



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

45/22

(07/11/2022-11/11/2022)

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 3815/22
Application Type Permission
Applicant Mureen Grant
Location 74, Ballybough Road, Dublin 3
Registration Date 10/11/2022
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
Applicant Digital Accommodation Rental Engine Ltd
Location Unit 5-6, Kings Street Complex, 48-59, North King Street , Smithfield, Dublin 7
Registration Date 08/11/2022
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
Applicant Colin Daly, Nicola Daly & Andrew Haydon
Location 76, 76G & 280 Bannow Road, Cabra , Dublin 7
Registration Date 08/11/2022
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 5183/22
Application Type Permission
Applicant Iosif Gabor
Location 296C, North Circular Road, Phibsborough, Dublin 7
Registration Date 07/11/2022

Additional Information

Proposal: The development will consist of the change-of-use of the existing ground floor retail to use for the sale of hot food consumption for either on or off the premises.

Area Area 3 - Central
Application Number 5185/22
Application Type Permission
Applicant Forum Building Commons Street Ltd.
Location 1, Commons Street, Dublin 1, D01 Y048
Registration Date 07/11/2022

Additional Information

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

Area Area 3 - Central
Application Number 5189/22
Application Type Permission
Applicant Charleville Lawn Tennis Club
Location Charleville Lawn Tennis Club, Whitworth Road, Dublin 9, D09 HX7X
Registration Date 07/11/2022

Additional Information

Proposal: The development will consist of: The construction of 2 No. Padel courts with associated glass panelling enclosures (3 meter height) & mesh over (1 meter height) , associated 200W LED lights (6 meter height) , Relocation of 1 No. juvenile court and ball wall , construction of new access within Charleville Lawn Tennis Club Landholdings via a new accessible ramp & all associated site works.

Area Area 3 - Central
Application Number 5196/22
Application Type Permission
Applicant Enda McHugh
Location 13, Synnott Place, Dublin 7, D07 E7N5
Registration Date 09/11/2022

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission being sought for the retention of the change of use of existing studio type apartment at basement level which was previously storage space together with the retention of the existing external staircase that services same as currently constructed together with seeking full planning permission for the proposed modifications of existing window ope on the existing front elevation to service the existing studio apartment at basement level and all ancillary site works.

Area Area 3 - Central
Application Number DSDZ5190/22
Application Type Permission
Applicant Waterside Block 9 Developments Ltd.
Location City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1
Registration Date 07/11/2022

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 3 DOMESTIC

Area Area 3 - Central
Application Number 5178/22
Application Type Permission
Applicant Peter Reynolds
Location 82, Hollybank Road, Dublin 9, D09 Y5T1
Registration Date 07/11/2022

Additional Information

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

Area Area 3 - Central
Application Number 5203/22
Application Type Permission
Applicant Liam O Mochain
Location 215 Ratoath Road, Cabra, Dublin 7
Registration Date 10/11/2022

Additional Information

Proposal: Permission for

1. demolition of rear conservatory extension and rear garden shed building .
2. construction of a new home office in rear garden;
3. for a new two storey and single storey rear extension;
4. placement of 2 windows at first floor and 2 new windows in ground floor in side gable wall and 2 new velux windows in main roof to rear.

Area Area 3 - Central
Application Number 5207/22
Application Type Permission
Applicant Tom Curtin & Karina O'Leary
Location 349, Navan Road, Dublin 7, D07 R2C3
Registration Date 10/11/2022

Additional Information

Proposal: The proposed development will consist of the construction of a flat-roof, single-storey extension to rear of existing dwelling, with rooflights, and all associated site works.

Area Area 3 - Central
Application Number 5208/22
Application Type Permission
Applicant Tom Curtin & Karina O'Leary
Location 349, Navan Road, Dublin 7, D07 R2C3
Registration Date 10/11/2022

Additional Information

Proposal: The proposed development will consist of a) removal of existing chimney to side and shed to rear, and b) the construction of a flat-roof single-storey extension to front, c) change to existing roof profile by extending hipped roof to maintain existing ridge height, with new rooflights to side, d) change of material finish on existing dwelling from wet dash to smooth render finish, e) alterations to fenestration to front and rear at first floor level, f) new dormer window to rear roof slope to facilitate attic conversion, g) widening of existing vehicular entrance piers to 3.5m, h) raise height of existing front boundary wall to match neighbouring dwelling, and all associated site works.

Area Area 3 - Central
Application Number 5211/22
Application Type Permission
Applicant John Nolan
Location 36, Kinvara Road, Navan Road, Dublin 7, D07 CC80
Registration Date 10/11/2022

Additional Information

Proposal: Permission for 1. Attic conversion to storage room with flat roof dormer window to rear. 2. New vehicular entrance to off street car parking to front garden, and all associated site works.

Area Area 3 - Central
Application Number WEB2020/22
Application Type Permission
Applicant Rebecca Hughes
Location 109, Ventry Park, Cabra, Dublin 7 D07 F2Y0
Registration Date 08/11/2022

Additional Information

Proposal: Single storey garden room to existing rear garden circa 39sqm. Single storey extension to front, first floor extension to rear, conversion of existing attic space to non-habitable space, dormer to side and rear of existing dwelling, internal alterations and all associated site works.

Area 3 Decisions

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| Area | Area 3 - Central |
| Application Number | 0335/22 |
| Application Type | Section 5 |
| Decision | Refuse Exemption Certificate |
| Decision Date | 08/11/2022 |
| 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.

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| Area | Area 3 - Central |
| Application Number | 0336/22 |
| Application Type | Section 5 |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 09/11/2022 |
| Applicant | Gcwan's B Properties |
| Location | 39, Mountjoy Square South, Dublin 1 |

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Structural repairs to rear return including dismantled brick parapet, unstable internal masonry wall and arched opening to rear. 2. Repair works to roof to include local repairs, the removal and safe disposal of asbestos roof tiles and replacement with natural slates and upgrade of existing linings and flashings to copper. 3. Removal of vegetation to external walls, roof and gutters. 4. Repair existing windows and ensure they can open and close freely, including replacement of broken panes of glass. 5. Removal of non-original stud partition walls to existing apartments at second and third floor levels. 6. Removal of non-original suspended ceiling at basement level. 7. Upgrade of existing bathroom facilities in existing locations, utilising existing service routes only. 8. Upgrade of existing kitchenette facilities in existing locations, utilising existing service routes only. 9. Strip out of redundant services without disturbing the existing building fabric. 10. Rewire within existing ducts and runs. 11. Upgrade of electrical circuits. 12. Replacement of existing gas boilers. 13. Repair of timber ceiling and floor joists. 14. Provision of fire upgrade works to existing timber floors as indicated. 15. Making good of original plasterwork, corncing, wall detailing and skirting's by specialist.

Area Area 3 - Central
Application Number 3283/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/11/2022
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 3672/22
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 11/11/2022
Applicant Stayridge Limited
Location 49-50, Mary Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for subdivision of an existing retail unit and first floor mezzanine, (459m²) to a smaller retail unit (82m²) including new entrance door/alterations to shopfront at No. 50 Mary Street (A Protected Structure) and change of use to a restaurant with ancillary staff and customer facilities at the rear mezzanine (371m²) at 49 Mary Street. New shopfront and signage to No. 49 Mary Street, and all associated site works and services, all at no. 49-50 Mary Street, Dublin 1. The change of use was previously granted as part of Planning Reg. Ref. 4033/17, the other works for which that grant of permission permits are no longer proposed to be carried out.

Area Area 3 - Central
Application Number 4644/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/11/2022
Applicant Katherine Sankey and Lee Casey
Location 6 Richmond Cottages, Dublin 1, D01 TP44
Additional Information Additional Information Received

Proposal: The development will consist of

(a) the demolition of existing returns (area 30.7m²) to the back of an existing two storey terraced dwelling house and their replacement with a new single storey flat roof extension of 48.5m² and a first floor extension of 2.2m², (b) the installation of a new artist's studio /workshop building of 52m²

to the rear of new extension, (c) provision of a new velux rooflight to the front slope of the existing roof, (d) removal of north east chimney stack, (e) all associated siteworks

Area Area 3 - Central
Application Number 4841/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/11/2022
Applicant Giovanni Sottana
Location 29 William Street North, Dublin 1
Additional Information

Proposal: Planning permission is sought for 2 storey extension to rear of existing house, additional bedroom on first floor and internal modifications proposed and all associated site works.

Area Area 3 - Central
Application Number 4847/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/11/2022
Applicant Pierce Madden
Location 113, North Circular Road, Dublin 7, D07 Y9C1
Additional Information

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

Area Area 3 - Central
Application Number 4850/22
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 08/11/2022
Applicant CWIRE RETAIL 2 LTD
Location 5 Henry Street, Dublin 1

Additional Information

Proposal: RETENTION PERMISSION: The development will consist of retention of unauthorised signage/branding works on the front elevation of the subject building at ground floor level comprising: (i) a painted border surrounding the building entrance and adjoining 2 no. windows; (ii) a signage panel with associated paintwork atop the building entrance; (iii) advertising signage located within the centre of the arch window atop the building entrance.

Area Area 3 - Central
Application Number 4856/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 09/11/2022
Applicant Peter McVerry Trust
Location 5,6 & 7, Halston Street, Dublin, D07 NX32

Additional Information

Proposal: Permission is sought for the site comprising nos. 5, 6 & 7 Halston Street, Dublin D07 NX32 (626 sq. m. area) which has laneway access from Balls' Lane. The development will consist of the demolition of an existing derelict shed, front boundary wall & existing metal gates, and construction of a new 4-storey apartment development comprising 12 no. units (1 no. studio, 6 no. 1 bed units, 5 no. 2 bed units) totalling 912 sq. m. gross floor area. All apartments above ground floor will have balconies, primarily located to rear facade, with setback terrace on Halston St frontage to 2 units at upper floor level. A landscaped communal yard is to be located to the rear of the building including an enclosure for 24. no. bicycle parking spaces & electrical meters and shed for bin storage. Private gated access is to be provided to the access laneway off Balls' Lane. Proposed works are to include all associated site works including site drainage.

Area Area 3 - Central
Application Number 4859/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 09/11/2022
Applicant Kieran and Mary McCarthy
Location 24, Valentia Parade, D7

Additional Information

Proposal: RETENTION: Retention permission for the constructed attic/bedroom conversion with dormer window to rear.

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| Area | Area 3 - Central |
| Application Number | 4865/22 |
| Application Type | Permission |
| Decision | REFUSE PERMISSION |
| Decision Date | 10/11/2022 |
| 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.

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| Area | Area 3 - Central |
| Application Number | 4880/22 |
| Application Type | Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 11/11/2022 |
| Applicant | Fitzwilliam Real Estate Developments Ltd |
| Location | 97 Middle Abbey St & 16/17 Prince's Street North, 19/25 Prince's Street North & 98-101 Middle Abbey Street & 102-107 Middle Abbey Street & 2-3, 4 & 4A Proby's Lane & 7/7A and 8 Liffey Street Upper, Dublin 1. |

Additional Information

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

Area Area 3 - Central
Application Number 4881/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/11/2022
Applicant Insomnia Coffee Company
Location Unit 2 Gandon House, Custom House Square, Mayor Street Lower, I.F.S.C., Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number 5116/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 07/11/2022
Applicant Forum Building Commons Street Limited
Location The Forum, No. 1, Commons Street, Dublin 1, D01 Y048

Additional Information

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

Area Area 3 - Central
Application Number 5161/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/11/2022
Applicant Lousia Solomon
Location 10, Clonliffe Road, Dublin, D03 H761

Additional Information

Proposal: The development consists of a second storey extension and rear dorma/loft extension.

Area Area 3 - Central
Application Number WEB1850/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 07/11/2022
Applicant Lisa Benson
Location 1, Shelmalier Road, East Wall, Dublin 3 D03 A067
Additional Information
Proposal: Retention permission for a single storey extension to the side & rear of an existing house along with all ancillary site works, a corner site with Caledon Road, East Wall, Dublin 3.

Area Area 3 - Central
Application Number WEB1867/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/11/2022
Applicant Matthew Pierce
Location 34 Kempton Avenue, Navan Road, Dublin 7.
Additional Information
Proposal: Construction of a new single storey extension to side of existing dwelling, amendments to existing single storey extension to rear and all associated site works

Area 3
Appeals Notified

None

Area 3
Appeals Decided

None