



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

50/22

(12/12/2022-16/12/2022)

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 3203/22
Application Type Permission
Applicant Copperdale Estates Ltd
Location 1/2 Royal Canal Terrace, Phibsborough Road, Dublin 7.
Registration Date 14/12/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The proposed development will consist of:

The change of use of the existing property from hostel, residential and office to use as 'Bed and Breakfast' accommodation consisting of 13 no. guest rooms with ensuite, dining room, kitchen and staff facilities. The following works are proposed: (i) Demolition of existing external staircase and single storey structure at ground floor level and the construction of a new single storey flat-roof structure to the rear featuring 3 no. rooflights; (ii) internal alterations at basement, ground, first and second floor levels comprising (a) replacement/relocation/reinstatement of doorways, window opes and wall partitions (b) extension of existing lightwell to front of building (c) replacement of kitchenette with ensuite partitions and (d) provision of new painted timber sash windows at existing opes to the front and rear of the building; (iii) provision of 2 no. carparking spaces at ground level to the front of the building and 6 no. bicycle parking spaces to the rear of the building; and (iv) all ancillary site and landscaping works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3891/22
Application Type Retention Permission
Applicant Alan Salmon
Location 40, Drumcondra Road Lower, Dublin, 9
Registration Date 12/12/2022
Additional Information Clarification of Add. Information Recd.

Proposal: RETENTION : Retention of Bakery Kitchen unit at ground floor, to rear of Shouk restaurant, at St. Joseph's Art college Drumcondra Ltd. 40, Drumcondra Road Lower, Dublin, 9.

Area Area 3 - Central
Application Number 4145/22
Application Type Permission
Applicant Garvagh Homes Ltd.
Location 'Former Des Kelly Site' s site of 0.262Ha. bounded by 364-374 North Circular Road, Royal Canal Bank, and 168-169 Phibsborough Road, Dublin 7

Registration Date 13/12/2022
Additional Information Additional Information Received

Proposal: The development will consist of 28 no. car parking spaces (13 spaces for retail, 13 spaces for residential and 2 club car spaces (2 spaces of the allocation will be e-charging), 186 no. cycle spaces and bin stores and collection areas at lower ground level, 2 no. retail units with a total of 1,950 sq. m at ground floor level, coffee shop of 40 sq. m. facing Royal Canal Bank at lower ground level, 80 no. apartments (19 studios, 19 one bed, 41 two bed and 1 three bedroom apartments) overhead in upper floor development. With the exception of no. 168 Phibsborough Road, which is to be retained, the application proposes to demolish all the existing buildings on the site. The new buildings to North Circular Road shall be 6 storey in height (ground floor retail with

apartments on upper floor) with an 8 storey apartment building at the corner of North Circular Road and Royal Canal bank with an 8 storey section above park level are proposed. Within the site, the apartment buildings will surround a central amenity open space for residents. It is proposed to demolish 169 Phibsborough Road and replace with a three storey building with vehicular entrance at ground floor level giving access to lower ground level parking and services. PV panels on the roof and c. 975 sq. m green roofs to be incorporated. A substation is also proposed together with all ancillary services.

Area Area 3 - Central
Application Number 4471/22
Application Type Permission
Applicant Maria Dillon
Location 66, Mountjoy Square West, Dublin 1, D01 V0P4
Registration Date 14/12/2022
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for change of use from commercial to residential for a single family residence at Ground, 1st, 2nd and 3rd floor, with ancillary 2 bed apartment accommodation at basement level. Works at basement level comprise the part-removal of two existing internal walls and the installation of new partitions, bathroom and kitchen, the installation of sash windows to front facade in reopened opens and French windows to rear facade, new enlarged rear return. At Ground floor, demolition of existing lean-to to rear and new enlarged rear return with stairs to basement and kitchen to rear room. At 2nd and 3rd floor level, new bathrooms will be installed, walls and existing doors/stairs repaired. New conservation rooflights to rear at roof level. Internal breathable insulation to floors where no mouldings/cornices exist. Existing Mouldings/cornices to be repaired. External works comprise larger yard to rear basement, new rear railings, installation of new metal steps to the front, minor repair works to fanlight, doorcase, existing sash windows, new SVPs, drainage, hard and soft landscaping to rear.

Area Area 3 - Central
Application Number 5419/22
Application Type Permission
Applicant Wellington Street Apt Limited
Location 9-11, Wellington Street Lower, Dublin 7
Registration Date 12/12/2022
Additional Information

Proposal: 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, 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; provision of communal open space at second floor level on a flat roof; provision of a green roof at second and fourth floor level; and removal of heat pumps and water tank from roof level. All with associated bike, store, bin store, landscaping and site works.

Area	Area 3 - Central
Application Number	5431/22
Application Type	Permission
Applicant	Ormond Hospitality Limited
Location	20 & 21, Ormond Quay Upper, Dublin 7, D07 TK75
Registration Date	13/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of; (a) The complete restoration and refurbishment of the B&B buildings to the front of the site, comprising; i. The reroofing of the front roof of the property in natural slate and the renewal of all existing roof lights. ii. Removal of the existing metal fire escape and the repointing of the traditional brickwork to the rear and eastern side of the facade of the property in a NHL 3.5 flush point finish. iii. The replacement of the existing non-original uPVC windows with traditional up and down sash windows to the front and rear of the property. iv. The removal of the existing cementitious render to the front facade of the property and the re-rendering of the facade in an NHL 3.5 lined and ruled rendered finish. v. The restoration of removed historic fabric to the interior of the property including internal doors, shutters, timber linings, traditional plasterwork, new electrical, heating and fire safety installations throughout and the upgrading of the floors, walls and doors to meet structural, servicing and fire safety standards throughout. vi. The complete restoration of the traditional shopfront to the front of the property. vii. Various new internal openings, Internal fit out elements, pavilions, linings and partitions to the ground and upper floors of the property, all ancillary to the existing B&B use. viii. The complete refurbishment of the basement to the front of the property, the lowering of the existing floor, damp proofing works and the provision of a storage area ancillary to the primary B&B use over. (b) The partial demolition and extension of the existing two storey health building to the rear of the property to comprising; (i) The change of use of the existing and extended building to the rear of the property from Health to B&B use. (ii) The partial demolition of the existing building, chimney and defunct water tanks and The provision of a basement below the existing building. (iii) The construction of a new 3 and 5 storey extension to the existing 2 storey building to the rear of the property to provide for 16 bedrooms within a completed 5 and 7 storey building over basement building with a 4th floor access link to the front building. (iv) The relocation of the existing access to the rear of the property from Ormond Place. (v) All associated drainage roof lights, enabling and site works. On completion the proposed development will provide for 31 B&B rooms between the front and rear buildings of the development.

Area	Area 3 - Central
Application Number	5432/22
Application Type	Permission
Applicant	Dublin Central GP Limited
Location	61, O'Connell Street Upper, Dublin 1
Registration Date	13/12/2022

Additional Information

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

ancillary site development works, conservation, demolition, landscaping, temporary works, including: - the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place; bicycle (8no.) and bin storage to rear of No. 61 O'Connell Street Upper at ground floor level; building signage zones and retractable canopy. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

Area	Area 3 - Central
Application Number	5435/22
Application Type	Permission
Applicant	Lidl Ireland GmbH
Location	Lidl Store, East Wall Road, Dublin 3, D03 V9X3
Registration Date	14/12/2022

Additional Information

Proposal: Permission for development will consist of modifications to the ground floor layout and shop façade and will include for:

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

Area	Area 3 - Central
Application Number	5462/22
Application Type	Permission
Applicant	Millenium Theatre Company
Location	Ambassador Theatre, Parnell Street, Dublin 1, D01 R243
Registration Date	16/12/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of: the removal of all existing advertising signage and associated equipment facing Parnell Street on the front of the Ambassador Theatre's entrance portico; and replacement with the erection of 3 No. wall-mounted static digital display advertising signs mounted on the portico's attic storey and front entrance walls (1 No. on the portico's attic storey; and 2 No. on the portico's front entrance walls); and all associated works. The proposed static digital display advertising sign mounted on the portico's attic storey will be located within the central cavity of the attic storey (where exists a non-original 'AMBASSADOR' sign) and will be 0.75 m in height and 4.5 m in width. As an alternative option to the removal of the existing 'AMBASSADOR' sign, should the Planning Authority prefer its retention, the static digital display advertising sign mounted on the attic storey would instead be mounted over the existing 'AMBASSADOR' sign (as is suggested as a possible alternative option on page 188 of the Architectural Heritage Protection: Guidelines for Planning Authorities (2011)). The 2 No. proposed static digital display advertising signs on the portico's front entrance walls will be 1.41 m in height and 0.67 m in width. The total area of existing advertising signage to be removed is 31.93 sq m and the total area of proposed replacement signage to be erected is 5.27 sq m. The proposed development seeks to meet the objective of Dublin City Council to establish an acceptable protocol for the display of event information relating to the use of the building as an

exhibition hall and event centre, as outlined on page 14 of Dublin City Council's Scheme of Special Planning Control: O'Connell Street & Environs (2022).

Area Area 3 - Central
Application Number 5464/22
Application Type Permission
Applicant Eagle Street Partners Aco Ireland 1 Limited
Location former Castleforbes Business Park, Sheriff Street
Upper and East Road, Dublin 1. The site is bound by
Sheriff Street Upper to the south, the former
Castleforbes Business Park to the north and east, and
East Road to the west
Registration Date 16/12/2022

Additional Information

Proposal: The proposed development consists of the construction of a commercial office with a total gross floor area of c. 10,141 sq.m ranging in height from 5 to 8 storeys (incl. screened plant floor at 7th floor) (maximum height of c 31.96m (33.95m OD)) with a proposed basement -1 level. The ground floor includes office entrance, coffee dock, co-working/meeting zone, reception, post room, office space, lifts and circulation areas and sub-station. A proposed basement -1 level contains office areas, plant, staff areas, and cycle parking. External accessible terraces will be provided at 4th floor (c.5 sq.m on southern elevation facing terrace along Sheriff Street Upper), at 5th floor (c.174 sq.m on north west elevation facing terrace to East Road) and at 6th floor (c. 48 sq.m on west elevation facing terrace to junction of Sheriff Street Upper and East Road). The proposed development is designed to integrate into the adjacent permitted residential scheme (ABP Ref: TA29N.308827). Cycle parking for the office is located at basement level (135 spaces with associated facilities) accessed via 2 no. lifts, and 20 visitor spaces and 4 no. cargo bike spaces are provided at street level in the associated public realm. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper and East Road. The proposed development also includes for the provision of screened plant at roof level; PV panels; green roofs; new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

Area Area 3 - Central
Application Number DSDZ5054/22
Application Type Permission
Applicant IPUT PLC
Location 3 Dublin Landings, North Wall Quay, Dublin 1
Registration Date 13/12/2022

Additional Information Additional Information Received

Proposal: The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.

Area Area 3 - Central
Application Number DSDZ5427/22
Application Type Permission
Applicant Mulligans Chemists (Dublin) Limited
Location Unit 1 Macken House, 39-40 Upper Mayor Street, Dublin 1.
Registration Date 13/12/2022

Additional Information

Proposal: Permission for material alterations to an existing shopfront. Alterations to include for:

1. removal of existing glass double doors and replacing them with bi-parting sliding doors,
2. provision of a new wall mounted automatic prescription dispenser in the external wall with a new canopy over,
3. provision of new shop signage.

Area Area 3 - Central
Application Number DSDZ5455/22
Application Type Permission
Applicant KW PRS ICAV
Location City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1, and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping, Street to the west, and existing
Registration Date 15/12/2022

Additional Information

Proposal: The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (the 'parent permission' - as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20 & DSDZ2132/21) comprising: -i) Block AB (Basement): Localised reconfiguration of the basement layout including: Omission of sprinkler tank room and associated periscope vent to be replaced by 36no. bicycle parking spaces; Omission of sprinkler pump room to be replaced by additional Facilities Management Area (storage); Reconfiguration of the layout of the permitted Facilities Management Area; Relocation of 1no. car parking space; Adjustments to ESB Sub-station and switch room onto Sheriff Street Upper and associated elevational changes; ii) Block AB: Reduction in height of the continuous balconies frame onto Grainger Walk; Adjustment in the layout and size of the Tenant Amenity Area including reduction in height of revolving door, omission of door into Block AB Courtyard and inclusion of Automatic Opening Vent (AOV) Periscope into Block AB Courtyard and associated adjustment to adjacent private terrace (Unit 112, Glazier House); Addition of slider doors to permitted café / restaurant unit, Relocation of private entrance to Unit 015, Mariner Hall from Block AB Courtyard; Adjustment to the location of the ESB Sub-station door onto Alexandra Terrace; iii) Block DE: Omission of windows within controlled passageway to Block DE Communal area; iv) Roof Level Block AB & DE: Minor adjustment to 1no. stair / lift core projection (Block AB only relocation of a window); Addition of plant elements including a generator (Block DE only), smoke chimneys, screening and lightning conductors (Block DE only); v) Bin Store: Adjustment to the size of the bin store and associated elevational changes located in the communal area of Block DE. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20 & DSDZ2132/21). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4769/22
Application Type Retention Permission
Applicant Mary McMahon
Location 87, Kinvara Road, Navan Road, Dublin 7
Registration Date 13/12/2022
Additional Information Additional Information Received
Proposal: RETENTION: Permission for retention of a. New vehicular access to accommodate off street parking, b. All associated site works on site.

Area Area 3 - Central
Application Number 5428/22
Application Type Permission
Applicant Yvonne Smyth
Location 85 Dingle Road, Cabra, Dublin 7
Registration Date 13/12/2022
Additional Information
Proposal: Permission for :
a. change of roof profile from hip end to full gable end profile to accommodate attic conversion with dormer extension to rear,
b. removal of tiled roof to existing two, storey extension to side and replacement with flat roof to same,
c. all associated site work.

Area Area 3 - Central
Application Number 5439/22
Application Type Permission
Applicant Liulele He & Rene Ruck
Location 17 Phelan Avenue, Royal Canal Park, Dublin 15, D15
NH61
Registration Date 14/12/2022
Additional Information
Proposal: The proposed development will consist of (i) erection of 7.3 sq.m. single storey extension to the rear of existing house with provision of one roof light and for all associated works.

Area Area 3 - Central
Application Number 5446/22
Application Type Permission
Applicant Niall Cassidy and Deirdre Phelan
Location 24 Carlingford Road, Drumcondra, Dublin 9
Registration Date 15/12/2022
Additional Information
Proposal: Permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area Area 3 - Central
Application Number 5451/22
Application Type Permission
Applicant Steven McCay and Sonja Monaghan
Location 10 St Vincent Cottages, Blackhorse Avenue, Dublin 7
Registration Date 15/12/2022

Additional Information

Proposal: Permission for amendments to previously granted planning application reference 3321/22 for alterations to proposed single storey extension floor plan and facade which consists of a reduction in size along with ancillary works.

Area Area 3 - Central
Application Number WEB2117/22
Application Type Permission
Applicant Anne-Marie English
Location 15, Villa Park Gardens, Dublin 7 D07 R992
Registration Date 13/12/2022

Additional Information

Proposal: The development will consist/consists of: the conversion of an attic into an office and eaves storage with a rear facing flat roof 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 the creation of new vehicular access to front, and all associated site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0332/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 13/12/2022
Applicant Paul Kelly
Location Rear of 5 Royal Canal Terrace, Broadstone, Dublin 7, D07 N1K6

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Alteration to drainage layout

Area Area 3 - Central
Application Number 0386/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/12/2022
Applicant Irish Social Housing Property II SÁRL
Location 175-176, North Strand Road & 115 Seville Place, Dublin
1

Additional Information

Proposal: SHEC: Change of use from ground floor commercial unit to 2 x 1 bed apartments

Area Area 3 - Central
Application Number 0389/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/12/2022
Applicant Wellington Street Apt Limited
Location 9-11 Wellington Street Lower, Dublin 7.

Additional Information

Proposal: SHEC: The demolition of existing structure and construction of 25 No. apartment units over 5 stores including ground floor.

Area Area 3 - Central
Application Number 3739/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 13/12/2022
Applicant Joe Duffy Property Company Limited
Location Unit 101, Slaney Road, Dublin Industrial Estate,
Dublin 11, D11 YR88

Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 4250/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant George Beggan
Location Rear 85 & 86 Gardiner Street Lower, Dublin 1
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the following:

- (i) the demolition of the existing two storey shed-like rear buildings currently containing hotel bedrooms,
- (ii) the construction of a 5 storey, over part-basement, 17 bedroom aparthotel with roof terrace addressing Mabbot Lane,
- (iii) demolitions and alterations of unsympathetic non-historic additions to the returns at the rear of 85 & 86 Gardiner Street,
- (iv) the provision of a new 1.8m wide ground level access laneway off the Mabbot Lane to provide service / delivery access to 85 & 86 Gardiner Street and the new building,
- (v) a reception area on to Mabbot Lane with adjacent bicycle parking and refuse bin storage spaces necessary to facilitate the overall development.

Area Area 3 - Central
Application Number 4432/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant Claire Ryan and Andrew Edger
Location 27 Glenbeigh Road, Dublin 7, D07 F5C8
Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 4476/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 13/12/2022
Applicant David Izzo, Acrobat Catering
Location Bar Italia Restaurant, 26 Ormond Quay Lower, Bloom's Way, Dublin 1
Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 4772/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 13/12/2022
Applicant Michael Hatton
Location 183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 and
181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4

Additional Information Additional Information Received

Proposal: PERMISSION AND RETENTION PERMISSION: the development will consist of retention permission for the change of use of the first floor of no. 183 Botanic Road, Glasnevin, D09 DR02 from previous use as residential apartment to use as office, staff area and store for ancillary use by the veterinary clinic, retention permission for change of opening hours from previously permitted times of 9am to 9pm Monday to Friday and 9am to 1pm Saturday to additional days and times of 8am to 8pm Monday to Friday , 9am to 5pm Saturday and 9am to 4pm Sunday; permission for the demolition of 64sq of existing buildings to the rear of 183 and side of 181 including demolition of 30sqm of unauthorised development demolition of rear chimney to no. 183, provision of new 214sqm two storey extension to existing veterinary clinic to consist of 111sqm at ground floor and 103sqm on first floor to the rear of no. 183 and side and rear of no. 181, provision of new pedestrian entrance between no. 181 and 183 Botanic Road, provision of new 1.8m boundary to the rear of 183 and all associated site works.

Area Area 3 - Central
Application Number 4881/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant Insomnia Coffee Company
Location Unit 2 Gandon House, Custom House Square, Mayor Street
Lower, I.F.S.C., Dublin 1

Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 4927/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 13/12/2022
Applicant Austin Kelly
Location The Ripley Court Hotel, 37 Talbot Street (backing onto
Foley Street) Dublin 1

Additional Information Additional Information Received

Proposal: RETENTION : Retention permission for development consists of demolition of existing 3 storey building over basement to be replaced with a new 4 storey over basement to match the existing hotel roof level, incorporated into the main structure of hotel which included a new fire escape stairs exiting onto Talbot Street. The basement element included 95m2 of floor area for storage purposes only, with a 157m2 deli-restaurant and shopfront on ground floor level accessed from Talbot Street. An additional 148m2 of guest accommodation on the 1st & 2nd floors. An

additional 417m2 of guest accommodation on the 3rd floor level which included an additional 14m2 office/house-keepers room in addition to the previously approved larger development - planning reference 3438/16, all with associated elevation completions including an extension of the timber shop front on Talbot Street to the deli/restaurant to match existing.

Area Area 3 - Central
Application Number 4946/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant IPUT PLC
Location The Exchange, I.F.S.C., George's Dock, Dublin 1
Additional Information Additional Information Received
Proposal: The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.

Area Area 3 - Central
Application Number 4980/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 13/12/2022
Applicant Liam Lynch
Location 20, Ferguson Road, Drumcondra, Dublin 9
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 5061/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/12/2022
Applicant Tony Stewart
Location 15 Ashington Court, Ashtown, Dublin 7
Additional Information
Proposal: Permission is sought to replace half-hip on main roof with a full gable roof, replace existing rear half- hip roof with new lean-to roof and construct new flat-roof dormer window extension to rear.

Area Area 3 - Central
Application Number 5093/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/12/2022
Applicant Patricia Ralph
Location 24A, Convent Way, Riverston Abbey, Navan Road, Dublin
7

Additional Information

Proposal: Permission is sought for new attic conversion for storage/study use with projecting dormer window to rear of house and all associated site works.

Area Area 3 - Central
Application Number 5094/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/12/2022
Applicant James Bligh
Location 1, Casement Green, Finglas, Dublin 11

Additional Information

Proposal: Permission is sought for relocation of front door from side elevation to front elevation of existing house, also single storey extension to front of house, permission sought for attached 2 storey 3 bedroom house to front side and rear of existing house, also permission sought for retention of vehicular entrance to the original house and all associated site works.

Area Area 3 - Central
Application Number 5101/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 13/12/2022
Applicant Cuisle Properties Ltd.
Location 8 & 9 Dorset Street Lower, Dublin 1

Additional Information

Proposal: Planning permission is sought for change of use from existing ground floor retail/office to 2 no. takeaways, with new signage, alterations to elevations, dry store extension to rear and connection to existing services.

Area Area 3 - Central
Application Number 5103/22
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 13/12/2022
Applicant Royal Amusements Limited
Location 185, Parnell Street at the corner of Dominick Street
Lower, Dublin 1

Additional Information

Proposal: RETENTION: The development consists of advertising appearing on doorway and surround at ground floor level and all associated site works.

Area	Area 3 - Central
Application Number	5126/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	13/12/2022
Applicant	Dublin Central GP Limited
Location	No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O’Connell Street Upper (a vacant site, Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 6

Additional Information

Proposal: PROTECTED STRUCTURE: Dublin Central GP Limited Intends to apply for Permission for a period of 11 years at a site, ‘Dublin Central – Site 2’ (c. 1.33 Ha), at No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O’Connell Street Upper (a vacant site), Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58 (a Protected Structure) and No. 60A O’Connell Street Upper and the rear of Nos. 59 – 60 O’Connell Street Upper, Dublin 1. Also, the site includes No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O’Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O’Rahilly Parade and Nos. 14 – 15 Moore Lane) and the public realm associated with O’Rahilly Parade, Moore Lane, Henry Place and a portion of O’Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 – 60 O’Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O’Connell Street Upper to the east and No. 42 O’Connell Street Upper to the north. The proposed development comprises a mixed-use scheme (c. 38,479 sq. m gross floor area) ranging in height from 2 – 8 storeys over single level basements including a new street between O’Connell Street Upper and Moore Lane, a new controlled Laneway from Moore Lane (adjacent No. 42 O’Connell Street Upper – a Protected Structure). The proposed development accommodates: - 6no. units for use as a ‘licensed restaurant / café units with takeaway / collection facility’ at ground floor level (Unit 1 – c. 67 sq. m and Unit 2 – c. 244 sq. m on Moore Lane, Unit 3 – c. 178 sq. m and Unit 4 – c. 75sq. m on O’Connell Street Upper, Unit 5 – c. 58 sq. m on New Street and Unit 6 – c. 296 sq. m on Moore Lane and New Street; 1no. unit for use as a ‘licensed restaurant / café unit with takeaway / collection facility’ across basement, ground, 1st and 2nd floor (c. 878 sq. m) on O’Connell Street Upper; 8no. retail units, each for use as a ‘shop’ or ‘licensed restaurant / café units with takeaway / collection facility’ at ground floor level (Unit 1 – c. 1,041 sq. m on O’Connell Street Upper and Moore Lane, Unit 2 – c. 311 sq. m and Unit 3 – c. 260 sq. m on O’Connell Street Upper and New Street, Unit 4 – c. 452 sq. m on New Street, Unit 5 – c. 251 sq. m on Moore Lane, Unit 6 – c. 162 sq. m and Unit 7 – c. 58 sq. m on O’Connell Street Upper and Unit 8 – c. 40 sq. m on Moore Lane and new controlled Laneway); Temporary use of retail Unit 8 (c. 40 sq. m) as a delivery hub, pending the completion of same at Site 5 under DCC Reg. Ref. 2863/21; Office use (c. 33,714 sq. m) from 1st to 7th floor with access from O’Connell Street Upper, rear of No. 59 O’Connell Street upper and new plaza on Henry Place and new controlled Laneway. Terraces proposed at 1st, 3rd, 4th, 6th and 7th floor; Refurbishment of the ‘Reading Room’ (rear of No. 59 O’Connell Street Upper, Dublin 1) as ‘licensed restaurant / café unit with takeaway / collection facility’ at ground floor level and ancillary café use at basement level (c. 244 sq. m in total). The single level basement comprises: - Access ramp from Moore Lane; 32no. car parking space; 372no. bicycle parking spaces with access to secure bicycle storage areas from the new plaza on Henry Place and the new controlled laneway from Moore Lane; Plant and waste storage areas; A structural box (120m length, 26m width, 34.5m depth) beneath the ground floor level that has been designed to accommodate the independent construction and operation of the planned O’Connell Street MetroLink Station by Transport Infrastructure Ireland, including provision of the structural envelope and co-ordinated voids to accommodate station

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

Area	Area 3 - Central
Application Number	5129/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	13/12/2022
Applicant	Colin Farmer and Noelle Cooper
Location	Site to rear of No. 16, North Circular Road (a protected structure), Jerome Connor Place, Infirmary Road, Dublin 7

Additional Information

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

Area Area 3 - Central
Application Number 5139/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant Dargans (Chemist Limited)
Location 19, Berkeley Street, Dublin 7, D07 NR74 & 18, Berkeley Street, Dublin 7, D07 TK76

Additional Information

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

Area Area 3 - Central
Application Number 5141/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 13/12/2022
Applicant Signal Infrastructure Limited
Location Ballybough Community Centre, 49, Ballybough Road, Ballybough, Co. Dublin

Additional Information

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

Area Area 3 - Central
Application Number 5159/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant Gerard Hiney
Location 4, Northbrook Terrace, North Strand, D03 WK06

Additional Information

Proposal: The construction of a dormer roof extension to the rear elevation of the main roof. The conversion of the existing main attic to a study/ non-habitable room of 13.4 sqm and landing of 1 sqm. Externally the dormer will be clad in dark charcoal render in a colour to match existing slate roof. The flat roof of the dormer will be EPDM. Dormer roof drainage to drain to existing. Along with associated works.

Area Area 3 - Central
Application Number 5167/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant Alan Mahon and Susan Clince
Location 8, Kinvara Avenue, Navan Road, Dublin 7

Additional Information

Proposal: Planning permission for extension to front sitting room and hallway, conversion of attic to include installation of dormer window to rear.

Area Area 3 - Central
Application Number 5171/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant OCES Property Holdings Ltd.
Location Clerys, (a Protected Structure), 18-27 O'Connell Street, 13-15 Earl Place, Earl Street North, Sackville Place and 94-95, Marlborough Street, Dublin 1, D01 H6K0

Additional Information

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

Area Area 3 - Central
Application Number 5298/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/12/2022
Applicant Irish Life Assurance plc
Location Block D & A Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03

Additional Information

Proposal: Block D & A Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03, including part of the pavement (owned by the applicant) to the Abbey Street Lower front of Block A. Block A fronts onto and is primarily accessed via Abbey Street Lower and backs onto a publicly accessible garden courtyard within the Irish Life Centre complex. Block D fronts onto and is primarily accessed via the publicly accessible garden courtyard within the Irish Life Centre. The proposed development comprises of the following elements : (1) Block D - the installation of a c. 0.800m x 1.658m internally illuminated sign of the ground floor fascia of the entrance to Block D facing the garden courtyard, (2) Block A and Abbey Street Lower - the removal of 'Talking Heads', sculptures, currently located on the pavement outside the front of the building (to be relocated elsewhere within the Irish Life Centre), the installation of 4 concrete plants of varying size on the pavement

outside the front of building, replacement of existing paving with new precast concrete paving to match the main Irish Life Plaza, the installation of a c. 0.916m x 1.900m, internally illuminated sign on the fascia at ground floor level and affixing two small signs (c. 550mm x 265mm each) to the interior of the glazing of the main doors facing Abbey Street Lower, (3) all of the preceding to include associated ancillary development and site works above and below ground.

Area Area 3 - Central
Application Number DSDZ5107/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant National College of Ireland Foundation
Location Building R, Spencer Dock, Mayor Street Upper, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number WEB1330/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/12/2022
Applicant John McKenna
Location Rear of 68 Seville Place, Dublin & adjacent to 1 First Avenue, Dublin 1

Additional Information

Proposal: Two storey attached one bed house. Additional Information Received

Area Area 3 - Central
Application Number WEB1813/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant JCDecaux Ireland Ltd
Location The junction of Clonliffe Road and Ballybough Road,
Clonliffe Road, Dublin 3
Additional Information Additional Information Received
Proposal: Permission for development on a location at 'The junction of Clonliffe Road and Ballybough Road, Dublin 3'. This development will consist of the replacement of the 3-no. existing static advertising displays with 1 no. slimline digital display (3.4m high by 6.28m wide) at the junction of Clonliffe Road and Ballybough Road, Dublin 3.

Area Area 3 - Central
Application Number WEB1962/22
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 12/12/2022
Applicant Sami Dilan
Location 30, Geraldine Street, Dublin 7
Additional Information
Proposal: Cement render on parts of the front facade with painting work to be completed.

Area Area 3 - Central
Application Number WEB1964/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/12/2022
Applicant Beau Homes
Location 45, Rear of 45 North Strand Road, North Strand,
Dublin 3 D03 E977
Additional Information
Proposal: Planning permission for a new two storey, two bedroom mews apartment dwelling and all ancillaries to site to the rear of 45 North Strand Road, North Strand, Dublin, D03 E977.

Area Area 3 - Central
Application Number WEB1973/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/12/2022
Applicant Ray O'Neill
Location 7, Belvidere Avenue, Dublin 1 D01 C9V6
Additional Information
Proposal: 1) Permission to demolish existing garage to rear incorporating rear boundary wall to adjoining rear laneway and (2) Permission to construct extension to rear of existing terrace house comprising of one and two storey sections which will consist of a living space, utility and bathroom

to ground floor, with a bedroom and wetroom to first floor, which will include the reconstruction of rear boundary wall with access to laneway together with all associated site works

Area Area 3 - Central
Application Number WEB1981/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 12/12/2022
Applicant Nicole Kehoe & Jason McKenna
Location 414, Carnlough Road, Cabra, Dublin 7
Additional Information
Proposal: Permission for retention for a single storey flat roof shed (32m2) at the end of the rear garden, and all associated works.

Area Area 3 - Central
Application Number WEB1987/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/12/2022
Applicant Theo Little
Location 145, Saint Mobhi Road, Dublin 9
Additional Information
Proposal: Planning Permission for hipped dormer to side roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with dormer to rear roof. Proposed vehicular access to south west boundary at front garden off St Mobhi grove, all with associated ancillary works

Area Area 3 - Central
Application Number WEB2006/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 13/12/2022
Applicant Hazelwood Walk Holdings Limited
Location 54, Botanic Avenue, Glasnevin, Dublin 9 D09 W4A4
Additional Information
Proposal: The development will consist the construction of a two-storey extension to rear of existing dwelling with ancillary site services

Area Area 3 - Central
Application Number WEB2007/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 13/12/2022
Applicant Laura Dirgelaite
Location 61, Dowth Avenue, Cabra, Dublin 7 D07 E0X9
Additional Information
Proposal: Retention permission for single rooflight installed in front facing roof plane along Dowth Avenue and all associated development works at 61 Dowth Avenue, Cabra, Dublin 7.

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

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 Appeals Notified

Area Area 3 - Central
Application Number 4904/22
Appeal Type Written Evidence
Applicant Larry Keegan
Location Rear garden of No. 17 St. Alphonsus Road Lower, Drumcondra, Dublin 9

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

Area 3 Appeals Decided

None



Dublin City Council

SECTION 5 EXEMPTIONS

50/22

(12/12/2022-16/12/2022)

Area Area 3 - Central
Application Number 0412/22
Application Type Section 5
Applicant Paul Kelly
Location 5, Royal Canal Terrace, Broadstone, Dublin 7 D07N1K6
Registration Date 16/12/2022
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Alterarion to roof finish of new build element of Granny flat.

Amendment from Week 49

Area Area 5 - North Central
Application Number 0397/22
Application Type Social Housing Exemption Certificate
Applicant Belvedere CT APT Ltd
Location 10 & 11, Belvedere Court, Dublin 1
Registration Date 06/12/2022
Additional Information
Proposal: SHEC Demolition & construction of 5 storey consisting of 17 Apts all with associated private open space communal open space, bike storage bin storage and other necessary site works.