



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**09/21**

(01/03/2021-05/03/2021)

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** 2307/21  
**Application Type** Permission  
**Applicant** Fitzwilliam CP Limited  
**Location** 19/25 Princes Street North, 7/10 Liffey Street Upper,  
98-107 Abbey Street Middle, Dublin 1  
**Registration Date** 02/03/2021

### **Additional Information**

**Proposal:** The subject site is principally bounded by: Arnott's Department Store and Henry Street to the north; Middle Abbey Street to the south; William's Lane to the east and Liffey Street Upper to the west. The development will consist of the extension of the opening hours of the existing multi-storey car park from its current operating hours of: Monday - Wednesday (7.00-20.00); Thursday (7.00-21.00); Friday - Saturday (7.00-20.00) and Sunday (9.00-20.00) to the operation of the car park on a 24 hours per day, 7 days per week basis.

---

**Area** Area 3 - Central  
**Application Number** 2320/21  
**Application Type** Permission  
**Applicant** Gerard Kelly Holdings Limited  
**Location** 19-21, Spring Garden Street and Nos. 2, 4 & 6 Annesley  
Place, Dublin 3  
**Registration Date** 03/03/2021

### **Additional Information**

**Proposal:** The development will consist of the demolition of all existing buildings (c. 1,086 sqm) including three former residential units with ground floor commercial at Nos. 2, 4 and 6 Annesley Place and the former light industrial and commercial building at 19-21 Spring Garden Street and the construction of a mixed use scheme (2,426 sqm) comprising: a ground floor retail unit (458 sqm) fronting Spring Garden Street and Annesley Place; an aparthotel (1,878 sqm) fronting Annesley Place, arranged over five floors, consisting of 41 no. aparthotel units with reception and café at ground floor, (36 no. 1 bedroom, 4 no. 1 bed suite and 1 no. 2 bed duplex), 25 of the aparthotel units include balconies, 2 no. landscaped roof terraces at 3rd floor level (85 sqm and 52 sqm respectively); 2 no. accessible parking spaces and a bicycle store (32 no. spaces) shared plant and ancillary facilities including refuse store (35 sqm), switch room and plant rooms (90 sqm) located to the rear of the proposed site; boundary screen walls, gates, vehicular entrance (off Spring Garden Street) and pedestrian entrances (off Annesley Place and Spring Garden Street) signage and all associated site and landscaping works on and above ground.

---

**Area** Area 3 - Central  
**Application Number** 2333/21  
**Application Type** Retention Permission  
**Applicant** TA Deerpark Limited  
**Location** 41, Bolton Street, Dublin 1, D01 AN26  
**Registration Date** 05/03/2021

### **Additional Information**

**Proposal:** RETENTION: Change of use of the existing four storey over basement terrace building from residential use (5 no. two bed flats) to bed and breakfast accommodation. The layout

---

comprises of a breakfast/dining room at basement level and 12 bedrooms on ground, first, second & third floor.

---

**Area** Area 3 - Central  
**Application Number** 2755/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Collen Assets Trading Ltd.  
**Location** Site at 60-61 Middle Abbey Street, Dublin 1 and North Lotts Dublin 1.  
**Registration Date** 04/03/2021

**Additional Information**

**Proposal:** EXT OF DURATION: The proposed development shall provide for a commercial development (total GFA c. 2,509 sq.m) of 4-6 storeys in height comprising retail use (c. 822.8 sq m) at basement and ground floor level, the option of providing retail or office accommodation at 1st floor level (c. 319m2) and office accommodation (c.1296 sq m) over 4 storeys above 1st floor level. The proposal shall provide for a balcony area of c.8 sq m at first floor level and 2 accessible roof deck areas at fourth floor of c.23 sq m and c.81.5 sq m respectively. The development shall also include the demolition of internal walls, partitions and internal stairwells to provide for the amalgamation of No. 60 and No. 61; minor modifications to the facade at No.60; redevelopment of the facade at No.61; internal and external services areas; storage areas; male and female toilets; lobby areas; roof lights; pedestrian access at ground floor level via Middle Abbey Street and North Lotts; and all associated site development works.

---

**Area** Area 3 - Central  
**Application Number** 3703/20  
**Application Type** Permission  
**Applicant** Development Ocht Limited  
**Location** Alexandra Place, East Road, Dublin 3  
**Registration Date** 04/03/2021

**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of the refurbishment and upward extension of the existing mixed-use building from 4-5 storeys to 6-7 storeys to accommodate a total of 131 no. residential apartments in 3 conjoined blocks A, B and C. The development provides for the demolition of 13 no. units at third and fourth floors and the provision of 71 no. units, resulting in a net gain of 58 no. units. The development also includes small infill extensions at ground floor and for the change of use of part of the ground and basement levels to accommodate a gymnasium and associated amenities.

The newly constructed units will comprise 17 no. studios, 29 no. 1-bedroom and 25 no. 2-bedroom units, all with private balconies. The overall mix of units in the development (existing and proposed) will be 17 no. studios, 36 no. 1-bedroom, 72 no. 2-bedroom units and 6 no. 3-bedroom units. The development will comprise:-

- Reconfiguration and partial change of use of existing basement to provide gymnasium space, 55 no. car parking spaces, bicycle parking, refuse stores and plant;
- Change of use of existing (vacant) commercial unit and part of permitted (vacant) crèche to accommodate gymnasium space at ground floor;
- Change of use and reconfiguration of remaining part of permitted crèche area at ground floor to provide 1 no. 1-bedroom apartment and a new entrance foyer / concierge area accessed via a new entrance on the southern elevation;
- Partial demolition of existing third floor level (10 no. units), construction of 16 no. units comprising 4 no. studios, 4 no. 1-bedroom and 8 no. 2-bedroom apartments and extensions to 4

no. existing units;

- Demolition of existing fourth floor level (3 no. units) and construction of new fourth floor accommodating 24 no. units comprising 6 no. studios, 10 no. 1-bedroom and 8 no. 2-bedroom apartments;
- Construction of new fifth floor level accommodating 23 no. units comprising 5 no. studios, 9 no. 1-bedroom and 9 no. 2-bedroom apartments;
- Construction of new sixth floor level accommodating 7 no. units comprising 2 no. studios and 5 no. 1-bedroom apartments;
- Upgrading of existing communal amenity spaces at ground floor and provision of new landscaped roof garden at sixth floor;
- Demolition of existing substation;
- Upgrading of existing facades;
- All associated signage, site works and services.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3886/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Iosif Gabor
<b>Location</b>	296C, North Circular Road, Phibsborough, Dublin 7
<b>Registration Date</b>	05/03/2021
<b>Additional Information</b>	Additional Information Received

**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.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2331/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul McCann & Steve Tennant
<b>Location</b>	The Exo Building, North Wall Quay, Dublin 1 (D01W5Y2). The site is bound by North Wall Quay to the South, East Wall Road to the East, the 3Arena to the West and the Point Village District Centre to the North.
<b>Registration Date</b>	05/03/2021

**Additional Information**

**Proposal:** The development consists of alterations to the permitted development of the Exo Building under Reg. Ref.: DSDZ3632/15 and as amended under DSDZ3686/16, DSDZ3776/17 and DSDZ3754/18. The development proposed consists of the proposed minor extension to the permitted Core 2 low level plant enclosure zone on Level 08 and minor alterations to permitted landscaping layout of the roof level on Level 08. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

---

### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2299/21

**Application Type** Permission  
**Applicant** Eamonn Heavey  
**Location** 6, Kirwan Street, Stoneybatter, Dublin 7 D07 WW87  
**Registration Date** 01/03/2021

**Additional Information**

**Proposal:** The proposed development shall consist of:

Demolition of existing single storey extension to rear

Construction of new part two storey part single storey extension to the rear of existing dwelling

New pedestrian entrance to rear yard from Kirwan Street Cottages

All associated demolition internal alterations, site, landscaping and ancillary works.

---

**Area** Area 3 - Central  
**Application Number** 2309/21  
**Application Type** Permission  
**Applicant** Neil Kelly  
**Location** 16 Caragh Road, Cabra West, Dublin 7  
**Registration Date** 02/03/2021

**Additional Information**

**Proposal:** Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

---

**Area** Area 3 - Central  
**Application Number** 2311/21  
**Application Type** Permission  
**Applicant** Hugh Place  
**Location** 3, Ratra Park, Navan Road, Dublin 7  
**Registration Date** 03/03/2021

**Additional Information**

**Proposal:** Permission for the conversion of the attic space to lounge and storage space to include dormer roof construction and velux roof light to the rear and all associated site works.

---

**Area** Area 3 - Central  
**Application Number** 2316/21  
**Application Type** Permission  
**Applicant** Kelly Healy  
**Location** 65, Annamoe Drive, Cabra, Dublin 7  
**Registration Date** 03/03/2021

**Additional Information**

**Proposal:** Permission is sought for bay window and porch to front of house, also new window and alterations to existing window on first floor and all associated site works.

---

**Area** Area 3 - Central  
**Application Number** 2330/21  
**Application Type** Permission  
**Applicant** Fiona Gratzer  
**Location** Hollybank House, 7 Glenarm Avenue, Drumcondra, Dublin 9.

---

**Registration Date** 04/03/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION

For revisions to the previously granted works in accordance with file register reference 3614/18.

A) The removal of a non original mezzanine floor and associated stairs in the rear return of the property.

B) Further demolition associated with the previously granted hearth and fireplace removal in the rear return of the property at ground floor level.

C) Further alterations to interior partitions at first floor level of the main house to include the enlargement the existing main bathroom, the repositioning of the existing en-suite, all associated services and associated built in furniture.

---

**Area** Area 3 - Central  
**Application Number** 2339/21  
**Application Type** Permission  
**Applicant** Marc Battigan  
**Location** 27, Kempton Heath, Navan Road, Dublin 7 D07 F1W3  
**Registration Date** 05/03/2021

**Additional Information**

**Proposal:** The development will consist / consists of:

- 1 Attic conversion for storage use.
2. Installation of Velux roof lights to front of dwelling.
3. Installation of dormer style window to rear of dwelling.

---

**Area** Area 3 - Central  
**Application Number** WEB1188/21  
**Application Type** Permission  
**Applicant** David Harte  
**Location** 102, Caledon Road, East Wall, Dublin 3  
**Registration Date** 02/03/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing ground floor side extension, a new two storey side extension, a new ground floor front extension across the existing house and the new side extension and a new vehicular entrance and driveway.

---

**Area** Area 3 - Central  
**Application Number** WEB1189/21  
**Application Type** Permission  
**Applicant** Stephanie Rowe and Samir Eldin  
**Location** 33, Cabra Park, Phibsboro, Dublin 7, D07 HN24  
**Registration Date** 02/03/2021

**Additional Information**

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

---

**Area** Area 3 - Central  
**Application Number** WEB1207/21

**Application Type** Permission  
**Applicant** John O'Leary  
**Location** 30, Hollybank Road, Drumcondra, Dublin 9  
**Registration Date** 04/03/2021  
**Additional Information**

**Proposal:** The development will consist of the installation of a fixed staircase to replace the current folding stairs to access the attic space which is used as a study/office. With the erection of a dormer window over a the new regulation staircase to allow access and 2 No. velux windows. A 2.75M2 first floor extension of the bathroom on the rear side return, Also an exempt development consisting of a ground floor extension of the kitchen/diner 6.125M2. All above to include associated site works.

---

**Area** Area 3 - Central  
**Application Number** WEB1215/21  
**Application Type** Permission  
**Applicant** Stephanie Rowe and Samir Eldin  
**Location** 33, Cabra Park, Phibsboro, Dublin 7, D07 HN24  
**Registration Date** 05/03/2021  
**Additional Information**

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

---

### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0036/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/03/2021  
**Applicant** Ria Financial Services Ireland Limited  
**Location** 7, Talbot Street, Dublin 1  
**Additional Information**

**Proposal:** EXPP: Subletting part of the property to provide Internation remittances and support our existing agent network. The shop currently has Class 1 Business USE: General Retail. It will occupy less then 10 per cent of the shop. Do we need to seek any change in this business use classification of the premises? The kiosk will be situated on the ground floor.

---

**Area** Area 3 - Central  
**Application Number** 0037/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 02/03/2021  
**Applicant** Coldec Properties Limited  
**Location** 202, Clonliffe Road, Dublin 3  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP:  
DETAILS OF FABRIC REPAIR WORK

(Please refer to Drawings No. S57-01 to S57-16 of the application for detailed information)

#### Characteristics of the Works foreseen

The aim is to keep all the existing openings and memorable details of the existing building. All proposed works will adhere to the general objectives and specifications set out hereunder.

#### Temporary Works

##### Safety Fence

It is proposed to install a safety fence around the property to ensure protection and to manage access, internally the building shall be fully propped, (to ensure no further damage by vibration occurs during construction). At all times, the building shall be weather sealed and protected from the elements.

##### Propping

Install temporary propping in order to stabilize the floors, and the structure generally. Temporary balustrades and handrails to be provided where these are missing on the stairs.

##### Temporary Flooring

Sheeting or boarding to be provided wherever floorboards and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for the duration of works. Specific works are outlined below.

#### BOUNDARY TREATMENT

(Please refer to Drawing No. S57-01, S57-10 and S57-16)

##### West boundary

The original stone-built wall on the west boundary of the site facing the Mater Dei car park is to be restored and repaired. Hedging is to be maintained.

##### North Boundary (Rear)

Rear party wall along holy cross college to be checked for damaged and repointed, as necessary.

##### East Boundary

Post and timber fence to be retained between no.200 and no.202 rear gardens. Fencing and hedging to be maintained and tidied as necessary in the front garden.

##### South Boundary (Front)

900MM front boundary wall to be repainted. Replace missing square concrete capping. New wrought iron gates to be fitted matching external stair handrail design.

#### FRONT & REAR GARDEN

No. 202 Clonliffe road will be sensitively landscaped with an emphasis on green areas instead of hard landscaping. The aim is to achieve a design similar to that present on figure 3 of the conservation report along with this application.

The front garden facing Clonliffe road shall be planted with a low box hedge and a simple gate similar to existing dwellings beside.

#### FRONT ELEVATION

Repair original Flemish bond brickwork re-point, as necessary.

Localised brick repair / replacement subject to detailed survey

Joint pointing style with lime-based mortar.

Clean stone details and repair / replace cracked and broken elements.

Front door, architrave engaged pilasters and fanlight subject to survey - replace damaged material and door surround. Install new door surround to match that of No. 200. (Please refer to Drawing No. S57-13 of application)

The return brickwork on the front into the door Arch will also have to be dismantled and faithfully re-built.

Strapping to be carried out in accordance with Part A (Structure) of the Building Regulations.

The top of the wall will be restrained with ladder barges affixed to the roof rafters.

Replace all patent reveals to window heads and reveals of front door and basement door. Inspect remaining areas of façade hidden by hoarding.

Repair the Front steps and Handrails (Please refer to Drawing No. S57-15 of application)



Repair and reconstruct concrete steps - raking out joints and filling with lime-based mortar and wrought iron handrail.

Plaster concrete barge on either side of the stairs.

Handrails to terminate in attractive Volutes.

Clean all calp stone walls in front basement area - filling any holes with matching material - to be finished in a lime-based mortar.

#### REAR ELEVATION

Repair damaged cracks and dilapidation to main rear walls.

Replace all patent reveals to window heads and reveals of door and basement door.

Existing cast iron downpipe to be reused to drain roof of existing building.

#### GABLE/ SIDE ELEVATION

Repair damaged cracks and dilapidation to gable wall in stages with the help of tube and clamp scaffolding supported on 5no. Trusses

Wall to be dismantled until structurally sound and a stable base to be determined, suitable to allow reconstruction using the original bricks where possible.

Finish gable wall with lime mortar based external render applied in three coats.

Replace all patent reveals to window heads and reveals. Windows to match sash window details of the front elevation.

#### ROOF

Repair rotten sections of timber.

Damaged slates will be replaced, and the lead valleys repaired.

Roof finish to comprise of natural, blue bangor, salvaged slate material.

All flashing, soakers, upstands, and weathered / dressed details subject to agreed details.

Details for the above to be carried out in Code 5 Lead sheet material.

#### CHIMNEY

##### External

All weeds and plants to be carefully removed. Lead flashing to be examined for decay. Chimney will need reconstruction and repointing to match that of no. 200.

##### Internal

Strip back drylining and plaster. Clean staining from stonework on chimney above first floor level.

Repoint where necessary.

#### THE FLOORS AND CEILINGS

Red deal floors will be augmented with the existing floors in situ.

The ceilings will be fireproofed to stop the vertical spread of fire in any future event.

Repair or replace where needed all edge and central Coving to match existing ones.

#### LOWER GROUND FLOOR

##### Entrance hallway

New timber staircase to be reinstated.

Infill floor finish to match existing.

##### Bedroom 01 & 02

uPvc window to be replaced with sash windows on the upper ground floor and first floor. Windows complete with appropriate counterbalance system. Period ironmongery to be fitted.

Internal chimneys to be stripped back of drylining and plaster. Clean staining from stonework on chimney. Repoint where necessary and Replaster.

Salvage and reuse ironmongery (hinges and handles), furniture and existing doors where possible.

Any new furniture and ironmongery shall match existing in materiality and features.

#### UPPER GROUND FLOOR

##### Entrance hallway

New timber staircase to be reinstated.

Infill floor finish to match existing.

Attractive entrance archway shall be reinstated to its original position. Refer to photographic survey.

#### Reception room

Salvage as much of the existing window boxes, architrave, and surround. All new windows and architraves to match existing.

Salvage & reuse existing doors where possible and any new furniture and ironmongery shall match existing in materiality and features.

#### Kitchen / dining area

Salvage as much of the existing window boxes, architrave, and surround. All new windows and architraves to match existing.

Salvage and reuse ironmongery (hinges and handles), furniture and existing doors where possible. Any new furniture and ironmongery shall match existing in materiality and features.

#### Rear chimney

To be closed and ventilated.

#### FIRST FLOOR

##### Entrance hallway

New timber staircase to be reinstated.

Infill floor finish to match existing.

##### Bedroom 03 & 04

UPvc window to be replaced with sash windows on the upper ground floor and first floor. Windows complete with appropriate counterbalance system. Period ironmongery to be fitted.

Internal chimneys to be stripped back of drylining and plaster. Clean staining from stonework on chimney. Repoint where necessary.

Salvage and reuse ironmongery (hinges and handles), furniture and existing doors where possible. Any new furniture and ironmongery shall match existing in materiality and features.

#### DOOR SPECIFICATIONS

##### Internal

Existing internal doors seen in photographic survey to be stripped back and repainted with primer, two coats of under coat and gloss.

Repair in-situ the architrave and frames

Salvage and reuse ironmongery and furniture where possible (hinges and handles)

Reuse existing doors where possible and any new furniture and ironmongery shall match existing in materiality and features.

Front door (Please refer to Drawing No. S57-13 of application)

The frame of the historic door to be retained, conserved, and repaired.

Replica double margin door required.

Use bolection decorative moulding to all panels.

No glazing to side panels, similar to no.200.

Install slim double glazing to fanlight over.

Side panels to be plastered internally to match existing.

Replace all cornice details above door.

#### SASH WINDOW SPECIFICATIONS

(Please refer to Drawing No. S57-14 submitted)

Refurbish all the sash windows and refit them properly.

New hardwood mahogany with slimline double glazing.

Windows to be finished with 3no. coats Teknos paint.

All loose and defective paint to be stripped off the frames.

All rotten timber to be replaced with utile mahogany.

Draught seals to be installed in new sashes including sash stiles, sash beads, meeting rails and bottom rail of bottom sash.

New non-stretch wax cotton cords & new brass ball bearing pulleys to be installed.

**Area** Area 3 - Central  
**Application Number** 0045/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/03/2021  
**Applicant** MRM Property Ltd  
**Location** 53, Cabra Road, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP: Paint already painted external walls of house and garden wall to front; Decorate front door and surround; Remove uPVC pipes to front facade; Clean and paint railings to front; Decoration of interiors; Replace kitchen and bathroom fittings; Fit fire-proofing system within first-floor floor; Remove wash hand basin to first floor front room.

---

**Area** Area 3 - Central  
**Application Number** 0046/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 04/03/2021  
**Applicant** James Smyth  
**Location** 23, Norfolk Road, Phibsboro, Dublin 7, D07Y433

**Additional Information**

**Proposal:** EXPP: Extension to the rear of the house, 30.8m2 remaining garden area

---

**Area** Area 3 - Central  
**Application Number** 2007/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/03/2021  
**Applicant** Brian Gaffney  
**Location** 71, Cabra Drive, Cabra, Dublin 7

**Additional Information**

**Proposal:** Planning permission is sought for single storey extension to front, side and rear of existing house and all associated site works.

---

**Area** Area 3 - Central  
**Application Number** 2013/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/03/2021  
**Applicant** Kate Long  
**Location** 6, Mountjoy Street Middle, Dublin 7

**Additional Information**

**Proposal:** Permission is sought for alterations to an existing building including:

- a) The construction of a single storey flat roofed extension (10.9 sqm) above an existing rear return; and
  - b) The replacement of an existing window to the north eastern elevation with a new internal door opening.
-

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2017/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	04/03/2021
<b>Applicant</b>	Cluid Housing Association
<b>Location</b>	49-53 North Great Charles Street, Dublin 1, Located at the junction of Great Charles Street / Charles Lane / Tyrrell Place

#### **Additional Information**

**Proposal:** The development will consist of (i) Demolition of existing derelict structures comprising multiple interconnected one and two storey buildings of various age; the removal of existing vehicular entrances at North Great Charles Street and at Tyrrells Places; the removal of security gates and railings at the site perimeter. (ii) Construction of 2 no. apartment blocks ranging from 3 to 6 storeys, connected and served by external access decks and consisting of 52 no. apartments comprising 28 no. one-bed and 24 no. two-bed apartments, along with ancillary circulation cores, plant rooms, cycle store, and bin store, all arranged around a central courtyard amenity space. Upper floor apartments will have balconies onto Great Charles Street, Charles Lane, and Tyrrell Place. Ground floor apartments will have enclosed front yards and private terraces to the rear which adjoin the shared courtyard garden. The development will be served by 76 no. resident cycle space plus 22 no. visitor cycle spaces. Pedestrian/cyclist access to the development will be on Charles Lane. Ground floor apartments located along public street will have own door access from the street. (iii) Construction of a new ESB substation and switchroom adjacent to an existing ESB kiosk to the northern corner of site. (iv) Carrying out of associated site works, works to existing footpaths/kerbs, and landscaping works. (v) Replacement of existing railings at the boundary to Pavee Point (a Protected Structure, RPS Ref: 1370 'The Free Church'), railings which are positioned within the development site and outside the curtilage of that structure. The site partially located within the Mountjoy Square Architectural Conservation Area.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2019/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/03/2021
<b>Applicant</b>	Phibsborough Foodie Addicts Limited
<b>Location</b>	Ground Floor, Unit 140, Phibsborough Road, Dublin 7

#### **Additional Information**

**Proposal:** The proposed installation of an outdoor seating area with associated perimeter glazed partitions, parasol & heaters, all so as to service existing restaurant/ take away business known as "RUA", previously granted full planning permission under planning reference number 2667/18 and all ancillary works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2270/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/03/2021
<b>Applicant</b>	Peter and Jean Mahon

**Location** 25, Millmount Avenue, Drumcondra, Dublin 9, D09 E762

**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.

---

**Area** Area 3 - Central

**Application Number** 2299/21

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 05/03/2021

**Applicant** Eamonn Heavey

**Location** 6, Kirwan Street, Stoneybatter, Dublin 7 D07 WW87

**Additional Information**

**Proposal:** The proposed development shall consist of:

Demolition of existing single storey extension to rear

Construction of new part two storey part single storey extension to the rear of existing dwelling

New pedestrian entrance to rear yard from Kirwan Street Cottages

All associated demolition internal alterations, site, landscaping and ancillary works.

---

**Area** Area 3 - Central

**Application Number** 2309/21

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 04/03/2021

**Applicant** Neil Kelly

**Location** 16 Caragh Road, Cabra West, Dublin 7

**Additional Information**

**Proposal:** Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

---

**Area** Area 3 - Central

**Application Number** 3586/20

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 05/03/2021

**Applicant** Iarnrod Eireann/Irish Rail

**Location** Connolly Vaults, Connolly Station, Dublin 1

**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.

---

**Area** Area 3 - Central  
**Application Number** 3702/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/03/2021  
**Applicant** A Star Backpackers Limited  
**Location** 6-12, Sackville Place and 107A Marlborough Street, Dublin 1

**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.

---

**Area** Area 3 - Central  
**Application Number** DSDZ2016/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/03/2021  
**Applicant** KWCI GP Limited  
**Location** Coopers Cross, City Block 3 (including 8, Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1.

**Additional Information**

**Proposal:** Permission at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 (including No. 8 Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise

generally bounded by Mayor Street Upper to the south, undeveloped lands to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' - as amended by DCC Reg. Ref. DSDZ2626/20 and DCC Reg. Ref. DSDZ3350/20) comprising minor localised adjustments to the floor layouts of Building 2 (Block 3F) from 2nd to 4th floor, minor adjustments to terrace on 5th floor and all associated elevational changes to the western and eastern façade of Building 2 (Block 3F). The scheme is as otherwise permitted under DCC Ref. Ref. DSDZ4087/19 (as amended by DCC Reg. Ref. DSDZ2626/20 and DCC Reg. Ref. DSDZ3350/20). The adjustment result in a gross floor area of 47,459 sqm including basement (an overall increase in gross floor area by 202 sqm). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

---

**Area** Area 3 - Central  
**Application Number** WEB1008/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/03/2021  
**Applicant** Enda Gogarty  
**Location** 114, Saint Attracta Road, Cabra East, Dublin 7

**Additional Information**

**Proposal:** Dublin City Council. I, Enda Gogarty, seek planning permission for the refurbishment and ground floor and first floor extension to the rear of a two storey terrace house at number 114 St Attracta Road, Cabra East, Dublin 7. The proposed development will consist of a full width pitched roof ground floor extension of 23 m<sup>2</sup> with rooflight and a full width pitched roof first floor extension of 7 m<sup>2</sup> to the rear of the existing house to give a total extended area of 30 m<sup>2</sup> (total existing and proposed house area is 84 m<sup>2</sup>). The proposed development will also consist of general remedial work to ground floor layout to include removal of walls to provide for increased size kitchen and dining space to rear with new downstairs wc and general remedial work to first floor layout to include removal of walls to cater for full width rear bedroom and relocated bathroom. The proposed development will also provide for new rooflight to first floor bathroom to rear of main house roof pitch, remedial works to roof to include re-tiling and all associated site, drainage and landscaping works.

---

**Area** Area 3 - Central  
**Application Number** WEB1010/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/03/2021  
**Applicant** Rachelle Dunne and Patrick Brennan  
**Location** 35 Conor Clune Road, Navan Road, Dublin 7

**Additional Information**

**Proposal:** 1. Demolition of the existing block shed to the side. 2. Construction of a two storey pitched roof side extension to consist of a playroom, utility room and kitchen at ground floor level and a bedroom with walk-in wardrobe and en-suite at first floor level. 3. Construction of a single storey flat roof rear extension to consist of a dining room. 4. General remodel and upgrade of the main dwelling to suit the proposed layouts. 5. All drainage, structural and associated site works to be implemented.

---

**Area** Area 3 - Central  
**Application Number** WEB1011/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/03/2021  
**Applicant** Derek and Joanne Mowlds  
**Location** 37, Bantry Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** Retention is requested at rear for: timber and steel vehicular-access and gates (3.6m wide x 1.8m high) set-back from boundary to lane, plus angled flank-walls and rear boundary blockwork walls (1.6m high), plus for single-storey amenity building (15m<sup>2</sup> and 3.0m high) of timber construction with double-pitched corrugated-metal roof.

The development to consist of : demolition of; stand-alone blockwork shed (7.0 m<sup>2</sup>), and single-storey kitchen-dining extensions (22.0 m<sup>2</sup>), plus construction of; two-storey extension to rear and side, consisting of two set-back bedrooms at first floor (29.0 m<sup>2</sup>), with double-pitched and hipped roof, finished to match existing, with new chimney flue, and flat-roofed bay windows with obscured side panes, all over ground-floor kitchen-living-dining room (52.00m<sup>2</sup>) with flat-roof and rooflight, and flat-roofed bay windows and doors, plus new windows throughout, plus external insulation to gable wall only, plus hard and soft landscaping and all associated works.

---

**Area** Area 3 - Central  
**Application Number** WEB1172/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/03/2021  
**Applicant** Sarah Tougher & Stephen Tougher  
**Location** 49, Inver Road, Cabra West, Dublin, D07 E9W8

**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.

---

**Area** Area 3 - Central  
**Application Number** WEB1173/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/03/2021  
**Applicant** Stephanie Rowe and Samir Eldin  
**Location** 33, Cabra Park, Phibsborough, Dublin 7

**Additional Information**

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

---

**Area** Area 3 - Central  
**Application Number** WEB1188/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/03/2021



**Applicant** David Harte  
**Location** 102, Caledon Road, East Wall, Dublin 3

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing ground floor side extension, a new two storey side extension, a new ground floor front extension across the existing house and the new side extension and a new vehicular entrance and driveway.

---

**Area** Area 3 - Central  
**Application Number** WEB1189/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/03/2021  
**Applicant** Stephanie Rowe and Samir Eldin  
**Location** 33, Cabra Park, Phibsboro, Dublin 7, D07 HN24

**Additional Information**

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

---

**Area** Area 3 - Central  
**Application Number** WEB1367/15/X2  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 01/03/2021  
**Applicant** Julie Fitzsimons  
**Location** 63, Seaview Avenue East, East Wall, Dublin 3

**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.

---

**Area** Area 3 - Central  
**Application Number** WEB1876/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/03/2021  
**Applicant** Alan & Sinead Pearson  
**Location** 64, Priory West, Navan Road, Dublin 7 D07 XA48

**Additional Information**

**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.

---

## Area 3 Appeals Notified

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2556/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Baker Anderson Limited
<b>Location</b>	10 & 11, Belvedere Court, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of the demolition of No. 10 and No. 11 Belvedere Court and construction of 14 No. 2 bedroom apartments, in one four storey block with a step down to three storey to the rear, (gross area c. 1,106sqm, site area c. 414sqm), arranged around 2 no. external courtyards / lightwells, with balconies to front and rear at ground, first, second and third floor levels, third floor roof level landscaped communal open space to the rear (c. 75sqm), solar roof panels and green roof over four storey block, pedestrian and cycle entrance off Belvedere Court, 18 no covered cycle spaces, associated residential bin storage and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3281/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Vision Wave Limited
<b>Location</b>	No. 3 Parnell Street, Nos. 4, 5 & 6 Parnell Street and Nos. 58 & 59 Capel Street, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: No. 3 Parnell Street (a Protected Structure RPS. 6422) and Nos. 4, 5 & 6 Parnell Street ( a corner site with Jervis Lane Upper Dublin 1) and Nos. 58 & 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear).

The development will consist of:

- (1) demolition of Nos. 58 and 59 Capel Street (excluding the front west-facing facades, the rear east-facing facade of the building to rear of 58 Capel Street fronting Jervis Lane Upper, shared party wall between properties and the original internal structure of No. 58),
- (2) demolition of existing single storey structures comprising Nos 4-6 Parnell Street,
- (3) internal and external alterations to the existing three storey, over basement building at No. 3 Parnell Street (a protected structure) to accommodate new hotel development with original brickwork to be cleaned and repointed and new traditional style timber windows to be provided in existing opes on front (north facing) facade, existing chimney stack to be retained and refurbished; part-removal of internal partitions/walls to facilitate reconfiguration/refurbishment of ground floor, first floor and second floor levels of No. 3 Parnell Street to facilitate proposed entrance foyer/lobby, bedrooms and connection (including new feature atrium to rear of existing building) to new hotel development, provision of replacement shop front on No. 3 Parnell Street with associated lighting, signage and new glazed canopy above replacement shopfront,
- (4) alteration of fenestration, refurbishment and extension by 1 no. storey of rear east-facing facade at 58 Capel Street, refurbishment of front west-facing facade at Nos. 58 & 59 Capel Street to original state with existing brickwork and cleaned and repointed along with the installation of new traditional-style timber windows to replace existing non-original windows; provision of replacement shopfronts to Nos. 58 & 59 Capel Street with associated lighting and signage;
- (5) construction of a part-five, part-six, part-seven storey (maximum height 25.36 metres from ground level) and over basement 94-bedroom contemporary hotel on the overall site comprising the following:

- (i) whiskey lounge (30 sq. m.) with associated service bar, wine cellar (20 sq.m.) with associated service bar, toilets, spa facilities including steam room & sauna with associated reception area, toilets, changing rooms and office/accounts/admin space, kitchen /food preparation areas, bicycle store, luggage store, linen store and associated laundry wash area, plant, storage, water storage attenuation tank and staff facilities at basement level;
- (ii) hotel entrance foyer, lobby/reception, check-in area, atrium, restaurant (162 sq.m.) accessible via Parnell Street and Jervis Lane Upper with associated kitchen space, lounge/bar/coffee area (148 sq.m.) external courtyard/seating area (64 sq.m.), cocktail/wine bar (46 sq.m) sub station and wheelchair accessible toilets at ground floor level;
- (iii) provision of 94 no. hotel bedrooms at ground, first, second, third, fourth, fifth and sixth floor levels;
- (iv) residents private lounge/bar (66 sq.m.) at sixth floor level with balcony area( 36 sq.m.) to the northern & eastern elevations . Room No. 503 at fifth floor level will be served by balcony on the northern & eastern elevations and Room nos. 602 & 603 at sixth floor level will be served by balconies on the southern elevation. A light well is provided from ground to fourth floor level on the southern elevation within the south-eastern corner of the site,
- (6) other works proposed as part of the development include:
  - (a) roof plant;
  - (b) facade treatments to new hotel development to include brick and glazing detail with metal cladding on all elevations;
  - (c) SuDs drainage;
  - (d) all associate site works necessary to facilitate the development

**Area** Area 3 - Central  
**Application Number** 3830/20  
**Appeal Type** Written Evidence  
**Applicant** Yamamori Sushi Limited  
**Location** 36, Great Strand Street, and rear of 39 Ormond Quay Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 36 Strand Street Great (Yamamori Restaurant) and the rear of 39 Ormond Quay Lower (Protected Structure), Dublin 1. The development will consist of the ancillary late night use of the existing ground floor restaurant/bar for nightclub use, and for the change of use of the rear first floor area from permitted storage use to bar and seating area at 36 Strand Street Great. Permission is also sought for change of use of the existing private open space originally designated for use of apartments at rear of 39 Lower Ormond Quay, to a smoking area associated with the adjoining existing restaurant garden for day and night-time use. Complimentary amenity space will be provided for the apartments at the rear of 39 Ormond Quay on an existing roof space over the existing restaurant at first floor level as a planted roof terrace and seating area and all associated site works and services.

**Area** Area 3 - Central  
**Application Number** 3847/20  
**Appeal Type** Written Evidence  
**Applicant** Linda & Paul Brennan  
**Location** 12, Daneswell Place, Glasnevin, D09 C6YV

**Additional Information**

**Proposal:** Permission for installation of a new pedestrian gate and access to the rear boundary and lane.

---

## Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2596/20
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	@03/03/2021
<b>Applicant</b>	Ruirside Development Ltd
<b>Location</b>	Capel Site, Pelletstown, Ashtown, Dublin 15
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** Permission for development at a site (c.1.66 Ha) known as the 'Capel' site, Pelletstown, Ashtown, Dublin 15. The site forms part of the wider 'Capel' site, and is bounded generally by Rathborne Avenue to the north and west, existing residential development adjoining Rathborne Drive and Royal Canal Way to the east and the remainder of the development permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) to the south, at Pelletstown, Ashtown, Dublin 15. The development will consist of minor amendments to the development permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) comprising changes to house types to 92 dwellings as follows: 25no. 2 storey, 3 bedroom house type units each of c. 105.3sq.m (Types HAL, HA, HALM, HAM and HAR) to replace 25no. house type C units (2 storey, 3 bedroom); 17no. 3 storey, 4 bedroom house type units of c. 150.8sq.m (Types HB and HBM) to replace 12no. house type F units (3 storey, 4 bedroom) and 5no. 2 storey, 3 bedroom house type D units; 22no. 3 storey, 4 bedroom house type units each of c. 153.2sq.m (Types HCL, HC, HCM and HCR) to replace 22no. house type E units (3 storey, 4 bedroom); 10no. 3 storey, 4 bedroom house type units of c. 167.5sq.m (Types HDL and HDR) to replace 6no. house type K units (3storey, 4 bedroom), 1no. house type B unit (2 storey, 3 bedroom) and 3no. house type A units (2 storey, 3 bedroom); 18no. 2 storey, 3 bedroom house type units each of c. 102.8sq.m (type HEL, HELM, HERM and HER) to replace 6no.house type K units (3 storey, 4 bedroom) and 12no. house type A units (2 storey, 3 bedroom). A new substation (c. 11.5sqm) is also proposed with associated drop kerb access. All houses will include solar panels on the roofs, as previously permitted. Some minor changes to the arrangement of car parking spaces associated with the amendments to the 92 houses are also proposed. The amendments will not impact on the permitted street layout or overall number of houses permitted under DCC Reg. Ref. 3666/15 (ABP PL29N.246373).

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2818/20
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	@03/03/2021
<b>Applicant</b>	Lidl Ireland GmbH
<b>Location</b>	25/27, Drumcondra Road Upper, Drumcondra, Dublin 9
<b>Additional Information</b>	Additional Information Received

**Proposal:** PERMISSION & RETENTION: Retention permission and permission on lands located at 25/27 Drumcondra Road Upper, Drumcondra, Dublin 9 for: Retention of development as built with amendments pursuant to planning permission PA Ref: 3811/11 and ABP Ref: PL29N.240376 and as extended by 3811/11/x1 (parent permission). The amendments set out below cross reference to the submitted plans. The amendments include the following: (1) At ground floor: inclusion of mechanical plant area and ancillary structures in the rear yard (north western elevation of the building); (2) At ground floor: Replacement of and reconfiguration parking spaces with ESB substation and switch room; relocation of the goods lift/stairs; inclusion of a goods received lobby and mechanical plant room. Conversion of two parking spaces to Electrical Vehicle parking. Total

parking spaces is 33 compared to previously permitted 37 spaces; (3) At ground floor: Reconfiguration of parking spaces and reconfiguration of the ground floor of the building; changing the overall shape of the ground floor, areas and layout of the restaurant, coffee shop, entrance points, lift core and traveller; the gross area of the ground floor including the additional floor space in amendment (2) increases from 548sqms to 563sqms; (4) At first floor: internal reconfiguration of the sales space of the supermarket area including: relocation of the storage area and off sales space to create a more uniform sales space; relocation of goods lift to the revised storage area and removal of the void above the ground floor. The gross floor area increases from 2,090sqms to 2,103sqms. (5) At roof level, inclusion of new plant deck and mechanical plant and roof ladder; (6) Internal reconfiguration of the office space and removal of balcony. The gross floor area reduces from 737sqms to 713sqms; (7) Replacement of saw tooth window layout with window flush against the facade; (8) At roof level of the offices the retention of AOV (smoke ventilation system) in accordance with Building Regulations; (9) At roof level of the supermarket the retention of AOV (smoke ventilation system) in accordance with Building Regulations; (10) Correction of the ground level of the project and its increase by 125mm to align with the public road level; (11) Increase in first floor and second floor levels by 800mm and 860mm respectively; (12) Increase in roof height of the supermarket by 1.6 metres; and increase in the roof of the offices by 1.3 metres. The overall height of the building increases from 28.5 metres to 29.8 metres. (13) Revised elevations and materials in accordance with the conditions in the parent permission: (14) Signage: including 4 internally illuminated LIDL signs (2.5m x 2.5m); one located at the north eastern elevation; one at the south western elevation; and, two located at the south eastern facade. Directional signage at the vehicle entrance and exit of the development (south eastern elevation) Type 4, (2.0m x 0.5m) and Type 5, (4.0m x 0.6m); and, a Type 6 sign, (4.0m x 0.9m). There is one Type 4 sign (2.0m x 0.5m) on the south western elevation below the LIDL sign. (15) Amendments to the ground floor, north eastern and north western elevations of the building; including two access doors to the ground floor ESB substation and switch room and removal of mesh screening for better ventilation of car park area (this opening sits behind the boundary wall of the hotel); (16) Amendments to the south western elevation leaving the ground floor elevation open for ventilation of car park area. This area sits behind the boundary wall with DCU campus; (17) Replacement of three windows in the office floor with one window and one access door to the mechanical plant deck on the north western elevation. (18) Retention permission for the plaza finishes at the front (south eastern elevation) of the building; security bollards; and, (19) Planning permission for the inclusion of bicycle parking stand on the plaza at the south eastern elevation of the building.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

09/21

(01/03/2021-05/03/2021)

**Area** Area 3 - Central  
**Application Number** 0080/21  
**Application Type** Section 5  
**Applicant** Michael Earley and Rachel Harshman  
**Location** 179, Botanic Avenue, Glasnevin, Dublin 9  
**Registration Date** 05/03/2021

**Additional Information**

**Proposal:** EXPP: The proposed development comprises of a single storey extension to the rear of 179 Botanic Avenue, Glasnevin, Dublin 9 which includes a family room, lobby with WHB, WC/Shower Room, bedroom including storage. A window to the rear of the existing house at first floor level is being replaced with a boxed out window with zinc cladding surround.

---