



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

28/22

(11/07/2022-15/07/2022)

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 3532/22
Application Type Permission
Applicant Michael Burke
Location Rear of 61 North Circular Road, Marlborough Mews,
Dublin 7
Registration Date 12/07/2022
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission is sought by Michael Burke for construction of a 3-bedroom two storey dormer and part single storey detached mews dwelling with first floor terrace to front, together with vehicle access and garage and all associated siteworks.

Area Area 3 - Central
Application Number 3770/22
Application Type Retention Permission
Applicant Attila Antal
Location Unit 2 Bloom Lane, Dublin 1, D01 XF21
Registration Date 11/07/2022
Additional Information Additional Information Received
Proposal: Retention planning permission sought for change of use from retail to cafe for the sale of hot and cold food for consumption both on and off the premises together with minor alterations to front elevation and the provision of signage.

Area Area 3 - Central
Application Number 4442/22
Application Type Permission
Applicant Blackhorse Avenue Partnership
Location 0.3086 Ha site at Nos. 1-3 Blackhorse Industrial
Estate, Blackhorse Avenue, Dublin 7
Registration Date 11/07/2022
Additional Information
Proposal: The development will consist of amendments to the permitted residential development as granted under Dublin City Council Reg. Ref. 2370/20/ An Bord Pleanala Case Reference PL29N.308424 comprising: modifications to the layout of the basement principally including a reduction in area (decreasing from 1,263 sq m to 905.5 sq m), number of car parking spaces (decreasing from 31 No. to 15 No.) and number of bicycle parking spaces (decreasing from 136 No. to 92 No.) relocation and reduction in the area of the bin store, bike store and plant room, and provision of a sprinkler tank and enclosure; relocation of stairs at podium level to basement; omission of internal communal amenity space (65 sq m) and external roof terrace (286 sq m) at Fifth Floor Level including stair and lift core access; modifications to landscaping; changes to the materials on the east elevation; and all associated site and development works above and below ground.

Area Area 3 - Central
Application Number 4446/22

Application Type Permission
Applicant PI Hotels & Restaurants Ireland Ltd. Matt Gent, Development
Manager
Location A site of 0.5 hectares, which previously formed part
of the Castleforbes Business Park, Sheriff Street
Upper, Dublin 1
Registration Date 11/07/2022

Additional Information

Proposal: A site of 0.5 hectares, which previously formed part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1., The site is bound by Sheriff Street Upper to the south, Iarnród Éireann Rail Yard to the north and east, and Castleforbes Business Park.
Permission for development of 6 no. illuminated external signs and building facade lighting. This external signage and lighting application relates to a previously permitted development (Dublin City Council Reg Ref 3433/19 amended by Reg Ref 3197/20 and Reg Ref 2255/21) currently under construction. The proposed development relates to the permitted hotel element of the development only. The proposed development consists: of the erection of (a) 2 No. high level internally illuminated signs, which include 1 No. c. 6.7 sq m sign on the southwest elevation and 1 No. c. 10.7 sq m sign on the southeast elevation; (b) 4 No. low level internally illuminated signs, which includes 2 No. double-sided projecting roundel signs, one each on the southwest and northwest elevations respectively (c. 0.6 sq m each in total); 1 No. double-sided free-standing totem sign located west of the permitted hotel's entrance (c. 4.1 sq m in total); and 1 No. sign of c. 1.8 sq m on the northwest elevation; and (c) the provision of building facade lighting on the southwest and northwest elevations.

Area Area 3 - Central
Application Number 4462/22
Application Type Permission
Applicant Beakonshaw Anna Ltd
Location 8-16 Annamoe Road, East Cabra, Dublin 7
Registration Date 13/07/2022

Additional Information

Proposal: Permission for modifications to previously granted development, planning ref. no. 2965/15 (ABP PL29N.245656) and extended by 2965/15/x2 for 4 no. 3-bed 3 storey terraced dormer houses at this site. The modifications will consist of increase in size of the units at ground, first & second floor to accommodate an additional bedroom now provided, 4 no. 4-bed 3 storey terraced dormer houses with modifications to as granted elevations, internal layouts with bike storage and bin storage. All with associated site works, car parking, landscaping and boundary treatment.

Area Area 3 - Central
Application Number 4470/22
Application Type Permission
Applicant Aine & Gerry Flynn
Location Side of No1 St Joseph's Cottages, Blackhorse Avenue,
Dublin 7, D07 V02C
Registration Date 13/07/2022

Additional Information

Proposal: Permission for the erection of 2 No. two storey 3 bedroom semi-detached dwelling houses (106.4m² gross area each), & associated site works, on site (220m² area approx) in existing side garden.

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 13/07/2022

Additional Information

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 opes 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 4476/22
Application Type Retention Permission
Applicant David Izzo, Acrobat Catering
Location Bar Italia Restaurant, 26 Ormond Quay Lower, Bloom's Way, Dublin 1
Registration Date 14/07/2022

Additional Information

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 4480/22
Application Type Permission
Applicant Forum Building Commons Street Limited
Location 1 Commons Street, Dublin 1, D01 Y048
Registration Date 15/07/2022

Additional Information

Proposal: Planning permission for development on a site of c. 0.28 ha at No. 1 Commons Street, Dublin 1, D01 Y048 (which is a 2 no. storey office at the fourth and fifth floor levels, 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 front (east), rear (west) elevations at fourth floor level, fifth floor level and roof level (with no change to the floor area of the existing office floor plate or balconies on the east and west elevations at fourth and fifth floor levels), and all ancillary and associated site development works. Replacement of cladding is

proposed at third floor level on east and west elevations. In the interest of clarity, there is no proposed increase in existing floor areas and relates to elevation changes only. The development will include demolition of elements of the existing eastern and western fascia including the removal and replacement of windows and cladding, rearrangement of fenestration; new curtain walls; projecting metal fins, balustrades and all associated site development works.

Area Area 3 - Central
Application Number 4483/22
Application Type Permission
Applicant Long Real Estate Limited
Location 18, Gardiner Place, Dublin 1, D01K197
Registration Date 15/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for change of use of existing building from office use, to use as a single residential dwelling on ground, first, second and third floors over an existing self contained basement apartment and expansion of existing self contained residential unit in the first floor of mews to include ground floor of two storey building. The following works are proposed: (1) Reconstruction of the rear two storey building mews with raised parapet height, revised elevations & fenestration with external landscape works, (2) Conversion of annex and external store to kitchen. (3) Replacement of all windows to rear with correct timber sliding sash windows. (4) Alteration of internal layout ground first, second & third floor to include replacement/relocation/reinstatement of doorways, wall partitions and fourth floor staircase and insertion of bathroom facilities at each floor. (5) All ancillary site and landscaping works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1649/22
Application Type Permission
Applicant John and Brenda Carney
Location 51, Dunard Drive, Cabra West, Dublin 7, D07 A8P7
Registration Date 15/07/2022

Additional Information

Proposal: Planning Permission for a) the demolition of existing single storey side extension, b) the construction of 1 No. 2 storey mid terrace dwelling house and 1 No. 2 storey end of terrace dwelling house complete with front & rear gardens, c) modification to existing vehicular entrance and driveway from Dunard Drive to provide off street parking for the existing and proposed dwellings and d) all associated site works

Area Area 3 - Central
Application Number WEB1650/22
Application Type Permission
Applicant John and Brenda Carney
Location 138, Dingle Road, Cabra West, Dublin 7 D07 RD62
Registration Date 15/07/2022

Additional Information

Proposal: Planning Permission for a) the removal of existing garden wall to side of house no. 138, b) the construction of 1 No. 2 storey semi-detached dwelling house creating a terrace c) construction of new shared vehicular entrance and driveway from Dingle road to provide front

gardens and parking spaces for No. 138 and the proposed new dwelling, d) modifications to the existing rear gardens to provide private open space for No. 138 and the proposed new dwelling, e) new roof-light to rear roof of the existing dwelling at No.138 and f) all associated site works, at the site No. 138 Dingle Road, Cabra West, Dublin 7.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4460/22
Application Type Permission
Applicant Fiona Gratzer
Location 7, Glenarm Avenue, Drumcondra, Dublin 9, D09 X7R9
Registration Date 12/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for the complete refurbishment and conversion of the existing single-storey garage, home office and utility building, to the rear of the property, for domestic use, ancillary to the main property, to include internal layout revisions, a new flat roof, facade and fenestration amendments to the front and rear facades and all associated site and drainage works and rooflights.

Area Area 3 - Central
Application Number 4486/22
Application Type Permission
Applicant Chris Judge & Cliona O'Flaherty
Location 67, Hardiman Road, Drumcondra , Dublin 9, D09V4H5
Registration Date 15/07/2022

Additional Information

Proposal: The development will consist of the construction of a sunroom to the rear and associated site works.

Area Area 3 - Central
Application Number 4488/22
Application Type Permission
Applicant Graconica Ltd.
Location 34, North Frederick Street, Dublin 1
Registration Date 15/07/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Modifications to existing planning permission Reg. Ref. 4736/19 for development at 34 North Frederick Street, Dublin 1. The modifications will consist of: - 1) Replacement of existing roof timber structure- 2) An AOV (Automatic Opening Vent) system size 1140x1180mm, installed to the roof rear slope, connected to the fire detection and alarm system for fire safety improvement -3) All other related works.

Area Area 3 - Central
Application Number WEB1632/22
Application Type Permission

Applicant Kathleen Culliton-Utter
Location 487, Blackhorse Avenue, Dublin 7 D07 N6V2
Registration Date 12/07/2022

Additional Information

Proposal: Internal alterations and repairs to existing terraced house, demolition of existing single storey rear extension, construction of new single storey extension to rear, alterations and extension and new roof to existing garage and all associated ancillary works.

**Area 3
Decisions**

Area Area 3 - Central
Application Number 0091/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 13/07/2022
Applicant Geralyn & Kieran White
Location 9 Montpelier Court, Dublin 7.
Additional Information Additional Information Received
Proposal: EXPP: To convert attic storage space to bedroom. To insulate attic and improve the BER rating of the property.

Area Area 3 - Central
Application Number 0179/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 11/07/2022
Applicant Phelim Davey
Location Rere of 58, St Alphonsus Road Upper, Drumcondra, Dublin 9

Additional Information

Proposal: SHEC: The demolition of existing established single storey residential unit & the construction of 2 storey dwelling with amended landscaping & new garden railings and associated site works.

Area Area 3 - Central
Application Number 0181/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/07/2022
Applicant Michael Marron & Shay Marron
Location Lands to rear of 24 & 26 North Circular Road, fronting onto The Crescent, O'Devaney Gardens, Dublin 7

Additional Information

Proposal: SHEC: The proposed development will consist of :

- i. the demolition of a derelict structure - previously used as a gym and removal of other sheds in ruin,
- ii. the construction of three (3) two and a half storey residential units comprising of 3 no. three-bed

townhouses with the provision of private amenity space (3 x no. rear gardens and 3 x private 2nd floor balconies),
iii. 3 x parking spaces,
iv. the provision of vehicular and pedestrian access via The Crescent, O'Devaney Gardens,
v. SuDs and foul drainage, landscaping boundary treatments and all associated works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	0188/22
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	15/07/2022
Applicant	Ken O'Reilly
Location	12 Little Strand Street, Dublin 1

Additional Information

Proposal: EXPP: The property known as 12 Little Strand St. comprised a 2-storey building with a workspace/storage area, a hall at ground floor level and a living area at first floor level. The adjacent buildings were demolished a few years ago for a new hotel development which has not proceeded as yet. The demolition works and removal of adjacent connected structures/buildings resulted in certain structural movement and cracking to the walls of 12 Little Strand Street. It is now proposed to commence remedial works required to No. 12 which includes internal strapping, external strapping, crack repairs and floor strengthening works. The proposed external works comprise steel strapping, structural repairs such as infilling opes, rebuilding walls and crack repairs as indicated in the drawings. The external corner strapping repairs to the walls will be visible and it is therefore proposed to over clad the external elevations that face into the proposed hotel site in zinc cladding, or a similar proprietary metal cladding system. The external cladding to the hotel facing elevations will also allow an opportunity to add some level of insulation (Rockwool) into the cladding system to compensate for the loss of thermal protection that was afforded to No. 12 by the adjacent structures/buildings, which have now been removed. The overall dimensions of the external walls where the new cladding system is proposed will remain the same, and within the limits of the property. There will be no alterations to the front elevation of the property (facing to the street). There will be no external alterations to openings/windows/door sizes. The proposed internal works are structural repairs, such as: infilling opes, rebuilding sections of walls, rebuilding timber partitions, crack repairs using helibars and strengthening of the timber floor and roof. There will be also associated internal decorative repairs to carpets, ceilings, stairs and walls. The strengthening works of the timber floor and roof consist of the fixing of 18mm OSB board to under side of the joists and the installation of galvanised steel straps between joists and walls, with chemical anchors.

Area	Area 3 - Central
Application Number	3054/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/07/2022
Applicant	Connolly Quarter Development Company Limited
Location	'Dublin Arch', on a site adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a proposed mixed-use development, 'Dublin Arch', on a site (2.86 ha) adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01

V6V6.

The proposed development relates to work to a Protected Structure (RPS Ref. No. 130).

The development will consist of:

- (i) The construction of 4 no. office blocks (B1, B2, B3 and B4) 12 to 16 storeys in height including landscaped areas in the form of gardens at podium level and landscaped terraces at upper levels (combined 3,365 sq.m) with a cumulative gross floor area of 52,509 sq.m comprising of:
 - a) Block B1 (max. building height 58.725 m, total gross internal floor area 11,860 sq.m of office);
 - b) Block B2 (max. building height 58.725 m, total gross internal floor area 11,902 sq.m of office);
 - c) Block B3 (max. building height 54.725 m, total gross internal floor area 10,147 sq.m of office);
 - d) Block B4 (max. building height 69.925 m, total gross internal floor area 18,600 sq.m)
- (ii) The construction of 187 no. Built-to-Rent (BTR) apartments and associated supporting tenant support facilities, services and amenities in 2 no. blocks (C and D1/D2) with a cumulative gross floor area of 19,836 sq.m;
 - a) Block C (6,522 sq.m) comprising 62 apartments (10 no. studio; 14 no. 1-bed; 35 no. 2-bed and 3 no. 3-bed units) in a block 5 to 11 storeys in height (max. building height 39.5 m) and supporting tenant facilities and amenities (combined 68 sq.m);
 - b) Block D1/D2 (13,314 sq.m) comprising 125 apartments (40 no. studio; 30 no. 1-bed; and 55 no. 2-bed) in a block 5 to 15 storeys in height (max. building height 53.392 m) and supporting tenant facilities and amenities (combined 420 sq.m);
- (iii) residential communal amenity open space across Block C and D1/D2 in the form of courtyards and landscaped terraces at upper floor levels (combined 2,695 sq.m) and other private open spaces;
- (iv) 7,380 sq.m of public open space (5,930 sq.m at street level, and 1,450 sq.m at upper level) including a central public plaza and other open spaces located throughout the development;
- (v) two-storey covered car parking at ground level (the lowest level is +0.0 AOD) under blocks B2, B3, B4 and C of 7,027 sq.m with 206 no. car parking spaces;
- (vi) a total of 1,047 bicycle parking spaces distributed as follows:
 - a) 283 no. secure long-term bicycle parking spaces for residents and 96 no. secure short-term bicycle parking spaces for apartment visitors distributed across 2 no. bike storage rooms at street level in Block C and Block D1/D2;
 - b) 554 no. secure bicycle parking spaces to serve the office element of the development in 1 no. bike storage room at street level in Block B1; and
 - c) 114 no. bicycle parking spaces for public use at street level distributed across the development, including spaces within a covered bike hub;
- (vii) 4 no. retail units at street level (combined 468 sq.m) distributed in Block B4 (1 no. retail unit) Block C (1 no. retail unit) and Block D1/D2 (2 no. retail units), and 2 no. community units (combined 640 sq.m) at street level in Block D1/D2;
- (viii) modifications to a portion of a Protected Structure (RPS No. 130), specifically the wall fronting Oriel Street Upper to facilitate:
 - a) the development of a new pedestrian entrance to the site;
 - b) the development of a vehicular entrance to the proposed car parking area; and
 - c) the development of a service/ emergency vehicular access only ramp to serve CIE's transport needs at Connolly Station;
- (ix) decommissioning and removal of existing telecommunication masts and removal of all existing structures on site including portacabins and ancillary storage containers;
- (x) the construction of 7 no. electricity substations, plant rooms, 4 no. waste storage area within the proposed blocks and car parking, and solar panels located on the roofs of proposed office blocks; and
- (xi) all ancillary site development works, including drainage, landscaping and lighting.

The planning application may, together with the Environmental Impact Assessment Report (EIAR) prepared in respect of the proposed development, be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning

Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00 am- 4.30 pm).

Area Area 3 - Central
Application Number 3218/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/07/2022
Applicant Frank Twomey & Anne Marie Bennett
Location Cherrymount House, Phibsborough, Dublin, D07 P5Y0
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development consists of : change of use and subdivision of building from multiple residential & bedsit type units to three no. dwelling houses comprising of three-bedroom unit 1 (retained as existing), four-bedroom unit 2 and five bedroom unit 3, all units being two-storey. Demolition of single-storey structures to the west side of the building adjoining the rear laneway and their replacement with a two-storey extension which forms part of unit 3. Conservation works and alterations include re-roofing and alteration of a section of the rear parapet level, re-rendering of selected areas of external walls, replacement of selected external windows, repair of retained external windows & doors, minor alterations to existing internal layouts, in-filling of internal ground floor voids, thermal lining bedroom 4 to unit 2, internal plaster repair works, replacement of mechanical & electrical installations and other ancillary works area also proposed. Ancillary site works form part of the application including removal of entrance avenue, construction of additional new vehicular site entrance from Cherrymount Park, fencing, gravelled surfacing and landscaping, demolition of a section of garden wall to the north of unit 1, repair and reconstruction of boundary walls are necessary , drainage and infrastructure works.

Area Area 3 - Central
Application Number 3224/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 13/07/2022
Applicant Easy Living Developments Ltd
Location 8A Henrietta Lane, Dublin 1
Additional Information Additional Information Received
Proposal: Planning permission for the demolition of the existing disused single storey building and the construction of a 4-storey building to accommodate 4no. studios, 2no. 2 bed apartments and 1no. 2 bed duplex apartment, going to number of 7 no. units in total. All with associated bin and bicycle store, landscaping, balconies, site development works and drainage at no. 8A Henrietta Lane, Dublin 1.

Area Area 3 - Central
Application Number 3334/17/X1
Application Type Extension of Duration of Permission
Decision ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date 14/07/2022
Applicant Carramar Developments Ltd
Location Units 5, 6, 7 & 8, Parnell Centre, (bounded by Parnell Street, King's Inn Street and Loftus Lane), Dublin 1

Additional Information

Proposal: EXT. OF DURATION: The Development will consist of

- a) Modifications to previously approved permission for a Microbrewery and Visitor Centre at Unit 7&8, Reg.Ref. 3198/15
- b) Change of use from Amusement Arcade to Microbrewery & Visitor Centre (with part licensed bar & retail area) at Units 5&6
- c) Amalgamation of units 5&6 at first floor level into units 7&8.
- d) Modifications to the Parnell Centre service bay for revised plant & equipment, external grain silos, and tanks with concrete bunds.
- e) Illuminated Building mounted fabric signage and internal signage behind the new glazing on the King's Inn Street elevation at units 7&8.
- f) Associated site development works.

Area	Area 3 - Central
Application Number	3657/22
Application Type	Retention Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	11/07/2022
Applicant	Jenny Dam
Location	100 & 102 Capel Street, Dublin 1
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Retention permission for

(a) subdivision at ground and basement levels of the existing restaurant at nos. 101 and 102 Capel Street,

(b) change of use to beauty salon (basement and ground level) of no.102 Capel Street,

(c) provision of new shop signage above the entrance, erection of additional signage to the front wall and signage to the front window and wall at no. 102 Capel Street. 101 and 102 Capel Street, Dublin 1 are both protected structures (RPS refs. 1203 and 1204).

Area	Area 3 - Central
Application Number	3986/22
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	11/07/2022
Applicant	Carolyn Brennan
Location	243, Phibsborough Road, Dublin 7
Additional Information	

Proposal: RETENTION : Development will consist of set back additional storey at second floor bedroom, modified flat roof and three additional windows at front, side and rear.

Area	Area 3 - Central
Application Number	3995/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	12/07/2022
Applicant	Nicole Blankson
Location	68a Prussia Street, Dublin 7 (corner of St. Joseph's Road)

Additional Information

Proposal: Planning permission for the demolition of the existing 2 storey derelict building and construction of a new 4 storey building consisting of 4 no apartments with own private balcony and all site ancillary works.

Area Area 3 - Central
Application Number 3996/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/07/2022
Applicant Irish Rail
Location Connolly Station, Amiens Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: permission for general repairs to existing protected structure including architectural ironwork to Amiens St. elevation (balustrading at first floor and roof level), render repairs to Sheriff Street Lower elevation and general repairs to roof.

Area Area 3 - Central
Application Number 3997/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/07/2022
Applicant Kellie Harrington
Location 27, Portland Row, Dublin 1, D01 R3H3

Additional Information

Proposal: Permission for : Single and Two storey extension to rear, incorporating balcony at the first floor level. Enlarge existing window at rear at first floor level. Creation of vehicular access and area for off street parking all to front and all associated site works.

Area Area 3 - Central
Application Number 4000/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 12/07/2022
Applicant Aileen and Christy Doyle
Location 13A, Darling Estate, Navan Road, Dublin 7

Additional Information

Proposal: RETENTION: The development will consist of retention planning permission is sought for alterations to dwelling house with previous planning reference numbers 2959/13, 2885/13, 4061/08 and 3843/08.

Area Area 3 - Central
Application Number 4008/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/07/2022
Applicant Raltaf Limited

Location Ground Floor Retail Unit at 19A North Frederick Street/45 Dorset Street Upper, Dublin 1, D01 AW02.

Additional Information

Proposal: The development will consist of: Change of use from existing pub to new retail convenience store to include a new off licence and deli area for the sale of hot food & intoxicating liquor for consumption off the premises.

Area Area 3 - Central
Application Number 4009/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/07/2022
Applicant Abbey Street Devco Limited
Location Site of c. 0.35 ha on lands at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1

Additional Information

Proposal: The proposed mixed-use development will consist of the construction of an 11-storey (with 9th and 10th floors set back) over shared basement hotel building fronting Abbey Street (comprising 252 No. bedrooms and related hotel facilities including reception area, lounge and bar, 2 No. external courtyards on the 1st floor, staff facilities, bin store, switch room and plant areas) and a 10-storey (with 7th and 9th floors set back) over shared basement aparthotel block fronting Great Strand Street (comprising 222 No. bedrooms and related aparthotel facilities including reception area, lounge, restaurant, gym, 1 No. external courtyard area at 1st floor level, staff accommodation, bin store, switch room and plant areas); 2 No. retail units at ground floor level (c. 1,540 sq.m and 126 sq.m respectively), including 1 No. off-license area (c. 50 sqm) within the larger retail unit; 1 No. illuminated fascia sign and 2 No. illuminated projecting signs at Abbey Street Upper; signage zones at Abbey Street Upper and Great Strand Street; and 2 No. ESB substations at ground floor level. The overall development will have a total gross floor area of c. 24,429 sq.m (including shared basement of 1,769 sqm).

The development will include vehicular access via Great Strand Street to provide service access, 30 No. bicycle parking spaces, associated lighting, site servicing (foul and surface water drainage and water supply), the provision of SuDS measures (incl. attenuation tank below ground and sedum roofs), and PV panels, external plant at 1st, 7th, 9th floor and roof levels (including telecoms infrastructure at, aparthotel roof level); and lift overruns at roof levels. The scheme also includes all hard and soft landscaping, including external public plaza at ground floor level; boundary treatments; provision of vehicle set-down along Great Strand Street; provision of connection to building for the LUAS Overhead Cable System; changes in level; and all other associated site excavation and site investigation works.

The proposed development will also include pedestrian and cycle links, boundary treatments, interim site boarding, site lighting, waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation, as necessary.

Area Area 3 - Central
Application Number 4014/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/07/2022
Applicant The Commissioners of Public Works in Ireland
Location The North & South Gate Lodges & Rear Shelter, The

Additional Information

Proposal: PROTECTED STRUCTURE: Restoration of character to the south and north gate lodges along with rear shelter, with the removal of the existing end-of-life 1960's asbestos slates to both lodge roofs & replacement with new single camber plain clay tiles (as was original); retention of historic ridge tiles & finials; new copper roof sheeting to existing portico/pediment roofs; refurbishment of any corroded cast iron gutters: new lime render to the existing North & South Gate Lodge chimneys; and painting of all timber fascias, soffits and decorative supports at The North & South Gate Lodges & Rear Shelter, The National Botanic Gardens, Botanic Road, Glasnevin, Dublin, D09 VY63. The proposed development is within the curtilage of the National Botanic Gardens, which is a conservation area and contains the following protected structures: Aquatic House RPS 852 The Curvilinear Range RPS 853, The Palm House Complex RPS 851, The Directors House RPS 8694, The Cactus/Lily House and the Dog Tower.

Area Area 3 - Central
Application Number 4022/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/07/2022
Applicant New Ireland Assurance Company
Location 5-6 Georges Dock, Dublin 1

Additional Information

Proposal: Planning permission for the development will consist of the removal of 3 car parking spaces at ground floor level and construction of a new stand alone single storey shower block accessed from the rear car park entrance to the building. The structure will contain 2 new male shower rooms, 2 female shower rooms and one disabled WC and shower room and a drying room. The entrance to the shower rooms will have an overhead canopy and planter box with integrated external lighting.

Area Area 3 - Central
Application Number 4031/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/07/2022
Applicant James Turner
Location 110, Hollybank Road, Dublin 9, D09 TP94

Additional Information

Proposal: Permission to create a new vehicular entrance to the front of the property with kerb dishing to facilitate off street parking for one car.

Area Area 3 - Central
Application Number 4039/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/07/2022
Applicant Sharon Leopold & Sean Downes
Location 114, Navan Road, Dublin 7, D07 H2V0

Additional Information

Proposal: Planning permission for single storey gamesroom with stores to rear garden at 114 Navan Rd., Dublin 7, D07H2V0.

Area Area 3 - Central
Application Number 4386/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/07/2022
Applicant Patricia Kiernan
Location Rear of 240, North Circular Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the removal of existing concrete block rear boundary wall, pillars and steel access gate; and the construction of a two-storey building with 4no. studio apartments. Apartments 1 & 2 on ground floor will have private terraces and apartments 3 & 4 at first floor will have private balconies. Bin storage & 4no. cycle spaces are provided in the shared amenity space. Access will be off the existing laneway to the rear of the site. No works are to be carried out to the existing protected structure.

Area Area 3 - Central
Application Number 4438/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/07/2022
Applicant Equitas Properties Limited
Location 28 Abbey Street Lower, Dublin 1

Additional Information

Proposal: The development will consist of:

- change of use from public house to retail/non retail services at basement and ground floor level and to residential at first, second and third floor levels to accommodate 3 no. 1-bed apartments;
 - associated internal alterations;
 - alterations to elevations to include re-instatement of original window configuration at upper floor level and revised shopfront at street level;
 - bin store and all associated site works and services.
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Area Area 3 - Central
Application Number 4440/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/07/2022
Applicant Equitas Properties Limited
Location 109 Marlborough Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of:

- demolition of non-original structures to the rear including rear wall, cantilevered structures and external fire escape stairs;
 - construction of 4-storey extension to the rear;
 - change of use from public house to retail/non-retail services at basement and ground floor level
-

and to residential at first, second and third floor levels to accommodate 3 no. 1-bed apartments;
associated internal alterations and repairs to roof;
reinstatement of fenestration above street level;
new shopfront at street level;
bin and bicycle storage at ground level accessed from the rear;
all associated site works and services

Area Area 3 - Central
Application Number WEB1467/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 11/07/2022
Applicant Catherine O'Kelly
Location 171, Navan Road, Dublin 7, D07 N2W7

Additional Information

Proposal: A new single storey rear extension, comprising of en-suite and utility room, a new roof window to rear of existing roof, a new single storey "family flat" extension to rear of dwelling, comprising of a bedroom, a wheelchair accessible wet room & living area and all associated site works.

Area Area 3 - Central
Application Number WEB1481/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 13/07/2022
Applicant Robert & Leanne Glynn
Location 3, Kinvara Road, Ashtown, Dublin 7, D07 PH32

Additional Information

Proposal: PERMISSION & RETENTION: Retention Permission for previously raised garden wall to public laneway, and Planning Permission for:

- a) First floor extension over previously converted garage to side of property 17.2 sq.m,
 - b) Ground floor extension to rear of property 12.8 sq.m,
 - c) Attic conversion to provide bedroom and ensuite with associated dormer to rear 26.4 sq.m,
 - d) Refurbishment of existing porch and
 - e) All ancillary works.
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Area Area 3 - Central
Application Number WEB1483/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/07/2022
Applicant Melonmount Limited
Location River House, 21-25, Chancery Street, Dublin 7, D07 KX21

Additional Information

Proposal: We, Melonmount Limited, are applying for Permission to display advertisement. For Installation of 1no. set of brand signage to consist of built up lettering with internal static halo

illumination, affixed at high level to building facade of the Hampton by Hilton Hotel at River House, 21-25 Chancery Street, Dublin 7, D07 KX21

Area Area 3 - Central
Application Number WEB1485/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/07/2022
Applicant Michael McGowan
Location 217, Clonliffe Road, Drumcondra, Dublin 3
Additional Information

Proposal: The development will consist of the construction of a dormer window in the main roof to the rear of the property, removing a chimney to the rear of the property as well as blocking up one and altering one window, both to the rear of the property.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number WEB1356/22
Appeal Type Written Evidence
Applicant Sinead Kavanagh
Location 3-5, Prospect Square, Glasnevin, Dublin 9 D09 AP62
Additional Information

Proposal: The development will consist of the removal of the existing single storey rear extensions to the rear (north) and partial removal of the two storey external walls to the rear and side, external modifications to include repair & repointing of the existing brick façades to nos. 3&4, to allow for the 3-storey extensions to the rear (north) of nos. 3-4 Prospect Square, a 3-storey extension to rear & side (east) of no.5 Prospect Square; full removal of roofs at nos. 3,4&5 Prospect Square to allow for the subsequent new second floor extension to the front, rear & side, comprising of roof terraces to the entire front façade, two bay windows to side, one balcony and two Juliet-style balconies to rear; the 2no. terraced houses at nos. 3&4 Prospect Square to be reconfigured to allow for a one-bed residential unit on ground floor and a two-bed duplex on first and second floor; modifications to the existing fenestration on the side of no.5 Prospect Square; 5 no. new rooflights within new zinc roof to all units; 2 bicycle spaces to one-bed unit within a private rear yard, 3 bicycle spaces to a 2-bed unit within rear service yard; new balustrade and planting to existing front parapet to all units; internal modifications to all existing layouts; and all associated site works to 2no. existing two-storey terraced houses at nos. 3&4 Prospect Square and 2-storey end-of-terrace at no.5 Prospect Square.

Area 3 Appeals Decided

None
