



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**08/21**

(22/02/2021-26/02/2021)

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** 2270/21  
**Application Type** Permission  
**Applicant** Peter and Jean Mahon  
**Location** 25, Millmount Avenue, Drumcondra, Dublin 9, D09 E762  
**Registration Date** 23/02/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing rear boundary wall and gate accessed from Millbourne Avenue; the construction of a semi recessed garden level store with a homebased gym/rehabilitation room over; retain existing pedestrian access from Millbourne Avenue; and associated works.

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**Area** Area 3 - Central  
**Application Number** 2283/21  
**Application Type** Permission  
**Applicant** MRM Property Ltd.  
**Location** 53, Cabra Road, Dublin 7, D07 R8NP  
**Registration Date** 24/02/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the demolition of the concrete block wall at the end of the rear garden onto St. Iosif and the construction of a single storey mid-terrace storeroom to the rear of the site opening onto St. Iosif and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 2809/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Montgomery Transport Ltd.  
**Location** 3, Bond Road, Dublin Port, Dublin 3  
**Registration Date** 23/02/2021

**Additional Information**

**Proposal:** EXT. OF DUR.: Application for permission under planning legislation to remove/demolish a number of small structures from site and demolish a rear section to the main building for the purpose of constructing a new single storey extension to an existing steel frame distribution warehouse facility and re clad the exterior of the existing warehouse unit to match the proposed extension. The extension is to the rear of the existing site adjacent to Bond Road and the existing vehicular entrance is maintained. All existing hardstanding and external car parking to the front of the existing building are to be retained.

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**Area** Area 3 - Central  
**Application Number** 3641/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** SIPTU  
**Location** 35, Gardiner Street Lower, Dublin 1  
**Registration Date** 22/02/2021

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: The development will consist of the restoration and refurbishment of a protected structure comprising a four storey over basement frontage building and two-storey return for the purpose of retaining its historic office use; demolition of an existing two-storey garage and storage building to the rear of the site fronting onto the lane from Deverell Place; extension of the existing basement area to the full length of the site and the erection onto the lane frontage of a four-storey over basement office annex (floor area 367 square metres), the top floor set back from the front and rear facades. The new annex building to be similar in height, scale and character to the existing 'mews' extensions on both adjoining sites granted permission and erected in recent years. Works to the existing building to include the removal of non-original windows to the front and rear facades and their replacement with hardwood sash windows in a style appropriate to the period; repairs, cleaning and re-pointing with lime mortar of brick facades; removal of non-original internal partitions; installation of new toilets and all associated mechanical, structural, conservation and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3697/20  
**Application Type** Permission  
**Applicant** Margaret Kennedy  
**Location** 52, Lower Dorset Street, Dublin 1  
**Registration Date** 24/02/2021  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the change of use and sub-division of an existing two storey building from retail/commercial use to cafe/restaurant use at ground floor with relocated access door incorporating minor alterations to facade fronting onto Lower Dorset Street and residential use at first floor level, containing one no. 1 bedroom self-contained apartment with access from Belvidere Road, all wholly contained within an existing building.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2261/21  
**Application Type** Permission  
**Applicant** Eoghan and Lingling McKenna  
**Location** 65, North Circular Road, Dublin 7, D07K2P1  
**Registration Date** 22/02/2021  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the following: Reconfiguring existing front landscaping; reconfiguring of internal lower ground floor layout, including replacing the existing floor slab with new insulated slab, fitting of new shower room, breaking out portions of rear walls; construction of new single storey extension of 21m<sup>2</sup>; reconfiguring of rear landscaping to create new stepped patio; refurbishment works to rear upper ground floor return including removal of existing guest WC, provision of new breathable internal dry lining, reconfiguring of existing window and door openings; replacement of existing non-original PVC casement window to rear reception room at upper ground floor; upgrading of mechanical, electrical and plumbing services, decoration and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2276/21  
**Application Type** Permission  
**Applicant** Elizabeth Gormley and Tom Burke  
**Location** 11, Primrose Street, Dublin 7  
**Registration Date** 24/02/2021

**Additional Information**

**Proposal:** The development will consist of a conversion of the current attic into an office including a dormer structure to the back of the roof and associated works.

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**Area** Area 3 - Central  
**Application Number** 2282/21  
**Application Type** Permission  
**Applicant** Ronan O'Malley  
**Location** 328, Griffith Avenue, Drumcondra, Dublin 9  
**Registration Date** 24/02/2021

**Additional Information**

**Proposal:** The development will consist of demolition of fuel sheds to the rear and removal of the redundant rear roof chimney stack, conversion and change of use of the existing garage to the side into an additional bedroom and store, construction of a new kitchen extension at ground floor and a part first floor bedroom extension over to the rear, internal alterations, new aluclad timber window and doors to match original period style at front, new landscaping layout to front and rear, associated site works, drainage connections to existing and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 2293/21  
**Application Type** Permission  
**Applicant** Tom Egan  
**Location** 27 O'Sullivan Avenue, Ballybough, Dublin 3  
**Registration Date** 26/02/2021

**Additional Information**

**Proposal:** Planning permission to construct a single storey extension to side also new vehicular entrance to off street car parking to front garden and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2295/21  
**Application Type** Permission  
**Applicant** Lorcan McCluskey  
**Location** 2, Botanic Park, Glasnevin, Dublin 9  
**Registration Date** 26/02/2021

**Additional Information**

**Proposal:** The development will consist of: extension to rear of dwelling at first floor and all associated internal and external works and alterations.

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**Area** Area 3 - Central  
**Application Number** WEB1149/21  
**Application Type** Permission

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**Applicant** Ronan Clerkin  
**Location** 8, Ashtown Grove, Navan Road, Dublin 7  
**Registration Date** 22/02/2021

**Additional Information**

**Proposal:** 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** WEB1150/21  
**Application Type** Permission  
**Applicant** Martina McCarthy and Stephen Scott  
**Location** 2, Cremore Road, Dublin 11  
**Registration Date** 22/02/2021

**Additional Information**

**Proposal:** To demolish an existing rear single storey utility room, lean to boiler room and the existing rear single storey kitchen extension comprising a combined total of 25 m2 and to erect a new single storey extension to the rear and part (east) side elevation at ground floor to provide a total of 45 m2 of floor area providing a net increase of 20 m2 at ground floor , a new rear first floor extension comprising 14 m2, the removal of a length of 5 m of existing railings to the side elevation to accommodate the new side extension and the raising of the rear east garden wall in part to enable the formation of a new gated entrance to the rear garden to the existing east garden wall at at 2 Cremore Road D11 A6C9 (on the corner with Cremore Park), Glasnevin, Dublin 11.

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**Area** Area 3 - Central  
**Application Number** WEB1155/21  
**Application Type** Permission  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11  
**Registration Date** 22/02/2021

**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** WEB1157/21  
**Application Type** Permission  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11  
**Registration Date** 23/02/2021

**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** WEB1160/21  
**Application Type** Permission  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11  
**Registration Date** 23/02/2021

**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** WEB1161/21  
**Application Type** Permission  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11  
**Registration Date** 23/02/2021

**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** WEB1163/21  
**Application Type** Permission  
**Applicant** Sarah Tougher & Stephen Tougher  
**Location** 49, Inver Road, Cabra West, Dublin 7  
**Registration Date** 23/02/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing one-storey extension at the rear of the house & the construction of a new two-storey extension at the rear of the house, and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1172/21  
**Application Type** Permission  
**Applicant** Sarah Tougher & Stephen Tougher  
**Location** 49, Inver Road, Cabra West, Dublin, D07 E9W8  
**Registration Date** 25/02/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing one-storey extension at the rear of the house & the construction of a new two-storey extension at the rear of the house, and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1173/21  
**Application Type** Permission  
**Applicant** Stephanie Rowe and Samir Eldin  
**Location** 33, Cabra Park, Phibsborough, Dublin 7  
**Registration Date** 25/02/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing garage/store room to the rear of the house.

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**Area** Area 3 - Central  
**Application Number** WEB1367/15/X2  
**Application Type** Extension of Duration of Permission  
**Applicant** Julie Fitzsimons  
**Location** 63, Seaview Avenue East, East Wall, Dublin 3  
**Registration Date** 22/02/2021

**Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of the demolition of a rear single storey structure at kitchen. The construction of a new double storey extension to the rear of the property with a pitched roof and 2 double doors and balconies off the 2 bedrooms to the rear, internal modifications, and all ancillary site development works.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0033/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 26/02/2021  
**Applicant** Bo Zhang  
**Location** 16, The Forge, Railway Street, Dublin 1

**Additional Information**

**Proposal:** EXPP: Whether the change of use from student accommodation to owner occupied or rental accommodation is an exempted development?

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**Area** Area 3 - Central  
**Application Number** 2097/20  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 24/02/2021  
**Applicant** Swampside Limited  
**Location** 8-10 Glasnevin Hill, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Permission is sought for the retention of the existing single storey 84 sq.m extension with pitched and hipped roof to the rear of the Public House premises, previously permitted as a smoking area under temporary permissions Reg. Ref. 3104/14 and Reg. Ref. 3259/08, for use as a pavilion style lounge and permission for the provision

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of a walled enclosure with area of 15 sq.m and wall height of 2m for the storage of gas, kegs and waste, with this wall extended across existing carpark to provide a protected area for an external amenity space of 32 sq.m to include the relocated area for smoking together with ancillary site works all to rear at Tolka House, 8-10 Glasnevin Hill, Glasnevin, Dublin D09 VH02.

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**Area** Area 3 - Central  
**Application Number** 2293/20  
**Application Type** Retention Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 24/02/2021  
**Applicant** Pat Rooney  
**Location** 52, Old Cabra Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** RETENTION: Retention of boundary wall constructed to northwest boundary.

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**Area** Area 3 - Central  
**Application Number** 3409/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2021  
**Applicant** Kenneth Large  
**Location** 17-21, Church Street East, East Wall, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal:** The proposed development consists of the demolition of an existing 2 storey industrial/office building (331 sq m) and the construction of a 4 and 5 story block of apartments totalling 772 sq m (including roof garden) on a site of 267 sq m consisting of 1 no. studio apartment; 5 no. 1 bedroom apartments; 3 no. 2 bedroom apartments; balconies on the rear elevation at 1st to 4th floor levels; 18 no bicycle spaces; all associated site works and utility connections.

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**Area** Area 3 - Central  
**Application Number** 3666/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 26/02/2021  
**Applicant** Ruirside Developments Limited  
**Location** 'Capel' Site, Pelletstown, Ashtown, Dublin 15  
**Additional Information** Additional Information Received  
**Proposal:** EXT. OF DUR: Permission for development at this site (c. 5.1 ha) known as the 'Capel' Site, Pelletstown, Ashtown, Dublin 15. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and Ashtown Village Centre to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Pelletstown, Ashtown, Dublin 15. The development consists of: 318 no. dwellings comprising 176 no. apartments (including duplex units) in 3 no. buildings ranging in height from 5 to 6 storeys comprising 16 no. 1-bed apartments, 132 no. 2-bed apartments and 28 no. 3-bed apartments each served by a balcony/terrace and solar panels on the roof; 142 no. houses comprising 55 no. 3-bed houses and 87 no. 4-bed houses in the form of terraced, semi-detached and detached houses, ranging in height from 2-3 storeys; all houses have private gardens and solar panels at roof level; a

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crèche facility (c. 397 sq.m) and associated play space (c. 138 sq.m); all associated site development and landscape works and boundary treatments including: public open space (c. 5,433 sq.m) including a public park with active play area; communal open space (c.2,329 sq.m) including podium courtyards and communal gardens; 577 no. car parking spaces including surface car spaces in a variety of on-curtilage and on-street conditions and undercroft car spaces located at ground floor level within the 3 no. apartment blocks and under podium open spaces; 226 no bicycle parking spaces, bin stores and plant areas within the 3 no. apartment blocks; an ESB substation (c. 25 sq.m); 6 no. vehicle accesses and 1 no. dedicated pedestrian / cycle access to the site from Rathborne Avenue, 1 no. vehicle access to the site from Royal Canal Way and individual dwelling accesses from Rathborne Avenue; associated road improvement works including provision of a raised table, traffic island, new road markings and kerbing on Rathborne Avenue; and provision of a traffic island on Royal Canal Way.

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**Area** Area 3 - Central  
**Application Number** 3697/20  
**Application Type** Permission  
**Decision**  
**Decision Date** 24/02/2021  
**Applicant** Margaret Kennedy  
**Location** 52, Lower Dorset Street, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for the change of use and sub-division of an existing two storey building from retail/commercial use to cafe/restaurant use at ground floor with relocated access door incorporating minor alterations to facade fronting onto Lower Dorset Street and residential use at first floor level, containing one no. 1 bedroom self-contained apartment with access from Belvidere Road, all wholly contained within an existing building.

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**Area** Area 3 - Central  
**Application Number** 3724/19  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 22/02/2021  
**Applicant** Michael Marron & Shay Marron  
**Location** Lands to the rear, 24-26, North Circular Road, Dublin  
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**Additional Information**  
**Proposal:** The proposed development will consist of: (i) demolition of single storey and; (ii) construction of a three storey residential development (284.3 sq.m) comprising 2 no. one bed apartments and 2 no. two bed duplex apartments with provision of private amenity space (2 no. rear gardens and 2 private terraces); (iii) provision of pedestrian access via O'Devaney Gardens; and (iv) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate development.

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**Area** Area 3 - Central  
**Application Number** 3917/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2021

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**Applicant** Robert Rafferty  
**Location** 11A, Arbour Place, Stoneybatter, Dublin 7, D07 AY23

**Additional Information**

**Proposal:** Permission for demolition of existing habitable dwelling and associated out buildings, Construction of a new three storey apartment block consisting of 3 No. one bedroom apartments and 2 No. two bedroom apartments plus all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3985/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/02/2021  
**Applicant** Lee Kidd  
**Location** 18, Liscannor Road, Cabra West, Dublin 7

**Additional Information**

**Proposal:** The development consists of a two-storey type extension to side & rear of existing dwelling, a single-storey extension to front of existing dwelling & to carry out minor internal alterations. Permission is also sought for the construction of a detached domestic shed & all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3987/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2021  
**Applicant** Dublin City University  
**Location** Saint Patrick's College Campus, Drumcondra, Dublin 9, D09 X9 H6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for a 2m high by 750 mm wide metal sculpture to be permanently erected on the grounds of St. Patrick's College Campus, Drumcondra, Dublin 9. The proposed development comes within the curtilage of a Protected Structure, Belvedere House (Ref.: DU018-012001). Hard landscaping, sculpture lighting and seating to be provided at sculpture location.

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**Area** Area 3 - Central  
**Application Number** 3989/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/02/2021  
**Applicant** Alon Salman & Val Ruttledge  
**Location** 40, Drumcondra Road Lower, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention planning permission sought for "Shouk Restaurant" consisting of:

- A) Existing bakery, bar, caravan coffee bar and food prep room and new gas supply. Permission is sought to retain and complete.
  - B) Permission is sought for new steel framed canopy over yard, 2 no. 40 forty foot steel containers
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for storage, to relocate existing barna shed and bin store, together with new vehicular exit gate onto Saint Joseph's Avenue, in order to facilitate the drop off area for children, and one way system for safety.

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**Area** Area 3 - Central  
**Application Number** 4006/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2021  
**Applicant** Ultan Bradley  
**Location** 47, Middle Abbey Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to make changes to existing planning (Ref. No. 2010/16) to renovate and refurbish 47 Middle Abbey Street, Dublin 1, a five storey terraced, protected building. Proposed internal layout changes include: lobbies from ground to second floor level necessary for fire safety certification, change of position of boilers in backyard, change in position of roof vents to allow roof access.

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**Area** Area 3 - Central  
**Application Number** 4014/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2021  
**Applicant** Seacove Ventures Ltd.  
**Location** Lands (c. 0.79 ha) at 64, 65 and 66, Gardiner Street Lower, and all associated sites to the rear addressing Moland Place, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on lands (c. 0.791 ha) at 64, 65 and 66, Gardiner Street Lower, and all associated sites to the rear addressing Moland Place, Dublin 1. Nos. 64, 65 and 66 Gardiner Street Lower are Protected Structures.

The development will consist of the following:

- Refurbishment/ alterations and change of use of existing buildings on the site and construction of new buildings to the rear to provide a hotel development (72 bedrooms) with ancillary public restaurant (c. 96 sq.m) and associated ancillary uses. The overall building will comprise a gross floor area of c. 2,747 sq.m of which c. 1,071 sq.m is accommodated within the existing buildings and c. 1,676 sq.m is new build. The refurbished existing frontage buildings incorporating Nos. 64, 65 and 66 Gardiner Street Lower contain 32 bedrooms and involve internal reconfiguration to restore many of the formal rooms to their original layout. The frontage buildings which are to change to hotel use are currently arranged as follows: Nos. 64, 65 and 66 Gardiner Street Lower (former medical, office and related uses, now vacant), lands to the rear of these properties is an existing car park.
- The development will include the demolition of non-original internal partition walls and replacement with appropriate internal wall treatments, demolition of the rear modern concrete boundary wall fronting Moland Place, modifications to existing returns of 64 and 65 at basement and ground floor level to allow interconnection between the new rear block and the protected structures to the front.
- The main entrance to the hotel and lounge area is proposed at No. 65 Gardiner Street Lower.
- The development involves works and change of use of the protected structures (recent use as medical, office and associated uses including a car park to the rear) and rear returns to the rear of

Nos. 64-66 Gardiner Street Lower to use a hotel, restaurant and ancillary uses.

-The new build element is located to the rear and is located along the boundary with Moland Place where a second hotel entrance is proposed. 2 no. new external landscaped courtyard spaces (c. 139 sq.m total) are provided on either side of the link building to the rear of Nos. 64-66 Gardiner Street Lower. The new building contains 40 bedrooms, a kitchen at basement level, a restaurant space at ground level, a services room, customer toilets and ancillary accommodation, all over 6 levels (including a basement level) with balconies at fifth floor level.

-No on-site car parking is proposed.

-Works to the existing front buildings (Nos. 64-66 Gardiner Street Lower) will include conservation repairs to existing historic sliding sash windows and repointing of front and rear brick elevations to include wigged pointing on the Gardiner Street Lower elevation.

-The roofs will undergo re-slating with new natural slate.

-The existing buildings will accommodate the hotel reception, 32 no. hotel bedrooms, lounge areas and will retain an existing customer lift all over 5 levels (including basement level).

-The development will also consist of signage consisting of a projecting sign and associated lighting at the entrance on Gardiner Street Lower elevation and a surface fixed sign over the secondary entrance at Moland Place; and all ancillary works associated with the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4027/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	25/02/2021
<b>Applicant</b>	Gina's 168 Investments Limited
<b>Location</b>	77, Marlborough Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for:

- (1) Change of use of existing retail/ ancillary office into 4 no. residential units (3 x 1-bedroom and 1 x 2-bedroom);
- (2) The removal of the ground floor shopfront and installation of a window and door within a brick facade;
- (3) Installation of a lightwell and steps to the basement at ground level to the front and
- (4) Internal re-configuration and alterations with all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4031/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	25/02/2021
<b>Applicant</b>	Mark Rafferty
<b>Location</b>	Derek's Hardware and Bake'n Brew, 2B, Quarry Road, Cabra East, Dublin 7

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of the Retention Permission application for change of use from a pharmacy unit to a joint hardware and coffee shop (take-away) retail unit, Retention is also sought for signage above main entrance and for an outdoor seating area (to accommodate 15 seats in total), including temporary awning and timber fencing to boundary. Planning permission is also sought for the future construction of a metal pergola to cover outdoor seating area.

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**Area** Area 3 - Central  
**Application Number** 4037/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2021  
**Applicant** Bon Secours Health System CLG  
**Location** Bon Secours Hospital Dublin, Glasnevin Hill,  
Glasnevin, Dublin 9, D09 YN97

**Additional Information**

**Proposal:** Revision to previously granted permission 4078/18 for an extension to the existing hospital facilities so as to increase the permitted extension by a further 1,309 sq.m to a total of 2,733 sq.m all to accommodate as before a new Oncology Department and Clinical Day Ward at ground and first floor levels respectively and all access staircases and lifts and links to the existing hospital streets at those two levels, together with the following additional and amended facilities; the proposed new main hospital entrance, with reception and refreshment facilities to be located at a new lower ground floor level together with a new plant room also at that level; a new integrated plant room at second floor level with additional plant equipment to be located on the roof of the adjacent existing building; new facade materials and treatments; and all associated site works and landscaping including the re-allocation of the 12 no. previously granted car parking spaces so that 6 no. of the spaces are located immediately to the front of new main entrance and the remaining 6 no. spaces are provided as an extension to the existing public car park elsewhere on the campus.

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**Area** Area 3 - Central  
**Application Number** WEB1120/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/02/2021  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11

**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** WEB1148/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/02/2021  
**Applicant** Peter Mcguire  
**Location** 34, Montpelier Hill, Arbour Hill, Dublin 7

**Additional Information**

**Proposal:** Permission is sought to add two Velux type windows 60cm x 60cm to the front pitch roof at 34 Montpelier Hill, Arbour Hill, Dublin 7

**Area** Area 3 - Central  
**Application Number** WEB1155/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/02/2021  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11

**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** WEB1157/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/02/2021  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11

**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** WEB1160/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/02/2021  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11

**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** WEB1161/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/02/2021  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11

**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** WEB1163/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/02/2021  
**Applicant** Sarah Tougher & Stephen Tougher  
**Location** 49, Inver Road, Cabra West, Dublin 7

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing one-storey extension at the rear of the house & the construction of a new two-storey extension at the rear of the house, and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1984/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 25/02/2021  
**Applicant** Brendan White  
**Location** 79, Killala Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** Retain roof alterations to granted planning application number WEB1295/20 consisting of attic roof space conversion with dormer roof window to rear part of roof, eaves of dormer above ridge height, roof changes of side extension, partial side gable wall with associated internal and external alterations to dwelling house.

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**Area** Area 3 - Central  
**Application Number** WEB1985/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 25/02/2021  
**Applicant** Jean Dunne  
**Location** 57, Glasnevin Hill, Dublin 9

**Additional Information**

**Proposal:** Planning Permission for Alterations and Addition to existing Private Dwelling House, consisting Ground Floor Extension of the existing Kitchen/Dining Area to the North Elevation (Rear Elevation), including a glazed panel all associated Site Works at No.57 Glasnevin Hill, Dublin 9, D09 V2X8. Permission for Retention is also sought for a one storey building consisting of recreation room and storage at the rear of the property.

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**Area** Area 3 - Central  
**Application Number** WEB1996/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2021  
**Applicant** Jean Sinclair  
**Location** 78, Dingle Road, Cabra, Dublin 7

## Additional Information

**Proposal:** Installing a new window opening at first floor level to front elevation.

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**Area** Area 3 - Central  
**Application Number** WEB1998/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2021  
**Applicant** Colm and Alexa Bodkin  
**Location** 20, Charleville Road, Phibsborough, Dublin 7 D07 K8W2

### Additional Information

**Proposal:** Change of design from that previously granted under planning file reference number 2594/19 consisting of reduction of area of extension, changes to internal layout, changes to rear elevations and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB2000/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2021  
**Applicant** Colman & Trish Boyd  
**Location** 24, Millmount Avenue, Drumcondra, Dublin 9

### Additional Information

**Proposal:** Planning permission is sought to demolish existing shed to rear & to build new part two storey extension to rear with tiled hip roof over and part single storey extension to rear with flat roof & 1 nr. glass lantern over, together with internal alterations & associated site works.

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## Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3274/20  
**Appeal Type** Written Evidence  
**Applicant** Cathedral Leisure Limited  
**Location** Nos. 133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1

### Additional Information

**Proposal:** PROTECTED STRUCTURE: permission for development of a hotel at this 0.212 Ha site at Nos. 133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1 (all Protected Structures with the exception of No. 7A Meetinghouse Lane, RPS Nos. 1213, 5064, 8772). Part of the site is also known as the Former Boland's Bakery (including structures to the rear opening onto Meeting House Lane) referred to as No. 133B Capel Street in the Record of Protected Structures (also RPS No. 1213).

The development will consist of: the removal of part of existing floorspace (1,512 sq m) which principally includes the removal of non-original fabric to Protected Structures of no architectural significance (including fabric such as flat roofed extensions, stud partitions, blockwork services

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enclosures, infill floor and ceiling sections, stair enclosures, atrium, block fabric to original openings, later windows, doors, services, fittings and concrete floors); upper gable fabric of No.133b Capel Street in addition to the limited removal of original fabric to facilitate permeability, improved functioning and connectivity (including the provision of openings in existing masonry); change of use of building fabric to be retained (2,805 sq m) from current commercial uses (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 2,694 sq m to facilitate a development with a gross floor area of 5,499 sq m (a total 1,182 sq m larger than existing premises which has a gross floor area of 4,317 sq m). The proposed development will range in height from part one to part eight storeys and the hotel will comprise 98 No. bedrooms in addition to ancillary facilities including bar, restaurant and function areas. The development includes modifications to non-original shopfronts, replacement of floor slabs throughout (principally relating to archaeological and architectural investigations which will be subject to separate license); reconfiguration of internal spaces and conservation works to existing structures including roof repair to early buildings, masonry repointing, removal of cementitious render and replacement with lime-based render, masonry consolidation, repair/replacement of rainwater goods, repair/ replacement of non-original window joinery, creation of new openings through existing masonry, replacement and re-routing of services, structural interventions, fire safety interventions, reconstruction of upper gable fabric of No.133b Capel Street in brick; general architectural modifications and internal and external works for the repair, maintenance and upgrading of the buildings.

The development includes bicycle parking spaces; hard and soft landscaping including courtyards and inaccessible upper level outdoor planted spaces; the provision of upper level private terraces facing east; signage; lighting; plant; service and refuse areas; and all associated works above and below ground. The proposed development can be accessed via No. 133 Capel Street, No.7 Meeting House Lane and No.23 Little Mary Street.

### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2009/20
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	@23/02/2021
<b>Applicant</b>	Anne O'Neill
<b>Location</b>	9, Doon Avenue, Dublin 7, D07 A4A6
<b>Additional Information</b>	
<b>Proposal:</b>	To demolish existing single storey garage attached to the side of existing dwelling house with minor internal alterations and to construct 2 No., two storey dwelling houses (semi-detached) and all associated site development works at 9 Doon Avenue, Dublin 7, D07 A4A6.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4237/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	23/02/2021
<b>Applicant</b>	Lark Finance Limited and SM Blackhorse Limited
<b>Location</b>	353 & 363 Blackhorse Avenue, Dublin 7, which is generally bound by Blackhorse Avenue to the South and Villa Park Road to the west

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** The proposed development will consist of a residential development of 33 no. residential units comprising of: 2 no. 3 storey, 4-bedroom semi-detached houses with balconies to rear elevation of houses at second floor level and 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no. apartments (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation; 2 no. communal roof terraces will be located at fourth floor level; 1 no. ESB substation and switch room; waste storage area; entrance lobbies; 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); Landscaping; public lighting; boundary treatment; 27 no. surface level car parking spaces; 12 no. surface level bicycle parking spaces; new vehicular access from Villa Park Road; pedestrian access from Villa Park Road and Blackhorse Avenue; and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1535/20
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	@24/02/2021
<b>Applicant</b>	Stephen Treacy
<b>Location</b>	142, Ratoath Estate, Cabra, Dublin 7

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention Permission and Permission for development at 142 Ratoath Estate, Cabra, Dublin 7. The development consists of the change of use of a single storey shed/ outhouse building at the rear of the garden and bounding the rear laneway to use as a single storey residential ancillary family accommodation (with 2 no. bedrooms) with associated minor internal layout changes, elevational changes and site works.

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