



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

16/21

(19/04/2021-23/04/2021)

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 2615/21
Application Type Permission
Applicant Collen Assets Trading Limited
Location 10, Talbot Street, Dublin 1
Registration Date 19/04/2021

Additional Information

Proposal: The development will consist of alterations and modifications to the existing building as follows: (1) The demolition of the existing compromised third floor accommodation in the roof and the construction of a replacement contemporary glazed structure over two levels, facing and setback from Talbot Street, resulting in a building of five storey including ground floor. (2) The provision of 5 no. one bedroom apartments on the site: (a) The reconfiguration of the existing three bedroom apartment at second and third floor (attic) to provide one bedroom apartments at second and third floor; (b) Replacement of the compromised third floor; (c) Provision of a new fourth floor one bedroom apartment; (d) The construction of a new one bedroom duplex apartment to the rear, on the existing rear flat roof at first floor level; e) Minor modifications to the rear elevation of the existing first floor one bedroom apartment. (3) Provision of private terraces and balconies to the residential units. (4) Demolition of the rear return and replacement with new single storey link corridor. (5) All associated site works.

Area Area 3 - Central
Application Number 2623/21
Application Type Permission
Applicant Shelford Ltd
Location 25-26 Charles Lane, Dubin 1
Registration Date 20/04/2021

Additional Information

Proposal: Planning permission for the demolition of two-storey industrial unit and construction of 13 unit (2no. studio, 10 no. one-bed, 1no. two-bed), 5 storey including set back penthouse, apartment building (c.888sqm) with 4th floor terraces facing Charles Lane and terraces / balconies to all levels to rear and incorporating the existing right-of-way vehicular access to No 25/26 Mountjoy Square (in separate curtilages), waste store, bicycle parking and underground rainwater attenuation tank in back garden.

Area Area 3 - Central
Application Number 2635/21
Application Type Permission
Applicant SRM Book and Cool Ltd.
Location The Washerwoman, 60-66, Glasnevin Hill, DUBLIN 9
Registration Date 21/04/2021

Additional Information

Proposal: Planning permission is sought at Nos. 60-66 Glasnevin Hill, Dublin 9, (excluding the existing real estate unit located at ground floor level of No. 64 Glasnevin Hill). Consisting of: No. 60 (D09 DF30); No.62A (D09 CC01); No. 62B (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); No. 62 (D09 PX05); and No. 66 (D09 R882) for development comprising: (i) the demolition of the existing buildings on the site comprising part single-storey, part two-storey 'Washerwoman' restaurant at No. 60 (D09 DF30) and No. 62A (D09 CC01); 2-bed apartment at

No. 62B (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); single-storey childcare unit at No. 62 (D09 PX05); and single-storey pizzeria unit at No. 66 (D09 R882); (ii) the construction of a 6-storey mixed-use development consisting of the following: (a) ground floor level restaurant to replace the existing Washerwoman restaurant, with access from Glasnevin Hill. A second access from the rear is also proposed serving as an emergency exit and access to refuse. The restaurant will be comprised of a seating area; kitchen; dry goods room; cold room; staff changing room; toilets; bin store and store/office. The ground floor level will also accommodate an apartment lobby; lift shaft; bike store; and refuse storage which will serve the residential units at upper floors. Access will be provided from 2 no. additional entrances to Glasnevin Hill. (b) 18 no. apartments, comprising 8 no. one-bed apartments; 9 no. two-bed apartments and 1 no. 4-bed apartments. Access to the apartments will be from Glasnevin Hill. Each apartment will be provided with an area of private open space in the form of a private balcony. The residential units will be served by 26 no. bicycle spaces and refuse storage at ground floor. (iii) The development will also include landscaping; boundary treatments; the provision of SuDS measures including a blue roof system and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 2636/21
Application Type Permission
Applicant Declan McGeough
Location 28, Cabra Road, Dublin 7 D07 E7K4
Registration Date 22/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Works to include the installation of breathable plaster finish to the internal surfaces of original walls, the introduction of a French drain to the base of the front facade, either side of the beneath stairs entrance at lower ground floor level and all associated site works.

Area Area 3 - Central
Application Number 2646/21
Application Type Permission
Applicant Hammerson ICAV & Irish Life Assurance Plc
Location ILAC Shopping Centre, Henry Street, North City, Dublin 1, D01 HW54
Registration Date 23/04/2021

Additional Information

Proposal: Permission for development comprising a rooftop solar photovoltaic installation on the existing roof. The proposed development will consist of a rooftop solar photovoltaic array totalling 958sqm and all associated site works and ancillary services on site.

Area Area 3 - Central
Application Number 2654/21
Application Type Permission
Applicant Chrysalis Community Drug Project
Location 33, Manor Street, Dublin 7
Registration Date 23/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Retention permission for

continuance of change of use and permission for continuance of use at the site. A) Retention permission for continued change of use is sought from office to health services use at 33 Manor Street, Dublin 7. (In accordance with P.A. Reg. Ref: 3555/16, An Bord Pleanala PL29N.237780, P.A. Reg. Ref: 2311/10). Services provided on site are: counselling, advocacy, outreach, educational and health information. B) Permission for continuance of use is sought (In accordance with condition no. 2 P.A. Reg. Ref: 3555/16) re: amendment to condition no. 4 (An Bord Pleanala P.A. Reg. Ref: PL29N.237780, P.A. Reg. Ref: 2311/10) for provision for an additional evening of operation on Thursdays from 17:00pm to 20:30pm (evening counselling). C) Permission for continuance of use is also sought (In accordance condition no. 4 & 5 P.A. Reg. Ref: 3555/16) re: amendment to condition no. 5 (An Bord Pleanala Reg. Ref: PL29N.237780, P.A. Reg. Ref: 2311/10) for provision of a small sign on the external of the building stating the name of the service. The property is a protected structure, and no material change of use is proposed.

Area Area 3 - Central
Application Number 2655/21
Application Type Permission
Applicant Catarina Martins
Location 52A Western Way, Dublin 7, D07 KV22 (rear of 52 Mountjoy Street)
Registration Date 23/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: the demolition of the existing shed structure on the site, the construction of 1 no. detached two-storey three bedroom mews house (165 sqm) with pedestrian access from Western Way, with bike parking spaces and all associated landscaping and drainage works.

Area Area 3 - Central
Application Number 2673/20
Application Type Permission
Applicant Double S Housing Ltd
Location Montpelier Square, Montpelier Hill, Dublin 7
Registration Date 23/04/2021

Additional Information Additional Information Received

Proposal: Permission for the construction of a 4 storey apartment block comprising: (A) 8 x 1 bed apartments. each with balcony/external terrace, lift and common circulation areas, (B) hard landscaped communal courtyard with public lighting, bin lock up and (C) hard landscaped private yard with secure bike parking, (D) pedestrian access to proposed scheme through existing archway of Montpelier Square Apartments, and all associated site works.

Area Area 3 - Central
Application Number 3268/20
Application Type Retention Permission
Applicant PHPI Navan Road Ltd
Location Navan Road Primary Care Centre at Aras Slainte, Navan Road, Dublin 7, D07 HR22
Registration Date 21/04/2021

Additional Information Additional Information Received

Proposal: RETENTION: Planning permission is sought for the retention of 3no. existing stainless

steel signs: one at third floor level on the southwest elevation facing the Navan Road: one at third floor level of the northwest elevation; and one at first floor level on the southwest elevation of the lower block and the retention of the existing totem sign at the car park at the west of the building Navan Road Primary Care Centre. Retention planning permission is also sought for 15 no. parking spaces to the rear.

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| Area | Area 3 - Central |
| Application Number | DSDZ2626/21 |
| Application Type | Permission |
| Applicant | Tulane Business Management Limited |
| Location | Site at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1 |
| Registration Date | 20/04/2021 |

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for signage at the ground floor of Building 2, Block 7, Spencer Dock permitted under Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18 and DSDZ2796/20 on a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838) and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).

Building 2 is permitted as hotel with cafe unit at ground floor and forms part of the overall development at Spencer Place. The building is located in the north west corner of the overall development bound by Mayor Street to the north, an unnamed street adjoining Station Square to the west and the remainder of the development to the south and east.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed development comprises of the following:

Erection of 1 no. internal double sided hanging illuminated entrance sign at ground floor level on the north elevation fronting onto Mayor Street Upper.

All signage is associated with the permitted cafe unit at ground floor level in Building 2.

Area 3 DOMESTIC

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| Area | Area 3 - Central |
| Application Number | 2611/21 |
| Application Type | Permission |
| Applicant | James O' Keeffe |
| Location | 1 Linenhall Parade, Dublin 7 |
| Registration Date | 19/04/2021 |

Additional Information

Proposal: Planning permission sought for demolition of single storey extension to rear and the construction of single storey extension to rear. (Proposed extension area = c20.2m2)

Area Area 3 - Central
Application Number 2624/21
Application Type Permission
Applicant Stuart Mullen
Location 22 Ashington Gardens, Dublin 7
Registration Date 20/04/2021

Additional Information

Proposal: Planning permission for the development at this site will consist of the conversion of the existing attic to a study/store room including a new dormer window to the rear of the existing dwelling, roof lights to the front and rear, converting the existing hipped roof to a gable end roof with a window in the proposed gable wall and all associated site works.

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 22/04/2021

Additional Information Additional Information Received

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.

Area Area 3 - Central
Application Number WEB1419/21
Application Type Permission
Applicant Patrick Costello
Location 95, Saint Mary's Road North, East Wall, Dublin 3
Registration Date 20/04/2021

Additional Information

Proposal: The development consists of the construction of vehicular access to the front exiting onto St Mary's Road, East Wall, Dublin 3, D03 P7R0 and for all associated site works.

Area Area 3 - Central
Application Number WEB1431/21
Application Type Permission
Applicant Andrew Iremonger and Elizabeth O'Kelly
Location 28, Northbrook Terrace, North Strand, Dublin 3
Registration Date 22/04/2021

Additional Information

Proposal: Construction of a 2 storey rear extension and rear roof dormer extension; ground floor to consist of a kitchen/dining room with 1No. rooflight, first floor to consist of a WC and bathroom with 1No. rooflight.

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| Area | Area 3 - Central |
| Application Number | WEB1443/21 |
| Application Type | Retention Permission |
| Applicant | Kennith Murphy |
| Location | 123, Home Farm Road, Drumcondra, Dublin 9 |
| Registration Date | 23/04/2021 |

Additional Information

Proposal: Retention permission for the extension to the rear at ground and first floor levels, and to the side at ground floor level.

Area 3 Decisions

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| Area | Area 3 - Central |
| Application Number | 0107/21 |
| Application Type | Section 5 |
| Decision | Refuse Exemption Certificate |
| Decision Date | 20/04/2021 |
| Applicant | Dublin city council Planning & Property Development Dept |
| Location | 1, North Circular road, Dublin 7 |

Additional Information

Proposal: EXPP; Whether alterations made to the front elevation of the property including the erection of a pedestrian access onto the public footpath is exempted development

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| Area | Area 3 - Central |
| Application Number | 0114/21 |
| Application Type | Section 5 |
| Decision | SPLIT DECISION(PERMISSION & REFUSAL) |
| Decision Date | 22/04/2021 |
| Applicant | Bernard Seymour |
| Location | Apartment 38, Collins Square, Benburb Street, Dublin 7 |

Additional Information

Proposal: EXPP: General refurbishment works to a twenty year old apartment. The elements on which we are applying for Section 5 guidance are as follows: i) A small extension of the existing bathroom to allow for the provision of a shower alcove. The extension is out onto an existing roof terrace and will not be visible from the street. It is proposed that the extension will be timber framed construction and clad in vertical zinc panels to match the existing treatment. The total area of the proposed extension will be only 1.5m² but it will make a significant difference to the planning and usability of the bathroom. ii) The replacement of a single aluminium framed glass door with double doors to allow for better access onto the terrace.

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| Area | Area 3 - Central |
| Application Number | 0117/21 |
| Application Type | Social Housing Exemption Certificate |
| Decision | Grant Social Housing Exemption Cert |
| Decision Date | 19/04/2021 |

Applicant Patrick Simons
Location 159, North Circular Road, Dublin 7

Additional Information

Proposal: SHEC; Proposed sub-dividing existing two storey end of terrace house into 1 no. 3 bedroom apartment at ground floor level (101.02 sqm) and 1 no. 3 bedroom apartment at first and attic floor levels complete with ground floor entrance hall (128.48 sqm). Construction works to include new two storey pitched roof extension to side (33.98 sqm), single storey flat roof extension to rear (17.54 sqm) with screened roof terrace over, raising floor and eaves level of rear two storey return to match existing house and new attic conversion complete with dormer roof extension to rear (27.70 sqm). There will be 1 no. new apartment entrance door within side/west elevation facing onto Ellesmere Avenue, new windows to front/side and rear elevations, velux roof windows to front and side elevations, complete with internal alterations and all associated site works.

Area Area 3 - Central
Application Number 2276/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/04/2021
Applicant Elizabeth Gormley and Tom Burke
Location 11, Primrose Street, Dublin 7

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.

Area Area 3 - Central
Application Number 2282/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/04/2021
Applicant Ronan O'Malley
Location 328, Griffith Avenue, Drumcondra, Dublin 9

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.

Area Area 3 - Central
Application Number 2283/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/04/2021
Applicant MRM Property Ltd.
Location 53, Cabra Road, Dublin 7, D07 R8NP

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.

Area Area 3 - Central
Application Number 2293/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/04/2021
Applicant Tom Egan
Location 27 O'Sullivan Avenue, Ballybough, Dublin 3
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.

Area Area 3 - Central
Application Number 2295/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 22/04/2021
Applicant Lorcan McCluskey
Location 2, Botanic Park, Glasnevin, Dublin 9
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.

Area Area 3 - Central
Application Number 2809/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 19/04/2021
Applicant Montgomery Transport Ltd.
Location 3, Bond Road, Dublin Port, Dublin 3
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.

Area Area 3 - Central
Application Number 3089/20
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 21/04/2021
Applicant Thomas McNicholas

Location 11 Cabra Park, Phibsboro, Dublin 7
Additional Information Additional Information Received
Proposal: RETENTION: The proposed area to be retained consists of the single storey ground floor extension with flat roof to the rear of the property (11.2m²) and associated reduction in private open space.

Area Area 3 - Central
Application Number 3985/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/04/2021
Applicant Lee Kidd
Location 18, Liscannor Road, Cabra West, Dublin 7
Additional Information Additional Information Received
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.

Area Area 3 - Central
Application Number WEB1399/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/04/2021
Applicant Patrick Costello
Location 95, Saint Mary's Road North, East Wall, Dublin 3
Additional Information
Proposal: The development consists of the construction of vehicular access to the front exiting onto St Mary's Road, East Wall, Dublin 3, D03 P7R0 and for all associated site works.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2100/21
Appeal Type Written Evidence
Applicant Ian Whelan
Location 58, Connaught Street, Dublin 7
Additional Information
Proposal: Planning permission for a new vehicular access driveway involving the re-modelling of existing railings and all associated site works.

Area 3 Appeals Decided

Area Area 3 - Central
Application Number 2900/20

Appeal Decision GRANT PERMISSION
Appeal Decision Date 19/04/2021
Applicant PIP Properties
Location Harbour Court, to the rear of 31 Lower Abbey Street,
Dublin 1

Additional Information Additional Information Received

Proposal: Planning permission for construction of new 4 storey residential development above existing ground floor consisting of 1 bedroom apartment at 1st floor level, 1 bedroom apartment at 2nd floor level & 2 bedroom Duplex apartment at 3rd and 4th floor level. All apartments are accessed from no. 31 Lower Abbey Street.

Area Area 3 - Central
Application Number 3007/19
Appeal Decision GRANT RETENTION PERMISSION
Appeal Decision Date @21/04/2021
Applicant Peter Loughran
Location 38, Arran Quay, Dublin 7
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: RETENTION: Planning permission for the retention of the change of use of the 1st, 2nd and 3rd floor levels of 4 storey building from office to hostel accommodation, with access from Arran Quay, with new ancillary sanitary, kitchen and dining facilities.

Area Area 3 - Central
Application Number 4327/19
Appeal Decision GRANT RETENTION PERMISSION
Appeal Decision Date 20/04/2021
Applicant EWR Innovation Park Limited
Location Docklands Innovation Park, 128-130 East Wall Road,
Dublin 3

Additional Information Additional Information Received

Proposal: RETENTION: Retention planning permission of the existing uses of Units 2, 7, 9, 13, 14, 15, 17 and 19 at the Docklands Innovation Park, 128-130 East Wall Road, Dublin 3. The proposed development seeks retention of the existing uses on site as follows:

Unit 2 and 7: Cultural/Recreational use (Dance Studio)

Unit 9: Office use

Unit 13: Gym at ground floor level and office use at 1st and 2nd floor level

Unit 14: Educational use (Language School) at ground floor level and office use at 1st and 2nd floor level

Unit 15: Warehouse at ground floor level

Unit 17: Cultural/Recreational use (Dance Studio)

Unit 19: Office use
