinator, Grangegorman
Development Agency	
Location	Grangegorman, Dublin 7

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for proposed development in compliance with the Grangegorman Planning scheme 2012 to comprise the construction of 15.90 Hectares of public realm and site infrastructure and includes that part of the public thoroughfare Grangegorman Upper and Grangegorman Lower, all located within a 28.69 Hectares Strategic Development Zone (SDZ) at Grangegorman, Dublin 7. The application is for a 10 year Planning Permission. The development of the Public Realm and Site Infrastructure provides for all associated site works to facilitate the anticipated development of the Grangegorman Planning Scheme 2012 to include:

- A general excavation and profiling of the topography to create landscape features including the "HaHa" Feature.
- Landscaping works to include the retention of existing trees, planting of new trees and the removal of certain trees within the site and in compliance with the Grangegorman Planning scheme 2012.
- A Network of paved circulation (suitable for vehicular, bicycle and pedestrian traffic) with security access control devices, including bollards and gates, loading bays for delivery, maintenance and emergency vehicles, disabled car parking spaces (43 no.), bicycle parking spaces (1150 no.) and provide access to future car parking (which will be subject of separate applications for planning permission).
- A section of public thoroughfare of Grangegorman Upper and Grangegorman Lower is included within the site and is subject to development comprising realignment and resurfacing incorporating traffic calming platforms, provision for a taxi rank, coach parking, disabled parking and loading bays that require the removal of existing pay and display parking, new pavement, street lighting, tree planting and street furniture.
- 2 no separate grassed playing fields with associated floodlighting, fencing and netting and an all-weather surface multisport pitch and court area with associated floodlighting, fencing and netting.
- Demolition and alterations to the existing boundary wall which is a Protected structure to provide new entrance arrangements at Morning Star Avenue, Fitzwilliam Place North, Along Grangegorman Upper and Grangegorman Lower, at Fingal Place and along North Circular Road and to extinguish existing entrances to No's 226, 228 and 230 North Circular Road, Dublin 7 and No's 1,2,3,4 and 5 Orchard View, Grangegorman, Dublin 7.
- Associated site infrastructure works for utilities distribution to include new communications, electricity, gas and potable water connections to existing utilities mains,
- Storm water and foul water drainage systems incorporating attenuation measures and below ground grey water storage.
- Indicative signage appropriate for wayfinding and the identification of places within the site.
- Public Realm lighting and security stations.
- General public Realm fittings and furniture to include water features, seating, canopy shelters.
- The provision of 3 no Play areas.

For clarity the application includes the demolition and alteration of defined sections of the boundary wall of the former St. Brendan's Hospital, which is a protected Structure to form new gateways in compliance with the Grangegorman Planning Scheme 2012, The SDZ also includes an additional 10 No. Protected Structures - The Top House, The Laundry Building, The Mortuary, The Former Female House, The Male Infirmary, The Roman Catholic Chapel, The Female Infirmary, The

Church of Ireland Chapel, The Clock Tower building and The Lower House (works to which will be the subject of separate application for planning permission).

Area Area 3 - Central
Application Number 3815/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/12/2022
Applicant Maureen Grant
Location 74, Ballybough Road, Dublin 3
Additional Information Additional Information Received
Proposal: Development will consist of demolition of existing single storey commercial unit & construction of a 3 storey 2 bed room residential apartment (101.5 m.sq.) & car parking area to the front of building and associated site works.

Area Area 3 - Central
Application Number 4269/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/12/2022
Applicant Digital Accommodation Rental Engine Ltd
Location Unit 5-6, Kings Street Complex, 48-59, North King Street , Smithfield, Dublin 7
Additional Information Additional Information Received
Proposal: Permission for the following works: Separation of the currently combined office unit into two separate units, change of use of Unit 6 from office to retail / coffee shop use and for associated signage alterations.

Area Area 3 - Central
Application Number 4574/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/12/2022
Applicant Colin Daly, Nicola Daly & Andrew Haydon
Location 76, 76G & 280 Bannow Road, Cabra , Dublin 7
Additional Information Additional Information Received
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 5020/22
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 05/12/2022
Applicant Kennedy's Public House
Location Kennedy's Public House, 132 & 134 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 A4P8

Additional Information

Proposal: RETENTION PERMISSION: the development consists of the retention of the existing 1No. fire escape door and 2No. roller shutter doors. All doors are situated on the rear west elevation along Victoria Lane.

Area Area 3 - Central
Application Number 5024/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 05/12/2022
Applicant Ballymore Estate Limited
Location Meridian Building, corner of Spindrift Avenue and Magellan Crescent, Royal Canal Park, Dublin 15

Additional Information

Proposal: Permission for change of use from office to residential use to provide 28 no. apartments (5 no. 1-bed, 2 no. 2-bed 3 person, 14 no. 2-bed 4 person and 7 no. 3-bed units), accommodated in an existing vacant building of 7 storeys over an existing single storey basement, consisting of bicycle parking, waste storage and plant rooms, and an existing vacant ground floor retail unit. All apartment units to have new private balconies or terraces, located on south, east and west building elevations. The development will include modifications to existing façades with existing openings resized, additional balconies added and an overall reduction of window area.

Area Area 3 - Central
Application Number 5033/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/12/2022
Applicant Joyce Lalor
Location 477, North Circular Road, Dublin 7, D07 E950

Additional Information

Proposal: RETENTION: Permission for retention 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 5041/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/12/2022
Applicant Blackhall Sarl
Location 9-13, Blackhall Place, Dublin 7

Additional Information

Proposal: The proposed development will consist of amendments to the student accommodation granted under register references 1456/03 and 3979/19 to provide for a total of 200 no. bedspaces comprising:

- 1) The reconfiguration of the existing three bedroom clusters on the ground, first, second and third floors in Blocks A and B to provide seven bedroom clusters and 1 no. three bed cluster on the ground floor in Block B;
- 2) The reconfiguration of the approved six bedroom cluster in part of the ground floor of Block C to provide 2 no. one bed studio units;
- 3) Amendments to the internal layouts of the first, second, third, fourth and fifth floors of Block C;
- 4) Amendments to the design details and materials of the fifth floor extension to Block C approved under register reference 3979/19 including the provision of a green roof on the extension;
- 5) Amendments to the design of the rear elevation of Block C approved under register reference 3979/19 to include revised window layout and fenestration design;
- 6) Alterations to the fenestration design on all elevations of Block A and B and the east (front) elevation of Block C;
- 7) The reconfiguration of the basement car park to accommodate 6 no. spaces (including 3 no. EV charging spaces and 1 no. disabled space), 240 no. cycle parking spaces, plant rooms and bins stores; and
- 8) Alterations to the layout of student amenity area in the basement of Block C and below the existing adjoining courtyard approved under register reference 3979/19.

Area Area 3 - Central
Application Number 5045/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/12/2022
Applicant The Commissioner of Public Works
Location Castleknock Gate Lodge, Chesterfield Avenue, Phoenix Park, Dublin 15

Additional Information

Proposal: PROTECTED STRUCTURE: 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 reinstatement 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 5046/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/12/2022
Applicant Fairfield Road Property Ltd.
Location Site at Marlborough Road, Dublin 7, and located to the rear of properties on Marlborough Mews.

Additional Information

Proposal: Planning for development at a 0.2789 hectare site located at Marlborough Road, Dublin 7 and located to the rear of properties on Marlborough Mews. The proposed development consists of the construction of 2 no. apartment blocks 5 storeys high with a total of 38 no. dwelling units comprising 18 no. 2-bedroomed apartments, 12 no. 1-bedroom apartments and 8 no. 1 bed studio apartments with associated south and west facing balconies and all ancillary and associated site development works including site clearance works, new vehicular/pedestrian access of Marlborough Road, 21 no. car parking spaces including spaces off Marlborough Road and Mews, communal and public open space areas, cycle parking, bin storage, hard and soft landscaping and boundary treatment works.

Area Area 3 - Central
Application Number 5048/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/12/2022
Applicant Board of Management of St. Dominic's College, Cabra, Dublin 7
Location St. Dominic's College, Cabra, Dublin 7, D07 NX47

Additional Information

Proposal: Permission is sought for the upgrading of 1 no. existing full sized grit hockey playing pitch to a new synthetic playing surface, the erection of 6 no. 15 meter high lighting poles to illuminate the hockey pitch and ancillary works including drainage and fencing.

Area Area 3 - Central
Application Number 5051/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 05/12/2022
Applicant Jenwood Investments Limited
Location 123, The Seabank House, East Wall Road, East Wall, Dublin 3

Additional Information

Proposal: Permission for retractable awning above existing outdoor seating area, to front of existing public house.

Area Area 3 - Central
Application Number 5055/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/12/2022
Applicant Percy Nominees Limited
Location 68 O'Connell Street Upper, Dublin 1, D01 P8Y9

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for restoration, refurbishment and modifications to the protected structure.

The proposed works will consist of:

1. Exterior: Front facade plaster to be repaired and painted. Lead flashings to be provided. Repair or replacement of existing drainpipes. Parapet coping stones to be removed, relayed on dpc and repointed,
 2. Roof: Replace roof synthetic finish with blue Bangor slate. Timbers to be inspected and treated and retained or replaced as required. Provide lead gutters and flashings. Plaster inside of parapet wall. Provide access hatch to roof. Provide insulation to attic area.
 3. Interior: Replace decayed timbers where required with treated timber or concrete where appropriate. Repair all retained joinery. Repair fireplaces. Repair brickwork and joints. Rebuild small panel to right of internal door at first floor. Repair existing internal plaster to staircase areas. Provide further reinforcement to existing ground floor ceiling. Provide lime plaster ceilings with paint finish to upper floors.
 4. Openings: Open up 3 no. historic window opes on rear elevation and provide new one over one double glazed windows. Repair front one over one windows, retaining the existing glazing where possible.
-

Area Area 3 - Central
Application Number 5284/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/12/2022
Applicant Mark McLoughlan and Paul Moore
Location 135, St. Mobhi Road, Glasnevin, Dublin 9, D09 X6Y1

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 5293/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/12/2022
Applicant Fast Premium Products
Location 14A O'Connell Street Lower, Dublin 1

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 5308/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/12/2022
Applicant Wellington Street Apartment Limited
Location 9-11 Wellington Street Lower, Dublin 7

Additional Information

Proposal: Planning permission for the application seeks modifications to the previously approved permission DCC Reg. Ref. 3167/21. Modifications are to include the addition of 4 no. apartment units achieved by the way of an additional floor to the previously granted scheme bringing the total no. of floors of the building from 4-storeys to 5-storeys and increasing the total number of apartment units from 21 no. apartment units to 25 no. apartment units consisting of 1 no. studio, 17 no. one-bed, 7 no. two-bed. All associated bike store, bin store, landscaping and site works.

Area Area 3 - Central
Application Number 5315/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/12/2022
Applicant JSMT Distribution Ltd.
Location 61, 62, Mary Street, Dublin 1, D01XP94

Additional Information

Proposal: Permission for the following, including all associated internal works: Change-of-use of the ground floor from supermarket to restaurant.

Area Area 3 - Central
Application Number WEB1959/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/12/2022
Applicant Shane McKinley
Location 49, Dowth Avenue, Cabra, Dublin 7

Additional Information

Proposal: Alterations to the front boundary of a house to facilitate vehicular access, dishing of the kerb and all associated site works

Area Area 3 - Central
Application Number WEB1967/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 09/12/2022
Applicant Andrew St.Ledger
Location 62, Saint Jarlath Road, Dublin 7 D07 TH72

Additional Information

Proposal: Retention of previously approved under planning ref no WEB1110/13, ground floor extension to side to include a granny flat unit and new vehicular access to garden with piers, gates and dishing of footpath with associated site works

Area Area 3 - Central
Application Number WEB2084/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/12/2022
Applicant Eoin Tuohy
Location 30, Villa Park Gardens, Dublin 7 D07 YCA2

Additional Information

Proposal: Refurbishment and extension to existing house to include (a) conversion of existing side garage (b) first floor extension to side with hipped roof (c) single storey extension to rear with roof lights (d) new velux windows to rear roof (e) associated internal alterations ,drainage and external works at 30 Villa Park Gardens, Ashtown, Dublin 7 (D07YCA2)

Area Area 3 - Central
Application Number WEB2085/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/12/2022
Applicant Anne-Marie English
Location 15, Villa Park Gardens, Ashtown, Dublin 7 D07 R992

Additional Information

Proposal: The development consists of the conversion of an attic into an office (c.19.3sqm) and eaves storage with a rear facing dormer being constructed by means of building out the existing hipped roof into a proposed gable roof. The development will also consist of the partial demolition of a front garden wall (c. 3.2m), to allow for a hardscaped area for parking and landscaping.

Area 3
Appeals Notified

Area Area 3 - Central
Application Number 0335/22
Appeal Type Written Evidence
Applicant Liacondar Limited
Location The Bernard Shaw, Whitworth Road, D09 XW44

Additional Information

Proposal: EXPP:

- 1 - The erection of signage on the façade of the property facing Whitworth Road.
 - 2 - The alteration to the façade of the property facing Prospect Road and provision of a point of sale for takeaway items.
 - 3 - The installation of a trailer and structure on the area facing Prospect Road.
 - 4 - The provision of 3 no. Covered picnic benches, 8 no. picnic bench style seating, and street furniture consisting of planters and sandwich board signs on the area facing Prospect Road.
 - 5 - The erection of 15 No. Windbreaker screens with signage placed along the boundary facing Prospect Road and Whitworth Road.
-

Area Area 3 - Central
Application Number 3283/22
Appeal Type Written Evidence
Applicant EWD3 Developments Ltd
Location Existing commercial premises at Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road and Blythe Avenue)

Additional Information Additional Information Received

Proposal: The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (1 no. studio, 7 no. 1-bed/2-person apartments, 1x 2-bed/3-person apartment and 4 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, a separate access to Unit 4 from Blythe Avenue, associated internal refuse and storage for 34 no. bikes at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4865/22
Appeal Type	Written Evidence
Applicant	Woodbury Printing Limited
Location	Lands at Broombridge Industrial Estate and Dublin Industrial Estate bounded by Broombridge Road, Royal Canal and Royal Canal Way, Dublin 11

Additional Information

Proposal: Planning permission comprising the following buildings : Colorman Premises:

- (i) Colorman , Unit 1 Broombridge Industrial Estate, Broombridge Road, Dublin 11, D11 XO64,
- (ii) Unnamed building to south of Unite 1 (no eircode),
- (iii) Units 13-14 (no eircode);
- (iv) Unit 17 Broombridge Industrial Estate, Broombridge Road, Dublin 11, D11 RX54,
- (v) Unit 6 Boyne Road, Dublin Industrial Estate, Dublin 11, D11 XD25,
- (vi) Unit nos. 72 & 73, D11 XN29 & D11 AY67 Moyle Road, Dublin Industrial Estate, Dublin 11.

The development will consist of :

- (i) the demolition of all existing warehouse/factory/office buildings and all associated ancillary outbuildings and structures located on-site and the removal of the existing vehicular entrance via Broombridge Road;
- (ii) the construction of a mixed-use development comprising 14 no. retail /commercial units (2,899.66sq.m), a hotel (9,084.24sq.m), a creche (343.5sq.m.), office/remote working/co-working space (44,334.85sq.m.) and 304 no. residential apartments (71 no. one-bedroom, 130 no. two bedroom & 103 no. three bedroom) within 4 no. principle blocks (Blocks A-D) ranging in height from 2-16 storeys over basement level parking/plant area. Block A comprises a 12 storey over basement level (basement 1) building which includes 4 no. retail/commercial units at ground floor level and office space from first to eleventh floor level; Block B comprises a 2-10 storey over basement level (basement 1) building which includes 7 no. retail/commercial units at ground floor level with office space also included from ground to ninth floor level; Block C comprises a 8-11 storey over basement level (basement 2) building which includes 18 no. residential apartments 3 no. retail units and a creche at ground floor level with an additional 286 no. apartment s unit from first to tenth floor levels. Each apartment will benefit from access to private amenity space in the form of a balcony on all elevations and communal amenity space at surface level. Block D comprises a 16 storey over basement level (basement 2) building which includes a hotel (100 no. rooms - inclusive of a double/triple/family rooms) from ground to sixth floor level and thirteenth to fifteenth floor level with restaurant, bar, reception area and ancillary services room at ground floor level and gym, meeting, conference room and staff rooms at first floor level and recreational areas (spa/pool/gamesroom/multi-purpose hall) at thirteenth to fifteenth floor level. Block D will also include office space from seventh to twelfth floor level. The entire basement level (basement 1 & 2), will comprise a total of 296 no. carparking spaces (inclusive of 16 no. accessible spaces), 44 no. motorcycle parking spaces, 848 no. bicycle parking spaces and 30 no. cargo bicycle parking spaces to serve the overall development together with plant, storage, refuse storage and ancillary rooms. Basement 1 is accessed via Broombridge Road and basement 2 is accessed via Boyne/Moyle Road, (iii) provision of a new undercroft vehicular/pedestrian/cycle access from Broombridge Road, new pedestrian and cycle connections onto Broombridge Road through the western site boundary, new pedestrian connection onto the Royal Canal through the southern site boundary, a covered street providing an east-west connection through the site and continued use of the existing vehicular/pedestrian/cycle access from Boyne Road to the east;
- (iv) bicycle parking (192 no. visitor spaces) will be provided at surface level and a taxi area (for drop-off/pick-up) will be provided to the front of Block D;
- (v) all associated site and infrastructural works, including foul and surface water drainage; hard and soft landscaping, refuse stores and plant rooms, internal footpaths and roads, lighting, signage

ESB substations; public and communal opens space, necessary to facilitate the development. The application is accompanied by two site layout plans, the first of which incorporates the emerging preferred route for the future Luas green line extension along the western boundary of the site, the second shows the proposed development without the future Luas route included.

Area 3
Appeals Decided

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

49/22

(05/12/2022-09/12/2022)

Area Area 3 - Central
Application Number 0403/22
Application Type Social Housing Exemption Certificate
Applicant Robert Morgan
Location 173 - 174, North Strand Road, Dublin 1
Registration Date 06/12/2022

Additional Information

Proposal: SHEC: The proposed development comprises: a) Demolition of existing buildings on site; b) Construction of a new 5-storey apartment building (totalling c. 1103.5 sqm), including a partially setback third and fourth floors, with a plant area enclosure on the roof. The building will comprise 1no. ground floor retail unit (c.60.5sqm) and residential floorspace of c. 1,043sqm comprising of 12no. apartments consisting of: a. 7no. 1-bed units; b.4no. 2-bed units; and c. 1no. 3-bed unit. c) The apartment block includes terraces and balconies to the apartments, to be located on the north east and south west and south east elevations. The balconies to apartment nos. 2 and 5 will be provided with screening (a mix of brick and perforated brick) on the south east elevation. The apartment block will also provide 30no. bicycle parking spaces, including visitor spaces; d) The development will also include for all associated and ancillary site development works, including drainage, services and hard landscaping (including boundary treatments), fascia level signage zone to retail unit, bin storage, and all other ancillary works.



Dublin City Council

SECTION 5 EXEMPTIONS

49/22

(05/12/2022-09/12/2022)

Area Area 3 - Central
Application Number 0399/22
Application Type Section 5
Applicant Cuisle Properties Ltd
Location Apt 6, 115, North Circular Road, Dublin 7
Registration Date 08/12/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE:

Proposed Works:

Accommodation Unit No. 6:

1. The existing layout of Unit 6 will not be altered. All existing features and materials of importance to maintain the character will be retained, the intention being where possible to carry out repairs rather than replace materials. The lowered ceiling and walls to shower rooms & lobby will be retained to provide a protected lobby and will not impact on the cornice work. Any repair works to plaster will be done with new lime plaster.

The following is a list of proposed works: -

1. Remove remains of existing kitchen and fit new kitchen, using existing services.
2. Remove existing sanitary fittings and install with new en-suite pod.
3. Upgrade existing doors with intumescent strips, intumescent paint, and door closers FD30S.
4. Re-use existing sockets, switch positions & conduits and repair with lime plaster.
5. Remove existing built-in wardrobes and repair plaster. Free-standing wardrobes.
6. Clean down and repair plaster where damaged and repair with lime mortar.
7. All fireplaces and fire mantels to be retained and cleaned down.
8. Existing windows to be refurbished and damaged or decayed elements replaced with similar, new cords etc., draught proofed and painted.
9. Existing floorboards to be retained, replaced where decayed, fixed and over laid with laminate flooring.
10. The existing ceilings to be cleaned down and decorated with intumescent flame- retardant paint to provide 30 min. protection.

External Works:

11. Remove waste pipe from front elevation. Repair any damage to brickwork with brick to match and lime mortar.
12. Tidy up and restore layout. Provide new boundary railing with 117 North Circular Road.

Assessment:

The Proposal is to upgrade the standard of accommodation in the building which is divided into 6 no. apartments for some time now.

Works have ceased since the Enforcement Notice was received and the property remains vacant. The proposed works will bring back into use the apartments without impacting on the historic fabric, so that they can be re-occupied.