



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**06/21**

(08/02/2021-12/02/2021)

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** 2176/21  
**Application Type** Retention Permission  
**Applicant** Royal Canal Convenience Limited  
**Location** Centra Royal Canal, Unit 4, Block 4, Pelletstown Avenue, Royal Canal Park, Dublin 15  
**Registration Date** 08/02/2021

**Additional Information**

**Proposal:** RETENTION: The development will consist of the following:

- a. Retention of 2 no. window posters to the west facing elevation of the Centra retail unit.
- b. Retention of window graphics to the south facing elevation of the Centra retail unit.

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**Area** Area 3 - Central  
**Application Number** 2187/21  
**Application Type** Permission  
**Applicant** Discipulo Developments Limited  
**Location** Nos 42-44 (including the former Quinns Public House), 46, 48, 48B, 50 and 50A Drumcondra Road Lower, Dublin 9 (including a laneway access connecting to St. Joseph's Avenue)  
**Registration Date** 09/02/2021

**Additional Information**

**Proposal:** Planning permission for the development on a 0.194 ha site. The proposed development will principally consists of:

the demolition of all existing structures on site (1,436 sqm) including nos. 42-44 (including the former Quinn's Public House), No.46 and the surviving facades of Nos. 48B, 50 and 50A Drumcondra Road Lower, Dublin9; and the provision of a part 2 no. to part 5 no. storey over partial basement mixed-use development containing 3 no. commercial units including a bookmakers (131 sqm), a cafe (46 sqm) and retail unit (84 sqm) at ground floor level and 50 no. build-to-rent apartments (11 no. studio units, 33 no. one bedroom units and 6 no. two bedroom units) and internal communal amenity/support facilities (224 sqm). The scheme which has a gross floor area of 3,157 sqm in addition to a part basement measuring 338 sqm, also includes an external deck access facing south extending from first level to third floor levels. The residential units will be principally accessed from St. Alphonsus Avenue with the scheme including pedestrian and cyclist access from the laneway to west connecting to St. Joseph's Avenue. The development also includes bicycle parking; bin stores; comms room; meter room; ESB substation; wintergardens and balconies facing north, east and west; roof garden facing north, east and west; green roofs, PV panels; boundary treatments; hard and soft landscaping; lighting; plant and all other associated site works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 2189/21  
**Application Type** Permission  
**Applicant** LIV Dublin (Church Street) Student Residence Limited  
**Location** 27-31, Church Street, Dublin 7, D07 RR82  
**Registration Date** 09/02/2021  
**Additional Information**

**Proposal:** Planning permission for development to amend a previously permitted student accommodation and cafe scheme (DCC Reg. Ref. 2990/14 ABP Reference PL29N.244466; DCC Reg. Ref. 4643/17; DCC Reg. Ref. 4644/17) on a site of 0.19 hectares at Nos. 27-31 Church Street, Dublin 7, D07 RR82. The proposed development will consist of the use of the permitted Student Accommodation for Tourist and Visitor Accommodation outside of academic term time only by the omission or modification of Condition No. 18 of Register Reference 2990/14 (ABP Reg. Ref. PL29N.244466) to make the permitted use consistent with the definition of student accommodation in the Planning and Development (Housing) and Residential Tenancies Act, 2016. The principal permitted use as student accommodation during academic term time will remain unchanged. No change is proposed to the permitted cafe (with ancillary takeaway) and no works are proposed.

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**Area** Area 3 - Central  
**Application Number** 2193/21  
**Application Type** Permission  
**Applicant** Maroon Zirconium Limited  
**Location** 51/52, Capel Street, Dublin 1  
**Registration Date** 10/02/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to construct a new extension at third floor level to an existing apartment building, comprising of a new two-bedroom apartment with new communal amenity space at roof level. All to existing 51/52 Capel Street, Dublin 1, together with all associated works. This building is listed as a protected structure in the current Dublin City Development Plan.

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**Area** Area 3 - Central  
**Application Number** 2198/21  
**Application Type** Retention Permission  
**Applicant** Photo Me Ireland Ltd  
**Location** Circle K, 146 Cabra Road, Dublin 7  
**Registration Date** 10/02/2021

**Additional Information**

**Proposal:** RETENTION: The development will consist of the retention of existing detached single storey external "revolution" laundry kiosk with ancillary logos and instructional advertising as constructed located to the north east side of existing petrol station forecourt and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2205/21  
**Application Type** Permission  
**Applicant** Alison Fitzpatrick  
**Location** 83, Iona Road, Dublin 9  
**Registration Date** 11/02/2021

**Additional Information**

**Proposal:** Planning permission for semi-detached house on a corner site on Iona Road and Iona Drive in an Architectural Conservation Area. The development consists of the separation of the property into two attached houses with four and two bedrooms respectively by converting and extending parts of the existing return into a separate attached two bedroom house through the

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implementation of a party wall. Access to be maintained to 83 Iona Road from Iona Road. The new attached house to be accessed from Iona Drive through an existing gate, subdivision of the back garden and implementation of a boundary fence. The return is to be extended at first floor level with one additional bedroom with a height matching the existing height of the two storey return and at ground floor level with a sunroom/dining room to the front facing Iona Drive. Solar panels to be installed on both houses at roof level of the return facing Iona Drive. On street car parking as per existing to be maintained.

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**Area** Area 3 - Central  
**Application Number** 3156/20  
**Application Type** Permission  
**Applicant** Wilcove Limited  
**Location** Hotel St. George, No. 7 Parnell Square East, Dublin 1 (D01E176)

**Registration Date** 12/02/2021

**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: The proposed development comprises the following: (i) Retention permission is sought for the removal of existing non-original partition walls, and the stripping of modern wall, ceiling and floor finishes at basement level; (ii) Permission is sought for internal alterations to the basement to provide five en-suite bedrooms including layout alterations and replacement of existing uPVC windows to the rear elevation (basement level only). The proposed works include the repair of historic fabric including the ground floor structure, the front and back masonry walls, the front windows and the staircase; (iii) The painting grey of the non-original render on the front façade; (iv) Replacement of non-original down pipes on front façade with cast iron pipes in original style; and (v) Drainage and all associated site development and ancillary works necessary to facilitate development.

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**Area** Area 3 - Central  
**Application Number** 3586/20  
**Application Type** Permission  
**Applicant** Iarnrod Eireann/Irish Rail  
**Location** Connolly Vaults, Connolly Station, Dublin 1  
**Registration Date** 08/02/2021

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission is sought for renovation of the existing interior and façade treatments to support a change of use from a pub/nightclub to a Medical Office for Irish Rail. The works will include the provision of a new interior fit out incorporating partitioning of the vaults to provide a series of individual office, treatment and ancillary rooms and spaces as necessary to accommodate a medical office; provision of new floor mounted structural steel framing to support the new partitioning, ceilings and services; new power coated aluminium curtain walling, doors and ventilation louvres to replace existing windows and louvres at the existing façade opes to Harbour Master Place; raising of the existing brick arch to the central façade ope to allow provision of a new powder coated aluminium glazed entrance door; blocking up of existing façade opes along the adjacent concourse between Amiens Street and Harbour Master Place, and the provision of a new powder coated aluminium glazed fire exit door; reuse of existing water and drainage connections; and all associated services installations.

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**Area** Area 3 - Central  
**Application Number** 3702/20  
**Application Type** Permission  
**Applicant** A Star Backpackers Limited  
**Location** 6-12, Sackville Place and 107A Marlborough Street,  
Dublin 1

**Registration Date** 08/02/2021

**Additional Information** Additional Information Received

**Proposal:** The development will consist of a 96 bedroom contemporary tourist hostel in existing and new buildings ranging in height from 6 to 7 storey (over basement). The development will include:

- Demolition of 2-storey buildings at 6 & 7 Sackville Place, single storey building to rear of 8-12 Sackville Place and fourth floor (plant) level at 8-12 Sackville Place;
- Change of use and reconfiguration of the remaining 4 storey (over basement) building at 8-12 Sackville Place from TU Dublin education facility to hostel and retail;
- Upward extension of existing building by 2-3 levels to create a 6-7 storey (over basement) building at 8-12 Sackville Place;
- Construction of a new 7 storey (over basement) building at 6 & 7 Sackville Place, to connect to the extended building at 8-12 Sackville Place to form a single integrated development;
- Extension of existing basement towards laneway to the rear;
- Revised elevational treatment to existing building at 8-12 Sackville Place including reconfiguration of windows to north, south and west elevations.

The overall development will accommodate:

- Guest amenities, ancillary services, storage, kitchen accommodation and external courtyard at basement level;
- Reception, resident's lounge, café/bar and separate retail/retail service unit at ground floor;
- 96 no. bedrooms at first to sixth floor levels;
- Waste store to rear with access to adjoining laneway;
- Plant at roof level, water tanks at first floor, bicycle parking at ground floor and all associated signage, site works and services.

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**Area** Area 3 - Central  
**Application Number** WEB1113/21  
**Application Type** Permission  
**Applicant** Melonmount Limited  
**Location** 25, Chancery Street, Smithfield, Dublin, D07 KX21  
**Registration Date** 11/02/2021

**Additional Information**

**Proposal:** Installation of 1no. set of brand signage to consist of built up lettering with internal static halo illumination, affixed at high level to facade of Hampton by Hilton hotel, Chancery Street, Dublin 7.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2200/21  
**Application Type** Permission  
**Applicant** Liam Leech  
**Location** 27 Cabra Park, Phisboro, Dublin, 7 D07 NW01

**Registration Date** 10/02/2021

**Additional Information**

**Proposal:** The development will consist of the construction of a single storey rear extension, the relocation of rear access door, the demolition of existing fuel shed and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2212/21  
**Application Type** Permission  
**Applicant** Lisa Wilkinson  
**Location** 54, Ardpatrick Road, Ashtown, Dublin 7  
**Registration Date** 12/02/2021

**Additional Information**

**Proposal:** The development will consist of creation of vehicular access & all associated site development works.

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**Area** Area 3 - Central  
**Application Number** 3831/20  
**Application Type** Retention Permission  
**Applicant** Peter Tansey  
**Location** 253, North Circular Road, Dublin 7  
**Registration Date** 10/02/2021

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: RETENTION: Permission for alterations to a previously granted permission ref. no. 2282/17 to a protected structure. Alterations to include: Retention of: New ensuite on first floor; Alterations to façade and windows of new rear return; Change to lower ground floor layout; Landscaping at front and rear of house; Dividing wall in lower level corridor.

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**Area** Area 3 - Central  
**Application Number** WEB1098/21  
**Application Type** Permission  
**Applicant** Grace & Niall O'Flynn  
**Location** 1, David Road, Drumcondra, Dublin 9  
**Registration Date** 08/02/2021

**Additional Information**

**Proposal:** The development will consist of a new dormer window to the rear return at 1st floor level, a new vehicular access entrance from David Park into the rear of the rear garden, and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1102/21  
**Application Type** Permission  
**Applicant** Ronan Kelly  
**Location** No. 5, Ashford Cottages, Stoneybatter, Dublin 7  
**Registration Date** 09/02/2021

**Additional Information**

**Proposal:** The development will consist of a new extension to the side of the existing dwelling,

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including alterations to the existing floor plan and side elevation along with all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1109/21  
**Application Type** Permission  
**Applicant** Ronan Clerkin  
**Location** 8, Ashtown Grove, Navan Road, Dublin 7  
**Registration Date** 11/02/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of existing single-storey flat-roofed extension, 38.1sqm in area, to rear and side of house; demolition of portions of back and side walls of house at ground floor level; construction of new single-storey flat-roofed extension to rear and side of house, measuring 32.4sqm in area, accommodating new kitchen, living, and dining area, with 2 no. rooflights over, utility room and store, and new entrance porch; and all associated internal works, drainage, and site services.

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**Area** Area 3 - Central  
**Application Number** WEB1120/21  
**Application Type** Permission  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11  
**Registration Date** 12/02/2021

**Additional Information**

**Proposal:** Demolition of existing single storey rear return.  
Construction of new part single storey, part two storey extension to rear.  
Construction of new dormer window to rear to facilitate attic conversion to habitable room.  
All associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1876/20  
**Application Type** Permission  
**Applicant** Alan & Sinead Pearson  
**Location** 64, Priory West, Navan Road, Dublin 7 D07 XA48  
**Registration Date** 11/02/2021

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of an existing conservatory at ground floor level; the demolition of an existing outdoor shed; the construction of a single storey extension comprising of a bedroom, bathroom and utility space; provision of accessible ramped entrance to front of existing house; internal modifications and all associated external works to facilitate the development.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0012/21

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**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 08/02/2021  
**Applicant** Noel Kelly  
**Location** 4, Sackville Gardens, Ballybough, Dublin 3  
**Additional Information**  
**Proposal:** EXPP: 2 storey over basement house was separated in 2015 so is now in 2 units as a 2 storey street level house and a separate entrance basement unit.

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**Area** Area 3 - Central  
**Application Number** 0031/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 10/02/2021  
**Applicant** Connor Milroy  
**Location** 14D, Poplar Row, DUBLIN 3  
**Additional Information**  
**Proposal:** SHEC; Demolition of existing dwelling & Construction of a 5 storey mixed used development consisting of ground floor commercial/retail/cafe unit with 8 No one-bed apartments

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**Area** Area 3 - Central  
**Application Number** 3886/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/02/2021  
**Applicant** Iosif Gabor  
**Location** 296C, North Circular Road, Phibsborough, Dublin 7  
**Additional Information**  
**Proposal:** The development will consist of the change-of-use of the existing ground floor commercial unit to retail and the change-of-use of the remaining commercial units to three apartments: two 1-beds and one studio, through the addition of an extra storey atop the original building, as well as extensions to the rear at ground floor, first floor and second floor.

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**Area** Area 3 - Central  
**Application Number** 3894/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/02/2021  
**Applicant** Theresa Doran  
**Location** 16, Tolka Road, Ballybough, Dublin 3  
**Additional Information**  
**Proposal:** PERMISSION & RETENTION: The application seeks (i) Retention permission of a two-bedroom extension above the exempt single-storey extension at the rear of the house, and (ii) Permission to build a part one-storey and part two-storey two-bedroom house to the side of the existing dwelling, new boundary treatments, new vehicular entrance to the front and all associated internal, site and drainage works.

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**Area** Area 3 - Central  
**Application Number** 3898/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 08/02/2021  
**Applicant** Josephine Dooley  
**Location** 245, Navan Road, Ashtown, Dublin 7, D07R2F1

**Additional Information**

**Proposal:** RETENTION: Planning permission for detached single storey utility/shed/studio to the rear of existing house and widened vehicular access with permeable driveway and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3899/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/02/2021  
**Applicant** Asian Bar Investment Limited  
**Location** The Lock Keeper Bar, formerly known as the Canal Bar,  
The Village Centre, Ashtown, Dublin 15

**Additional Information**

**Proposal:** The development will consist of: the removal of existing external planters and guarding and removal of the 'Canal Bar' signage on the south elevation; Construction of a single storey glazed extension with flat roof to the front of the existing two storey building, to allow for additional seating area for bar use; Permission is also sought for an extended designated smoking area adjacent to the new proposed extension, and installation of new signage on proposed new extension, all with associated site works.

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**Area** Area 3 - Central  
**Application Number** 3902/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/02/2021  
**Applicant** Gerry Geoghegan and Eamonn O'Malley  
**Location** 1 - 4, Rivermount Cottages, Ballyboggan Road, Finglas,  
Dublin 11

**Additional Information**

**Proposal:** Permission for development at this 0.747 ha site. The development will consist of: the demolition of 4 no. existing dwellings and ancillary buildings known as Nos. 1-4 Rivermount Cottages (320m<sup>2</sup>) and the construction of a residential development arranged in 3 no. blocks (Block A, B and C) ranging from 4 to 5 no. storeys in height over basement/undercroft level (12,106.2m<sup>2</sup>, including basement). Blocks A and B incorporate a setback fifth storey. The maximum height of the development, taken from street level is 20.9m, including lift overrun. The development will comprise 99 no. residential units (47 no. 1-bedroom apartments, 50 no. 2-bedroom apartments and 2 no. 3-bedroom apartments); residential amenity areas comprising residents lounge and meeting rooms (296.4m<sup>2</sup>) and private, communal and public open space provision (including balconies and terraces to be provided on all elevations at all levels for each block). The development also consist of: amendments to the existing northern boundary wall; the provision of a new set-down area on Ballyboggan Road; the provision of 57 no. car parking spaces and 3 no. motorcycle parking spaces at the basement/undercroft level; the provision of bicycle stores providing 162 no. long-stay bicycle parking spaces and 34 no. short-stay (visitor) bicycle

parking spaces at basement/undercroft level and 36 no. short-stay bicycle parking spaces adjacent to Ballyboggan Road. The development will also include: New vehicular access arrangements, for residents, emergency/refuse vehicles, and pedestrian access is via Ballyboggan Road; minor upgrade works to Ballyboggan Road; all piped infrastructure and ducting; plant rooms; ESB substation; lift access and stair cores; internal roads and pathways; hard and soft landscaping and boundary treatments; changes in level; waste management areas; attenuation tank; lighting; and all associated site development and excavation works above and below ground. A Natura Impact Statement will be submitted to the planning authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the relevant planning authority.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3913/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/02/2021
<b>Applicant</b>	Wenqin Chen
<b>Location</b>	Unit 3, Block K, The River Centre, Rathborne Place, Dublin 15

**Additional Information**

**Proposal:** The development will consist of the change of use from retail use of all floors, to coffee shop use at ground floor level and residential use at first and second floor level with 2 No. 2 bed duplex apartments across first and second floor, all with associated bin store and bike store at ground floor level, and associated site works and signage.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1902/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/02/2021
<b>Applicant</b>	Ben Hunter
<b>Location</b>	96, Walsh Road, Drumcondra, Dublin 9, D09 A2C4

**Additional Information**

**Proposal:** Planning Permission is sought for a new vehicular access driveway, involving the removal of front railings and all associated works including dishing of existing footpath.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1921/20
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	10/02/2021
<b>Applicant</b>	Anna Gallagher
<b>Location</b>	57, Rathdown Road, Grangegorman, Dublin 7

**Additional Information**

**Proposal:** Proposed vehicular access driveway to front garden, through on-street parking with associated site development works, for the purpose of providing an off-street car parking space for charging an electric vehicle.

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**Area** Area 3 - Central  
**Application Number** WEB1930/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/02/2021  
**Applicant** Nathalie Murray & Mark Kinsella  
**Location** 26 Spire View, Riverston Abbey, Navan Road, Dublin 7

**Additional Information**

**Proposal:** The development consists of an attic conversion with alterations to the existing tiled roof, a new dormer roof extension with windows to the rear, internal alterations to layout, new internal stairs, roof lights to the front & side of the existing roof and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1938/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/02/2021  
**Applicant** Caroline and Aidan Moore  
**Location** 78, Ashington Avenue, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission is sought to change roof from hip to gable roof, build up gable wall to attic & form new dormer to rear fit window to gable attic & convert attic to store at 78 Ashington Avenue Navan Road Dublin 7

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3308/20  
**Appeal Type** Written Evidence  
**Applicant** Colin Daly, Nicola Daly and Andrew Haydon  
**Location** 76, 76G & 280 Bannow Road, Cabra, Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of the construction of a 'Build to Rent' residential development comprising of 69 no. apartments (51 no. 1 beds, 18 no. 2 beds) in 2 no. blocks, to be provided as follows: Block A – a four storey building containing a total of 20 no. apartments comprising of 3 no. 1 beds, 17 no. 2 beds with balconies to north, south and east elevations with ancillary residential amenity facilities including concierge and residential lounge at ground level; Block B – a five storey building containing a total of 49 no. apartments comprising of 48 no. 1 beds, 1 no. 2 beds with balconies to south elevations; a single level basement comprising a total of 33 no car parking spaces, 3 no. motorcycle spaces, 148 no. bicycle parking spaces (128 no. spaces at basement level and 20 no. spaces at ground floor level), ancillary plant room and refuse storage areas; along with a play/activity room, gym facility, utility room in support of the Build to Rent ancillary residential amenities and support facilities; vehicular and pedestrian access will be onto Bannow Road. Construction of a basement level social and community centre/non-residential club (Class 10) unit for the relocation of the Cabra Pigeon Racing Club which will maintain its separate access from the eastern boundary of application site providing access onto Bannow Road; The double height retail unit located at 76 Bannow Road will be modified with a new roof structure, extension and modification to front elevation (south), modifications to north east and west elevations, signage and internal floor area and will be integrated into Block A of the development

proposal; Landscaping, boundary treatment, drainage, signage, green roofs and solar pv panels to roof level of Blocks A and B, and all associated site and infrastructure works necessary to facilitate the development. The proposed development will also consist of the demolition of the existing two-storey building located at 280 Bannow Road (known as the Alma Hygiene building together with a kickboxing club) the demolition of the existing single storey warehouse unit and racing pigeon club unit at 76G Bannow Road (known as the Dublin Circus Centre and Cabra Racing Pigeon Club Building) and the demolition of all associated structures on site in order to facilitate the development. The subject site is bounded by Bannow Road to the south, 'The Coach House' and Hamilton Square to the west, Broombridge LUAS stop and maintenance depot to the north and a gated service laneway which provides separate access to Cabra Racing Pigeon Club's Clubhouse to the east.

### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2749/20
<b>Appeal Decision</b>	AMEND CONDITIONS
<b>Appeal Decision Date</b>	10/02/2021
<b>Applicant</b>	New Century House (Luxembourg) Holding Sarl
<b>Location</b>	New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7

**Additional Information** Additional Information Received

**Proposal:** Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west.

The proposed development comprises of the following:

- Refurbishment of the existing 6 no. storey building to provide for a new façade treatment to all elevations.
- Provision of new part double height reception space to the rear elevation.
- Relocation of existing bank branch to the north east corner of the ground floor resulting in a change of use from office to bank in this area.
- Reduction of the existing bank branch from 216sqm to 187sqm.
- Change of use of former bank branch to office use at ground floor level (147 sqm).
- Provision of new universally accessible pedestrian entrance to bank branch from street level along the northern elevation of the building.
- Provision of refurbished entrance to the office development to the north elevation fronting Mayor Street Lower.
- Provision of additional mechanical plant at roof level.
- Minor infill to office floor plate at 5th floor level resulting in an increase of 79 sqm of office floor space overall.
- Minor reconfiguration of internal office floor plates.
- Reconfiguration of basement level to provide ancillary office amenities and additional bike parking spaces (195 no. spaces) and 49 carpark spaces including 7no. new electric car charge points and 3 no. new universally accessible parking bays.
- Upgrade of the hard and soft landscaping within the courtyard area and provision of new canopy area to courtyard on the southern elevation and provision of new screen to courtyard along the southern boundary of the site.
- Minor alternations to the hard landscaping to the north of the development fronting Mayor Street Lower.

- The proposed development also includes accessible terraces at 5th floor level to the north, east and west, and all other associated site development works necessary to facilitate the development.

The proposed development will result in an increase in gross floor area from 12,223 sqm to 12,365 sqm.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4741/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@10/02/2021
<b>Applicant</b>	Cuisle Properties Ltd
<b>Location</b>	23/24, Rutland Place North, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for the demolition of a single storey flat roofed storage building and the construction of 5 no. one bedroom apartments at 23/24, Rutland Place North, Dublin 1. The proposed development is a proposed infill development of a brownfield site and consists of a two storey slated pitched roof building fronting onto Rutland Place North and finished in materials matching the existing streetscape. There are three apartment units on ground floor level and two located at first floor level. There is access to one apartment at ground floor level on Rutland Place North and access to the other two apartments is located to the rear of the building. Access to the two first floor apartments is also located at the rear of the building. The entrance to the site from Rutland Place North is constructed in rendered pillars and double timber gates together with a pedestrian side gate. There is a single storey bicycle store with 15 bicycle spaces. The bicycle store is flat roofed and rendered walls externally. Recreational shared open space is provided to the rear of the development with landscaped open space and all ancillary services.



# Dublin City Council

## SECTION 5 EXEMPTIONS

06/21

(08/02/2021-12/02/2021)

**Area** Area 3 - Central  
**Application Number** 0048/21  
**Application Type** Section 5  
**Applicant** Yong Wu  
**Location** 95, Dorset Street Upper, Dublin 1  
**Registration Date** 10/02/2021

**Additional Information**

**Proposal:** EXPP; Demolition of a portion of the existing flat roof only ( in order to apply for S.I. 30) to convert retail unit into 2 apartments.

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