



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

18/21

(04/05/2021-07/05/2021)

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 2717/21
Application Type Permission
Applicant Joe Somerville
Location 18-19 Dorset Street Lower, Dublin 1
Registration Date 04/05/2021

Additional Information

Proposal: Planning permission is sought for change of use, remove public bar and lounge facility known as Caulfield's Hotel Bar and Restaurant to 4 no. bedrooms, also games room to courtyard to be changed to bedroom, offices at basement level altered to become a bedroom with existing bathroom facility to be incorporated, kitchen at basement level to change to laundry room also new reception screening at ground level and all associated site works.

Area Area 3 - Central
Application Number 2733/21
Application Type Permission
Applicant Health Service Executive
Location Adelphi House, 153 North Circular Road, Dublin 7, D07 W1K6
Registration Date 06/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (i) adaptive re-use of an existing protected structure, reference RPS No. 1657 (a detached 5-bay two storey over basement house) including proposed alterations, extension and the installation of a lift to facilitate alterations from an existing vacant derelict dwelling to a community dwelling. The community dwelling is for individuals with a diagnosis of intellectual disability, physical sensory disability or autism. The adaptive re-use of Adelphi House will provide respite accommodation for young adults and will include dining areas, staff facilities and a new controlled entrance area with new extension at ground level to facilitate lift core and new glazed lobby area. With an additional 18m² of floor area. The development will also consist of: (ii) material change of use of an existing single storey derelict rear mews building, including a proposed extension of the rear mews to provide a new day hub facility. The day hub facility is for the support of individuals with a diagnosis of intellectual disability, physical sensory disability or autism. With an additional 22m² of floor area from original mews. The development will also include: (iii) private respite garden with access control and sensory garden area. And (iv) all ancillary and associated site works.

Area Area 3 - Central
Application Number 3352/20
Application Type Permission
Applicant Wilex Developments Ltd.
Location A site of approx. 0.1024ha accessed from Shea's Lane and to the rear of No. 27, 28 & 29 Manor Street, (all protected structures), Dublin 7
Registration Date 07/05/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at this a site of approx. 0.1024ha accessed from Shea's Lane and to the rear of No. 27, 28 & 29 Manor Street, (all

protected structures), Dublin 7. The development will consist of construction of a new 3 and part 4 storey apartment development consisting of 20 no. apartments (7 no. 1 beds, 10 no. 2 beds, 2 no. 3 beds and 1 no. studio units). Each residential unit has associated private open space in the form of a balcony or terrace and a communal open space. A total of 30 no. bicycle spaces are proposed and 1 no. set down car space. A single storey structure is proposed for a waste management and bicycle storage area along with associated bike shelter structures. The development shall be accessed from Shea's Lane. The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, attenuation proposals; permeable paving; all landscaping works; boundary treatments; shared surface footpath and roadway; and electrical services.

Area Area 3 - Central
Application Number 3391/20
Application Type Permission
Applicant Winchurch Investements Ltd
Location 146-147 Phibsborough Road & 10 Eglinton Terrace,
Dublin 7
Registration Date 06/05/2021

Additional Information Additional Information Received

Proposal: The development will consist of the demolition of the existing two storey mixed-use buildings at 146-147 Phibsborough Road and a derelict single storey dwelling known as 10 Eglinton Terrace to the rear and construction of new mixed-use development. The proposed development is for a mixed-use block consisting of a restaurant & cafe space together with associated waste management and plant room areas totalling 325 sq.m. at ground floor level. The upper levels will comprise 17 No. apartments above provided in 2.No blocks of six storeys to Phibsborough Road, five storeys to the rear set around a central courtyard space at first floor level containing the lift and access decks. Recessed balconies are provided throughout and projecting balconies are provided to the east elevation of the rear block. The apartments consist of nine one-bedroom apartments and eight two-bedroom apartments totalling 1492 sq.m including external circulation access decks.

The proposed development also consists of 2.No three bedroom two storey townhouses totalling 207 sq.m. with private gardens and 3 No. car parking spaces to the rear. Vehicular access to the development is via the existing entrance to the St. Peter's Square Development while the townhouses are accessed separately via a laneway from Royal Canal Bank.

Proposed landscaping and associated ancillary works include a communal open space, bicycle parking, permeable paving to the existing car parking area where 2. No. Spaces will be dedicated to the apartments in the new development.

Area Area 3 - Central
Application Number 3424/20
Application Type Permission
Applicant Development Ocht Limited
Location 5-6, Meetinghouse Lane, Mary's Abbey, Dublin 7, D07
YP89
Registration Date 07/05/2021

Additional Information Additional Information Received

Proposal: Development at a c. 0.056 ha site. The development comprises the refurbishment and extension of the existing buildings to provide a 9 no. storey development including hotel, restaurant and roof bar. The development will consist of:

- A. The removal of the roof of the 2 no. storey (over basement) building fronting Meetinghouse Lane and the interconnected 2 no. storey building to the rear (total floor area c. 647 sq.m);
 - B. The refurbishment of the buildings including the removal of internal floors (238 sq.m) and walls to facilitate the core structure of the proposed development;
 - C. The replacement of the roof at the interconnected 2 no. storey building to the rear and provision of new window openings at mezzanine level;
 - D. The extension of the building fronting Meetinghouse Lane to provide a 9 no. storey (including mezzanine) hotel development comprising 65 no. bedrooms and licenced restaurant (c. 2,547 sq.m total floor area).
 - E. Partial demolition of the western elevation fronting Meetinghouse Lane to provide new windows opening at and entrances and elevational treatment with canopy above hotel entrance and signage (2.2 sq.m) with additional signage at entrance arch at Meetinghouse Lane (2.6 sq.m);
 - F. Publicly accessible enclosed glazed roof garden, licenced restaurant and bar (c. 271 sq.m) at top floor level;
 - G. Reception, storage, kitchen and refuse store and WC at ground floor level, with management office, staff changing facilities and multipurpose meeting room at upper floors;
 - H. Landscaped external courtyard (c. 123 sq.m) including 12 no. bicycle parking spaces.
 - I. Provision of plant at basement, mezzanine and top floor levels and all associated site works, infrastructure and green roof.
- No works are proposed to the floorspace occupied by Evans Art Supplies.

Area Area 3 - Central
Application Number 3584/20
Application Type Permission
Applicant Wow Investments Ltd
Location Rear of 460, North Circular Road, Dublin 1 D01 K6H7 (Protected Structure). The site address is 6 Dorset Lane, Dublin 1, D01 C8X9
Registration Date 06/05/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCUTRE: The proposal consists of demolition of derelict single storey commercial garage unit 52m2 & construction of 2 storey 1 bed dwelling & associated site works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2714/21
Application Type Permission
Applicant Liam and Jennifer O'Driscoll
Location 10 Daneswell Place, Glasnevin, Dublin 9, D09 R2YY
Registration Date 04/05/2021
Additional Information
Proposal: Planning permission for the development will consist of the installation of a new inward opening pedestrian entrance gate and access to the rear boundary and lane with associaed site works and landscaping.

Area Area 3 - Central
Application Number 2716/21
Application Type Permission
Applicant Edel Walsh & Niamh Blomer
Location 53 Leix Road, Cabra, Dublin 7
Registration Date 04/05/2021

Additional Information

Proposal: Planning permission is sought for 2 storey extension to front, side and rear of existing building, new kitchen, lounge facility on ground floor and bedroom on first floor, internal modifications also repositioning car entrance to front garden, demolition of existing garage and all associated site works.

Area Area 3 - Central
Application Number 2723/21
Application Type Permission
Applicant Coldec Properties Limited
Location 202, Clonliffe Road, Drumcondra , Dublin 3
Registration Date 05/05/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of: (i) the renovation of an existing end terrace dwelling house, (ii) internal repairs and refurbishment works to the existing building, (iii) reinstatement of main roof, timber sash windows, front entrance door, front steps and railings, and repair to all external elevations of the existing building including the removal of the steel bracing and associated stabilisation works, (iv) the construction of a new 3 storey extension to the rear and, (v) all associated site works.

Area Area 3 - Central
Application Number 2737/21
Application Type Permission
Applicant Alfred Kidd
Location 20, Liscannor Road, Cabra West, Dublin 7
Registration Date 07/05/2021

Additional Information

Proposal: The development consists of first floor extension over an existing ground floor lean-to to the side of the existing house, creating an extended master bedroom, new en-suite and extended second bathroom. Total extension floor area circa 15.13sqm.

Area Area 3 - Central
Application Number WEB1476/21
Application Type Permission
Applicant Gary Boland
Location 1, Dunard Park, Blackhorse Avenue, Dublin 7, D07 E0A2
Registration Date 04/05/2021

Additional Information

Proposal: 1/ Demolition of existing single storey ground floor extension and shed to rear.
2/ Construction of a single storey ground floor extension to rear.
3/ Garage conversion to side to an office/study.
4/ First floor extension over garage consisting of a bedroom with en-suite.

5/ Alterations to front porch to include brick facing wall, side entrance door and zinc roofing.
6/ New driveway and widening of existing vehicular entrance from 2.4m to 3.6m with piers and gates to front boundary wall and all associated siteworks.

Area Area 3 - Central
Application Number WEB1495/21
Application Type Permission
Applicant Mr. Brian and Ms. Fiona Carey
Location 18, The Paddock, Blackhorse Avenue, Ashtown, Dublin 7, D07 R156
Registration Date 05/05/2021

Additional Information

Proposal: The development will consist of first floor infill extension and ground floor window to the rear, and all associated works.

Area 3 Decisions

Area Area 3 - Central
Application Number 2362/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/05/2021
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 2368/21
Application Type Retention Permission
Decision SPLIT DECISION(RETENTION PERMISSION)
Decision Date 05/05/2021
Applicant Michael Maher
Location 62, Lower Dorset Street, Dublin, 1.

Additional Information

Proposal: RETENTION: Permission for retention of change of use from off-licence to Pharmacy shop at ground floor and basement, and for retention of a pharmacist's illuminated symbol over the shopfront.

Area Area 3 - Central
Application Number 2369/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/05/2021
Applicant Hibernia Reit PLC
Location 1 & 2 Dockland Central (formerly Guild House), Guild Street, Dublin 1

Additional Information

Proposal: The development will consist of the installation of roof mounted solar photovoltaic panels to include all ancillary works and services.

Area Area 3 - Central
Application Number 2372/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/05/2021
Applicant Workday Ltd.
Location Kings Building, Church Street, Dublin 7

Additional Information

Proposal: Permission for continued use of roofgarden development previously granted permission under 4268/15. The development consisted of placing a 108m² pavilion on the existing roof at 6th floor level, flanked by over 200m² of planting, and placement of a safety balustrade set back from the parapet, and is sought to be kept permanently.

Area Area 3 - Central
Application Number 2373/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 06/05/2021
Applicant Rob Curley
Location Olympus, 51, Drumcondra Road Lower, Drumcondra, Dublin 9, D09 EN23

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: The development consists of: Retention of solar panels installed on the valley of the roof and planning permission for new alterations/ extensions to the rear of the two storey terraced house, comprising refurbishment of the existing house, replacement of unoriginal front door, demolition of existing utility & unoriginal sheds and construction of a new single storey flat roofed extension with 2No. roof lights to the rear of the house, with associated modifications to the existing fenestration and site development.

Area Area 3 - Central
Application Number 2382/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/05/2021
Applicant Eighter House Ltd
Location 89, Cabra Road, Dublin 7

Additional Information

Proposal: Planning permission for the change of use 'Landing Area' to outdoor seating area to the front of our address, fronting to Cabra Road.

Area Area 3 - Central
Application Number 2387/21
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 05/05/2021
Applicant Three Ireland
Location 35, Henry Street, Dublin 1

Additional Information

Proposal: The development will consist of the replacement of the existing shopfront fascia and signage with new fascia detail, internally illuminated fascia signage and illuminated projecting signage, complete with all associated site works. The property is located within an Architectural Conservation Area.

Area Area 3 - Central
Application Number 2394/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/05/2021
Applicant Declan Gaffney
Location 80, St. Mobhi Road, Dublin 9, D09 R2D0

Additional Information

Proposal: Permission to renovate and extend an existing two storey end of terrace house with a rear single storey extension & side single storey adjoining storeroom. Works to include: Part demolition of existing single storey rear extension and adjoining side store room to accommodate new design. Extension to include the existing kitchen extended on ground floor with the addition of a first floor bathroom over existing kitchen with roof light over. Upgrading of existing roof in adjoining storeroom with new roof with roof light and minor alterations to rear wall & front wall with new doors and windows for storeroom. Maintain connection to City Council drainage and all ancillary site works.

Area Area 3 - Central
Application Number 2395/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/05/2021
Applicant Abbey Lane Hotel Trading Ltd
Location The Abbey Hotel, 52 Middle Abbey Street , North City, Dublin 1 D01 W9H6

Additional Information

Proposal: Permission for an extension to The Abbey Hotel consisting of additional floors to existing hotel, to increase accommodation from 21 bedrooms to 45 bedrooms, comprising the following development:

A) Demolition of localised internal walls & floor structure at Ground, First, Second, & Third Floor levels and demolition of pitched roof to rear at Second Floor Level and to flat roof at front at Fourth Floor Level.

- B) Proposed infill floor extension at first Floor Level to rear
- C) Proposed floor extensions at Second, Third & Fourth Floors to rear
- D) Proposed new Fifth & Sixth floor extensions
- E) Revisions & alterations to upper floor facade to Abbey Street Elevation and proposed new shopfront/entrance & facade to North Lotts elevation with alterations to all elevations, with localised internal floor layout modifications at all levels.
- F) Provision of lightwells and rooflights at First Floor and at Sixth Floor Level
- G) Proposed surface water attenuation at basement level and all associated site and development works.

Area Area 3 - Central
Application Number 2655/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/05/2021
Applicant Catarina Martins
Location 52A Western Way, Dublin 7, D07 KV22 (rear of 52 Mountjoy Street)

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 3481/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/05/2021
Applicant MeiYun He
Location 80, Capel Street, Dublin 1
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Change of use from massage parlour to basement and ground floor with residential use above to a new cafe at basement and ground floor with three studio apartments above. The proposed works are: Basement; removal of internal partitions, stairs, WC, rear window and partial removal of internal walls, new cafe kitchen, karaoke rooms, toilets and stairs to ground floor and all associated conservation and services works.

Ground Floor; removal of late twentieth century partitions and partial removal of internal original walls, rebuilding of the late twentieth century rear extension to accommodate a stairs to the basement and a 1.5m2 garden courtyard, construction of a new WC, new glazing and shutters to shopfront and alterations and conservation of existing stairs (ground to third floor).

First Floor; introduction of a bathroom, kitchen, conversion of a rear window to a door and a rear roof terrace to accommodate a studio apartment.

Second Floor; removal of late twentieth century partitions and ensuite bathrooms, the construction of one new bathroom and kitchen and associated services works to accommodate a studio apartment.

Third Floor; construction of internal partitions, a new internal door and one new bathroom and kitchen and associated services works to accommodate a studio apartment. New lime render to the rear elevation. All ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	3665/15/X2
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	07/05/2021
Applicant	Scanron Limited
Location	Daneswell Place, Former Printworks Smurfit Site, Botanic Road, Glasnevin, Dublin 9

Additional Information

Proposal: EXT. OF DUR.: Development at a site of circa 2.02 hectares comprising lands at the southern part of the former Printworks/ Smurfit Site, adjoining the rear of properties on Iona Road and Iona Park. The site also includes some 0.0235 Ha (c.235 sq.m) of public footpath, along Botanic Road (total c.2.04 Ha). The proposed development consists of the construction of a residential scheme comprising 131 no. residential units, together with a café, childcare facility and ancillary development above and below ground (c. 17,644 sq.m gross floor area plus a semi-basement car-park of c. 2,525 sq.m). The proposed development comprises the demolition and removal/ reuse of all remaining structures/ hard-standing on site and construction of 43 no. houses sited along the south and east boundaries of the site in 3 no. primary house types (16 no. 5 bed 2-storey dormer deep-plan houses [Type 1/1A, circa 212/ 214 sq.m respectively], 7 no. 4 bed 2-storey dormer wide-plan houses [Type 2/2A/2B, circa 163 sq.m each] and 20 no. 4 bed 2-storey dormer deep-plan houses [Type 3, circa 163 sq.m each], giving a total gross floor area of c. 7,793 sq.m [all houses have the option not to convert part of the attic space to a bedroom at construction stage, thus potentially reducing the number of bedrooms in each house by one (i.e. 16 no. 4 beds and 27 no. 3-beds with a corresponding reduction of 2,080 sq.m)]; 88 no. apartment units in 4 no. Blocks (A-D) sited at the centre and along the north and west boundaries of the site (including: 76 no. apartment units provided in 3 no. 4-storey apartment Blocks [Blocks A, B, C] providing a mix of 17 no. 1-bed units, 42 no. 2-bed units, and 17 no. 3-bed units, and 12 no. duplex apartments provided in a 5-bay 4-storey terrace located centrally within the site [Block D] providing a mix of 6 no. 2-bed and 6 no. 3-bed units in 4 no. house types, with an overall gross floor area of c. 9,500 sq.m); a (licenced) retail café (c. 102 sq.m) at the site entrance from Botanic Road (Block A); a childcare facility (c. 249 sq.m [plus c. 205 sq.m external play area]) at the southern end of Block A with designated set-down area; a semi-basement carpark (beneath Blocks B and C) to accommodate 52 no. car spaces, 54 no. bicycle spaces together with circulation plant, attenuation and service areas (c. 2,525 sq.m); and all other ancillary spaces including waste management, bicycle storage and circulation areas. Allocated surface parking will also be provided for each house/ duplex with total parking provision on-site for 148 no. cars. The development will also consist of the provision of private, semi-private and public open spaces in the form of balconies, terraces, gardens, a courtyard and a landscaped public park with children's play areas; all hard and soft landscaping including boundary treatments (including removal of existing trees and their replacement with semi-mature tree species); road widening changes in level; plant; ESB substations; and all other associated site excavation and site development works above and below ground.

Area	Area 3 - Central
Application Number	3733/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/05/2021
Applicant	Lagan Materials Limited
Location	Lagan Materials Ltd. site, Alexandra Road, Dublin Port, Dublin 1, D01 DK64

Additional Information

Additional Information Received

Proposal: The development will consist of the installation of a new bitumen storage tank of 30m in diameter and 19.2m in height with a volume of approximately 11,300m³ and the installation of an aromatic oil tank of 8m in diameter and 12.8m in height with a volume of approximately 600m³. A concrete containment area will also be installed around the perimeter of the proposed tanks.

Area Area 3 - Central
Application Number 4031/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 05/05/2021
Applicant Mark Rafferty
Location Derek's Hardware and Bake'n Brew, 2B, Quarry Road, Cabra East, Dublin 7

Additional Information

Additional Information Received

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.

Area Area 3 - Central
Application Number WEB1233/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/05/2021
Applicant Daragh O' Shea and Caroline Quinn
Location 43, Blythe Avenue, East Wall, Dublin 3

Additional Information

Proposal: The development will consist of: 1) The conversion of the existing attic space to a habitable room with the addition of a dormer window to the rear pitch of the main roof. 2) The insertion of two rooflights to the main roof, one to the rear and one to the front. 3) The partial removal and rebuilding of the existing 2 storey rear return including raising the return roof level by ~400mm. 4) The insertion of a small bay window at 1st floor level to the rear wall of the rebuilt return. 5) The reconfiguring of the existing window at ground floor level beneath the arch on the front façade. 6) The relocation of the existing pedestrian entrance on the rear boundary wall from the east to the west side and the partial rebuilding of the existing wall in matching stonework. All proposed works to be undertaken in conjunction with miscellaneous exempted development works including removal and rebuilding of an existing single storey ground floor rear extension of ~6.5sqm and the addition of a further ~4.5 sqm of floor space at ground floor level at the rear as shown on drawings.

Area Area 3 - Central
Application Number WEB1234/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 04/05/2021

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.

Area Area 3 - Central
Application Number WEB1249/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/05/2021
Applicant Rachel McGovern & Dan Barry
Location 44, Lindsay Road, Glasnevin, Dublin 9

Additional Information

Proposal: (i) The conversion of the attic floor level with flat roofed dormer window, rooflight and sun tunnel to rear (southern) elevation; and,
(ii) all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1472/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/05/2021
Applicant Ryan Murphy
Location 374, Carnlough Road, Cabra, Dublin 7

Additional Information

Proposal: The retention is for a vehicular entrance for vehicular access to the front garden and landscaping site work

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2205/21
Appeal Type Written Evidence
Applicant Alison Fitzpatrick
Location 83, Iona Road, Dublin 9

Additional Information

Proposal: Planning permission for semi-detached house on a corner site on Iona Road and Iona Drive in an Architectural Conservation Area. The development consists of the separation of the property into two attached houses with four and two bedrooms respectively by converting and extending parts of the existing return into a separate attached two bedroom house through the implementation of a party wall. Access to be maintained to 83 Iona Road from Iona Road. The new attached house to be accessed from Iona Drive through an existing gate, subdivision of the back garden and implementation of a boundary fence. The return is to be extended at first floor level with one additional bedroom with a height matching the existing height of the two storey

return and at ground floor level with a sunroom/dining room to the front facing Iona Drive. Solar panels to be installed on both houses at roof level of the return facing Iona Drive. On street car parking as per existing to be maintained.

Area	Area 3 - Central
Application Number	3703/20
Appeal Type	Written Evidence
Applicant	Development Ocht Limited
Location	Alexandra Place, East Road, Dublin 3
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.

Area 3 Appeals Decided

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

18/21

(04/05/2021-07/05/2021)

Area Area 3 - Central
Application Number 0162/21
Application Type Social Housing Exemption Certificate
Applicant SRM Book and Cook Ltd
Location Nos.60-66, Glasnevin Hill, Dublin 9
Registration Date 06/05/2021

Additional Information

Proposal: SHEC: Demolition of structures and provision of a 6-storey mixed use scheme comprising a restaurant and 18 no. apartment units.

Area Area 3 - Central
Application Number 0169/21
Application Type Social Housing Exemption Certificate
Applicant SRM Developments Ltd
Location Site to rear of, 17, Richmond Street North, Accessed via St Joseph's Villas, Dublin, 1
Registration Date 07/05/2021

Additional Information

Proposal: SHEC; Demolition of a single storey garage structure and a single storey outbuilding and the construction of a 2 storey apartment building consisting of 2 no. one bedroom apartments, together with bicycle storage, bin storage, landscaping and all associated site works and services



Dublin City Council

SECTION 5 EXEMPTIONS

18/21

(04/05/2021-07/05/2021)

Area Area 3 - Central
Application Number 0081/21
Application Type Section 5
Applicant Antoine Giacometti & Tamsin Snow
Location 26 Montpelier Hill,, Dublin 7.
Registration Date 06/05/2021
Additional Information Additional Information Received
Proposal: EXPP;PROTECTED STRUCTURE; Temporary removal of historical windows boxes & shutters to protect them & facilitate the installation of new windows.
Removal of concrete blockwork on 9 windows.
Removal of 5 modern PVC Windows.
Removal of late 19th Century modification to upper hall windows(W26), returning opening to early 19th Century form, rebuilding of wall portion and reinstatement of granite sill on original location
Insertion of 13 single-glazed timber sash windows & 1 long hall window (W 26) - total of 14 windows
Replacement of historic window boxes and shutters that were temporarily removed for the works
Removal of concrete blockwork in fanlight, repair existing frame, and insert new pane of glass
Please refer attached report for a detailed methodology.
