



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**21/21**

(24/05/2021-28/05/2021)

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** 2826/21  
**Application Type** Permission  
**Applicant** Matthew Kelly  
**Location** 484A, North Circular Road, Dublin 1, D01 RX59  
**Registration Date** 25/05/2021

**Additional Information**

**Proposal:** Planning permission for the demolition of the existing single storey retail shop and the construction of a 3 storey (2 storey over basement level) – 2 bedroom plus study dwelling, access level to a roof terrace, new boundary treatments to match existing adjacent and all associated site works adjacent to protected terrace of dwellings in an Architectural Conservation Area.

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**Area** Area 3 - Central  
**Application Number** 3142/20  
**Application Type** Permission  
**Applicant** Martin Tynan  
**Location** Kennedys Public House, 132, 134 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 A4P8  
**Registration Date** 25/05/2021

**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION: Retention permission and planning permission - retention of an existing rear bar area and associated toilet accommodation at ground floor level and planning permission to install a new timber screen wall, 1500mm high to the south and west walls of the existing smoking yard.

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**Area** Area 3 - Central  
**Application Number** 3616/20  
**Application Type** Permission  
**Applicant** Mater Misericordiae University Hospital  
**Location** Mater Misericordiae University Hospital, Eccles Street, Dublin 7.  
**Registration Date** 26/05/2021

**Additional Information** Additional Information Received

**Proposal:** Planning permission for the construction of a roof top extension of the Whitty Wing to include a Coronary Care Unit, 18 bed expansion of the existing associated Out Patients Clinics and support accommodation and other minor associated works including roof top plantroom. The demolition of an existing skylight and removal of a roof top garden will be required to facilitate the development. The development is located at the Hospital Level 2 and directly over the North Circular Road main entrance to the north of the campus with a link connection back to the Whitty Wing. This is all within the Mater Hospital Campus and has a total floor area of 1,201 m2. The works form part of the ongoing enabling works for the development of the Hospital's facilities.

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**Area** Area 3 - Central  
**Application Number** WEB1596/21  
**Application Type** Permission

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**Applicant** Damian Kidd  
**Location** 8, Martin Savage Park, Navan Road, Ashtown, Dublin 15  
**Registration Date** 28/05/2021

**Additional Information**

**Proposal:** For development consisting of construction of a new, detached two storey, 3 bed roomed house to side garden of existing dwelling, including retaining existing vehicular entrance; raising of part of side boundary wall to 1.8m and all associated site works; and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden, a new 16m<sup>2</sup> single storey rear extension, internal alterations and all associated site works.

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**Area 3  
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 2295/21  
**Application Type** Permission  
**Applicant** Lorcan McCluskey  
**Location** 2, Botanic Park, Glasnevin, Dublin 9  
**Registration Date** 25/05/2021  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of: extension to rear of dwelling at first floor and all associated internal and external works and alterations.

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**Area** Area 3 - Central  
**Application Number** 2832/21  
**Application Type** Permission  
**Applicant** Esther Loynton  
**Location** 39, Whitworth Road, Dublin 9  
**Registration Date** 25/05/2021  
**Additional Information**  
**Proposal:** Permission sought for vehicular access to front garden.

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**Area** Area 3 - Central  
**Application Number** 2841/21  
**Application Type** Permission  
**Applicant** Timothy Carley and Aileen Brilly  
**Location** 47, Bessborough Avenue, North Strand, Dublin 3, D03 X0W2  
**Registration Date** 28/05/2021  
**Additional Information**  
**Proposal:** The development will consist of (i) reinstating the original front parapet wall and ridge height of the roof of the house to match the adjoining property at 46 Bessborough Avenue, Dublin 3. (ii) reinstating the original window and door opens at the front of the dwelling. (iii) building a part single-storey and part two-storey flat roof extension at the rear of the house and (iv) all associated internal, site and drainage works.

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**Area** Area 3 - Central  
**Application Number** WEB1134/21  
**Application Type** Permission  
**Applicant** Rowena Kelly  
**Location** 32, Moy Elta Road, East Wall, Dublin 3  
**Registration Date** 27/05/2021  
**Additional Information** Additional Information Received

**Proposal:** Proposed demolition of existing single extension to rear and proposed construction of a new partial single storey, partial two storey extension to the rear and new rooflight to rear of main roof with associated internal modifications and site works.

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**Area** Area 3 - Central  
**Application Number** WEB1234/21  
**Application Type** Permission  
**Applicant** Aoife Louise Connolly  
**Location** 18, Finglas Road, Glasnevin, Dublin 11  
**Registration Date** 28/05/2021  
**Additional Information** Additional Information Received

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

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**Area** Area 3 - Central  
**Application Number** WEB1566/21  
**Application Type** Permission  
**Applicant** Laura Carrigan  
**Location** 6, Shandon Road, Phibsborough, Dublin 7  
**Registration Date** 24/05/2021  
**Additional Information**

**Proposal:** Proposed demolition of existing single storey extension to rear, construction of a new partial single storey, partial two storey extension to rear, new flat roof dormer extension to the rear of the main roof and associated internal modifications and site works.

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**Area** Area 3 - Central  
**Application Number** WEB1572/21  
**Application Type** Permission  
**Applicant** Derek Andrews  
**Location** 11, Tolka Road, Ballybough, Dublin 3  
**Registration Date** 25/05/2021  
**Additional Information**

**Proposal:** Permission for vehicular access

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**Area** Area 3 - Central  
**Application Number** WEB1578/21  
**Application Type** Permission  
**Applicant** Fergal & Ciara Smith

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**Location** 77, Faussagh Avenue, Cabra, Dublin 7  
**Registration Date** 25/05/2021  
**Additional Information**  
**Proposal:** New 2 storey extension to rear with internal modifications and associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1585/21  
**Application Type** Permission  
**Applicant** Graham Egan  
**Location** 20, Montpelier Park, Dublin 7  
**Registration Date** 26/05/2021  
**Additional Information**  
**Proposal:** Demolition of existing shed at rear of the property, construction of double story extension to the rear of the property

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**Area** Area 3 - Central  
**Application Number** WEB1587/21  
**Application Type** Permission  
**Applicant** Ruth Bone  
**Location** 16, Home Farm Park, Drumcondra, Dublin 9  
**Registration Date** 26/05/2021  
**Additional Information**  
**Proposal:** Permission for new vehicular access and off street parking to front and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1590/21  
**Application Type** Permission  
**Applicant** Robert & Adrienne Christopher  
**Location** 10, Kinvara Grove, Navan Road, Dublin 7  
**Registration Date** 26/05/2021  
**Additional Information**  
**Proposal:** Retention Permission is sought for 1) Garage conversion/extension to side/front 2) Front porch area 3) 1st Floor extension over garage conversion; 4) Ground floor extension to rear/side, Planning Permission is sought for 5) new window to front of garage conversion & new roof over including porch area. 6) New ground floor extension to rear 7) New first floor extension to side/rear 8) New roof profile (1/2 hipped gable) over existing 1st floor extension and proposed first floor extension 9) New attic conversion to non-habitable space 10) Garage/Storage Area to rear garden 11) Extended Vehicular Access to front garden, with extended footpath dishing, with internal modifications and associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1595/21  
**Application Type** Permission  
**Applicant** Derek Andrews

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**Location** 11, Tolka Road, Dublin 3

**Registration Date** 27/05/2021

**Additional Information**

**Proposal:** Proposal for dishing of the footpath outside 11 tolka road for the purpose of vehicular access

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### **Area 3**

## **Strategic Housing Development**

**Area** Area 3 - Central

**Application Number** SHD0011/21

**Application Type** Strategic Housing Development

**Applicant** Bartra ODG Limited

**Location** Former O'Devaney Gardens Site and lands previously part of St. Bricin's Military Hospital, O'Devaney Gardens, Dublin 7 (ABP-310327-21)

**Registration Date** 26-May-2021

**Additional Information**

**Proposal:** Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

Bartra ODG Limited intends to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site (c.5.2ha) at Former O'Devaney Gardens site and lands previously part of St Bricin's Military Hospital, Dublin 7. The application site is bounded to the north-east by properties on Ross Street, Ashford Place, Ashford Cottages and Ashford Street; to the east by Thor Place/ Thor Park and St. Bricin's Military Hospital; to the south by Montpelier Gardens and Montpelier Park; to the west by Montpelier Gardens and Findlater Street, Kinahan Street, Aberdeen Street, Black Street, Sullivan Street; and to the north-west by properties fronting North Circular Road. 56 units Phase 1A) are under construction to the north east of the site, on lands within the Former O'Devaney Gardens site under and in accordance with previous approval granted by An Bord Pleanála (ABP Ref. PL29N.JA0024)

The development will consist of 1,047no. residential units and all associated ancillary accommodation, site and development works. The total gross floorspace (gfa) of the overall development is 102,940sqm, of which 100,646sqm is residential and 2294sqm are non-residential uses.

The development is described below on a block by block basis:

BLOCK 02 (5649sqm gfa): 5 to 6 storey apartment building with 74 no. apartments (comprising 44no. 1 bed, 23no. 2 bed and 7no. 3 bed units) with ancillary accommodation and associated private balconies and associated communal amenity space at ground floor level;

BLOCK 03 (489sqm gfa): 2 to 3 storey crèche building with associated outdoor play space;

BLOCK 04 (1202sqm gfa): 11no. 2 storey 3 bed houses in two terraces (Blocks 04a and 04b) with associated private gardens located on the north-eastern and eastern boundary. Blocks 04A consists of 4no. 2 storey 3 bed houses. Block 04B consists of 7no. 2 storey 3 bed houses;

BLOCK 05 (30430sqm gfa): 4 to 9 storey building arranged around 2no. landscaped communal podium courtyards consisting of 294no. apartments (comprising 71no. 1 bed, 143no. 2 bed and 80no. 3 bed units) with ancillary accommodation and residents amenities, associated private balconies, landscaped podium communal amenity spaces (2no.) and communal roof terraces (2no.). Block 5 also includes non-residential uses at ground floor level comprising 4no. retail units (1027sqm) and a community facility (157sqm). Undercroft car parking (96 spaces) is provided on a single level below podium level with access from the new internal street on the eastern side of Block 5;

BLOCK 06 (8482sqm gfa): Predominantly 6 to 12 storey building, with part 2 storey element with 93no. apartments (comprising 24no. 1 bed, 54no. 2 bed and 14no. 3 bed units and 1no. 2 bed duplex unit) with ancillary accommodation, associated private balconies, communal amenity space at ground level and communal roof terrace;

BLOCK 07 (26924sqm gfa): 6 to 14 storey building arranged around a central landscaped podium courtyard with 264no. apartments (comprising 87no. 1 bed, 161no. 2 bed and 16no. 3 bed units) with ancillary accommodation and residents amenities, associated private balconies, landscaped podium communal amenity space and communal roof terraces (2no.). Block 07 also includes non-residential uses at ground floor level comprising 2no. retail units (totalling 366sqm) and a café (155sqm). Undercroft car parking (95 spaces) is provided over 2 levels below podium level with access from the east-west Link Street and a basement plant room area (146sqm) is also provided;

BLOCK 08 (2995sqm gfa): 26no. units in 4 terraces of 2 / 3 storeys. Blocks 08A and 08B each consist of 6no. 3 bed houses with associated private gardens. Block 08C consists of a block comprising of 5no. 3 bed duplex apartments over 5no. 2 bed apartments with associated private amenity areas. Block 08D consists of a block comprising 1no. 3 bed duplex unit over 1no. 2 bed apartment and 2no 3 bed triplex units with associated private amenity areas;

BLOCK 09 (18281sqm gfa): Predominantly 6 to 10 storey building, with part 3 storey element fronting Montpelier Gardens arranged around a central landscaped courtyard with 192no. units (comprising 68no. 1 bed, 120no. 2 bed and 4no. 3 bed units) with ancillary accommodation and residents amenities, associated private balconies, landscaped podium communal amenity space and communal roof terraces (2no.). Undercroft car parking (35 spaces) is provided on a single level below podium with access from Montpelier Gardens and a basement plant room area (154sqm) is also provided;

BLOCK 10 (8489sqm gfa): Predominantly 6 to 12 storey building, with part 2 storey element opposite Montpelier Park, with 93no. apartments (comprising 24no. 1 bed, 54no. 2 bed and 14no. 3 bed units and 1no. 2 bed duplex unit) with ancillary accommodation, private balconies and communal amenity space at ground level and communal roof terrace.

Vehicular access to serve the proposed development will be provided via the existing entrances to the site from North Circular Road, Montpelier Gardens and Thor Place/ Thor Park. The internal road networks will comprise a central boulevard between North Circular Road and Montpelier Gardens and a link street to Thor Place/ Thor Park. Additional pedestrian/ cycle connections are proposed at Ross Street and Ashford Cottages. Tie in works are required for the lands immediately adjoining the Phase 1A residential units under construction to the north east of the site under and in accordance with previous approval granted by An Bord Pleanála (ABP Ref: PL29N.JA0024) and include a revised on street parking layout and revised hard and soft landscaping. 276no. parking spaces are provided in total with 226no. spaces below podium, as already described above, in Blocks 05 (96no.), Block 07 (95no.) and Block 09 (35no.) and 50no. on street spaces. 11no. motorcycle parking spaces are provided. 1,484no. bicycle parking spaces are provided for residents in secure facilities with additional visitor bicycle parking spaces provided in the public realm (380no.) and within private thresholds (136 no.). Provision is made for vehicular

access to the rear of 43 Montpelier Gardens between Blocks 08C and 08D. Permission is also sought for associated boundary treatments, hard and soft landscaping, public open space (including a central park with a multi-use games area (MUGA) and a northern park with a community garden), new ESB substations (6no.), mechanical and electrical roof plant and all associated site and development works. The development will include the demolition of an existing ESB Substation (16.5sqm)(relocated to the northern end of the site adjacent to Block 03) and demolition of existing security hut (21sqm) and the removal of the block wall and gate pier at the entrance to St. Bricin's Military Hospital.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.odg-shd.com](http://www.odg-shd.com). Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review



### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0081/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 26/05/2021  
**Applicant** Antoine Giacometti & Tamsin Snow  
**Location** 26 Montpelier Hill,, Dublin 7.  
**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.

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**Area** Area 3 - Central  
**Application Number** 0149/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 24/05/2021  
**Applicant** Eimear Ryan and Conor Casey  
**Location** 6, Fingal Place, Stoneybatter, Dublin 7  
**Additional Information**  
**Proposal:** EXPP: It is proposed to demolish the existing rear extension, which is of poor quality and reconstruct and extension with an alternative footprint to what is existing. It is proposed to construct a new extension which extends across the entire width of the house. The overall size of the proposed extension is less than the existing extension, therefore there is no proposed increase in overall area and the proposed demolition is in connection with the provision of an extension as per Class 50(b) of column 1 of Part 1 of Schedule 2 of the Planning and Development Regulations.

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**Area** Area 3 - Central  
**Application Number** 0150/21  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 24/05/2021  
**Applicant** Institute of International & European Affairs  
**Location** 8, North Great George's Street, Rotunda, Dublin 1

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### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: Minor repairs to roof and chimney. Repairs to sash windows to rear elevation. Repoint brickwork facade to rear elevation.

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**Area** Area 3 - Central  
**Application Number** 0153/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/05/2021  
**Applicant** Gaia Narciso and Francesco Panzeri  
**Location** 26, Cabra Road, Dublin 7

### Additional Information

**Proposal:** PROTECTED STRUCTURE: EXPP: 1) Installation of a new cast iron down pipe on the main facade in lieu of existing in-wall original, which is damaged and clogged and is the cause of major water ingress. 2) Repairs to the chimney to address a crack. 3) Removal of a dismissed plastic drainage pipe from the main facade.

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**Area** Area 3 - Central  
**Application Number** 0154/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/05/2021  
**Applicant** The Commissioners of Public Works  
**Location** Park House, 191-193A, North Circular Road, Dublin 7

### Additional Information

**Proposal:** EXPP: Park House is owned by Technological University Dublin. Currently there is a temporary change of use (5 years - planning ref. 4633/18) in place for the ground, first and second floors from office use to library use. The four floors above this (third to sixth) are in office use. This submission relates to the north wing of the fourth floor of this building. The Commissioners of Public Works propose to lease this area, which is currently in use as office space, on behalf of One Learning. One Learning functions as the Irish Civil Service Learning and Development Centre. It was established in 2017 and is an organisation in the Department of Public Expenditure and Reform. It is responsible for the provision of learning and development which supports the development of skills and competencies across the Civil Service. One Learning will use the space as an educational facility with ancillary office space. There will be 4 no. training rooms, an office for One Learning staff and a meeting room. Persons from across the Civil Service will be travelling to receive training at this location. A maximum of 70 persons are expected to use this space at one time. Up to 60 persons visiting to receive training, 4 no. persons visiting to provide the training and 6 no. permanent office staff. This application seeks a declaration from the planning authority as to whether the proposal is considered exempted development or if it constitutes a material change of use and therefore requires planning permission?

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**Area** Area 3 - Central  
**Application Number** 0162/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 24/05/2021  
**Applicant** SRM Book and Cook Ltd

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**Location** Nos.60-66, Glasnevin Hill, Dublin 9

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 0169/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 24/05/2021  
**Applicant** SRM Developments Ltd  
**Location** Site to rear of, 17, Richmond Street North, Accessed via St Joseph's Villas, Dublin, 1

**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

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**Area** Area 3 - Central  
**Application Number** 2255/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/05/2021  
**Applicant** Glenveagh Living Limited  
**Location** Site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1. (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleborbes Business Park to the west.

**Additional Information** Additional Information Received

**Proposal:** Permission for development on a site of c.0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleforbes Business Park to the west. The development consists of revisions to permitted development of a hotel and office building under DCC Reg. Ref: 3433/19 , and as amended by 3197/20, comprising minor amendments. The development proposed comprises the following design modifications to the permitted office only:

- Increase in permitted floor area above ground from 10,803 sq.m to 12,545 sq.m with increase at each floor level. The building facade has extended along the north west, south east and west elevations.
- Introduction of basement of 578 sq.m to locate services functions inc. water storage tanks.
- Re-ordering of permitted building from 8 no. storeys with part mezzanine level at ground floor level to 9. no. storeys above new basement level. Taken in conjunction with a reduction of permitted floor to floor height from 4.0m, to 3.75m the results in an overall increase in building height at parapet level from +43.314m to +44.495m.
- Re-configuration of rooftop layout to include a perimeter walkway and additional air-handling units, some of which rise to +45.740m and relocation of permitted lift overrun(s) at Roof Level.
- Terrace at level 09 on south eastern elevation to be accessible.
- Minor re-configuration on the permitted layout of the ground floor and plant and service areas, bin store, staff welfare facilities and stair core with subsequent amendments to the layout of the ground floor and upper floors.

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- Amendment to the ground floor facade on the north-west to include relocation of permitted doors and windows, affecting plant and stair cores and back of house areas only.
- Minor re-configuration of external landscaping.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2502/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	24/05/2021
<b>Applicant</b>	Sanderly Holdings Limited
<b>Location</b>	Site of c. 0.4496 hectares, Glasnevin Hill, Glasnevin, Dublin 9

#### **Additional Information**

**Proposal:** Permission for development to amend a permitted residential scheme (Reg. Ref. 3870/18 (An Bord Pleanála Ref. ABP-304700-19)) on a site of c. 0.4496 hectares at lands comprising a property previously known as both No. 54 Glasnevin Hill and "Ardmore" with lands adjacent thereto (now vacant motor vehicle showroom and ancillary lands), No. 38 Glasnevin Hill, No. 52 Glasnevin Hill, lands to the rear of Nos. 48, 50 and 52 Glasnevin Hill, and the properties previously known as Nos. 40 and 42 Glasnevin Village, Dublin 9. The proposed development will consist of: the reconfiguration of the permitted split-level basement (reducing from a gross floor area of 5,260 sqm to 2,014 sqm) resulting in the reduction of car parking spaces provided from 81 No. spaces (permitted) to 25 No. car parking spaces (22 no. residential spaces (incl. 2 no. universally-accessible spaces and 2 no. car-club spaces); and 3 no. commercial spaces (incl. 1 no. universally-accessible space)); amendments at lower basement level to provide for the replacement of the 2 no. permitted retail/medical suites (287 sqm in total) with 1 no. retail/medical suite (127 sqm) in Block 1; amendment of the permitted concierge/meeting room facility at lower basement level to provide for a concierge/post room, with a change in floor area from 98 sqm to 74 sqm in Block 1; reduction in area of permitted retail/medical unit (103 sqm) at upper basement level to 97 sqm in Block 1; amendment of permitted residents' gym (272 sqm) at upper basement level to provide for residents' lounge (348 sqm); reconfiguration of permitted residents' storage (77 sqm) and plant (96 sqm) at lower basement level and upper basement level, respectively, to provide increased provision of storage facilities (129 sqm) at upper basement level and a reduced plant provision (63 sqm) at lower basement level; amendment of permitted cycle parking space provision from 238 no spaces at basement (175 no. residential spaces and 63 no. medical/retail spaces) to 187 no. (108 no. residential spaces at basement level, 69 no. residential spaces at podium-level and 10 no. on-street spaces to serve the retail/medical units); amendments to the permitted podium level, including the provision of covered bin store (29.25 sqm) and amendments to landscape and site lighting design; provision of direct stair access from lower basement level to the communal open area at podium level; and all other associated site excavation, and infrastructural and site development works, both above and below ground. The gross floor area of the development will reduce from 12,762 sqm to 9,516 sqm. No changes are proposed to the height of the permitted scheme or no. of apartment units (71 no. permitted).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2508/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	25/05/2021
<b>Applicant</b>	Linders of Smithfield Ltd.
<b>Location</b>	Former 'Irish Distillers Building', Smithfield, Dublin

7, (the site is bounded by Phoenix Street to the south; Smithfield Square to the west; New Church Street to the north and Bow Street to the east)

### Additional Information

**Proposal:** PERMISSION & RETENTION: The proposed development seeks to amend a previously permitted development under Dublin City Council (DCC) Ref. 2024/16 (An Bord Pleanála (ABP) Ref. PL29N.246933), as amended by DCC Reg. Ref. 2176/19 (ABP Ref. 304717-19); DCC Reg. Ref. 3974/19 (ABP Ref. PL29S.306060); DCC Reg. Ref. 2827/20 and DCC Reg. Ref. 3758/20. Retention permission is sought for the amalgamation of the Restaurant Unit (Unit 2 - 193 sq.m) and Retail Unit (Unit 3 - 277 sq.m) at ground floor level; together with permission for a change of use of the Restaurant Unit to provide for a Single Convenience Retail Unit of approximately 471 sq.m, incorporating an ancillary part off-licence (20 sq.m). Associated proposed external ground floor alterations include the replacement of a doorway on the western elevation with glazing to match the remainder of the shopfront and the replacement of an existing door and glazing on the southern elevation with a pair of automatic sliding entrance doors.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2516/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	26/05/2021
<b>Applicant</b>	Peter McVerry Trust
<b>Location</b>	49-51, Parnell Square West, Dublin 1

### Additional Information

**Proposal:** The development will consist of material alteration and change of use of the existing vacant basement units (permitted as medical consultancy/ office use under Reg. Ref: 4260/07) to residential to accommodate 3 no. apartments comprising 1 no. studio apartment (37 sqm), 1 no. one bedroom apartment (78 sqm), and 1 no. two-bedroom apartment (88 sqm) with individual external stair accesses from street level and internal access from existing stair/ left core at No. 50 Parnell Square West. Permission is also sought for all associated site and development works, including minor alterations to rear façade at basement level to provide an additional window.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2533/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/05/2021
<b>Applicant</b>	Elizabeth Henry and Brian Kelley
<b>Location</b>	176 Botanic Road, Glasnevin, Dublin 9. D09 H6X2

### Additional Information

**Proposal:** Permission is sought for alteration/ extension of the existing two storey end of terrace house, comprising construction of a new single storey extension to the rear, extension of the existing two-storey rear return at first floor level, provision of a new increased height pitched roof to the extended rear return, relocation of the pedestrian access gate on the northern boundary, provision of a new first floor 'juliet' balcony to the rear elevation, provision of solar panels to the existing and proposed rear pitched roofs, with associated site development.

**Area** Area 3 - Central  
**Application Number** 2802/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/05/2021  
**Applicant** Dublin Civic Trust  
**Location** 67 Arran Street East conjoined with 18 Ormond Quay  
Upper, Dublin, 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for works to 67 Arran Street East, Dublin 7, a protected structure conjoined with 18 Ormond Quay Upper located in an Architectural Conservation Area. The proposed works are: The removal of render, the repointing of the street elevation, render repairs in lime to gable and rear elevation, the reinstatement of the ground floor shop window configuration to historic known type, the reinstatement of a hipped roof and the rebuilding of chimneystack. Structural repairs to facade.

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**Area** Area 3 - Central  
**Application Number** 2810/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/05/2021  
**Applicant** SRM Developments  
**Location** Rear of No. 17, Richmond Street North, accessed via  
St. Joseph's Villas, Dublin 1

**Additional Information**

**Proposal:** The development will consist of the 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.

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**Area** Area 3 - Central  
**Application Number** 3584/20  
**Application Type** Permission  
**Decision**  
**Decision Date** 24/05/2021  
**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

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposal consists of demolition of derelict single storey commercial garage unit 52m2 & construction of 2 storey 1 bed dwelling & associated site works.

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**Area** Area 3 - Central  
**Application Number** 3935/20  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)

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**Decision Date** 26/05/2021  
**Applicant** MJH Property Management Ltd.  
**Location** 4, Belvidere Place, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The rear of the site has frontage onto Fitzgibbon Lane. The site is within an Architectural Conservation Area (ACA). 4 Belvidere Place is a Protected Structure. The development will consist of (i) the restoration and renovation of No. 4 Belvidere Place and its conversion to 7 no. apartments; (ii) the construction of a new 4-storey, mews building at the rear to include 3 apartments; (iii) removal of single storey lean-to and provision of bicycle and bin storage; (iv) provision of private amenity open space; (v) reinstatement of collapsed floors and walls with associated structural interventions; (iv) works to the roof, front and rear facades including the repointing of the front elevation, re-rendering of rear facade, refurbishment of the front doorcase, steps and ironwork; (vii) all associated works and services necessary to facilitate the development. The apartments in No. 4 Belvidere Place will include; Basement - four no. 1-bedroom, 2-person apartments, one each on basement, ground, first and second floors; two no. studio apartments at third floor level. Separate storage is also provided in the basement. The return at the rear of the building will consist of one no. 1-bedroom, 2-person apartments at ground/first floor levels and storage for bicycles and bins at basement level in the return. These apartments will all have access from Belvidere Place. The storage area will be accessed from Fitzgibbon Lane. The apartments in the proposed mews building will comprise one studio apartment at ground, first and second floors, with storage on the third floor. These apartments will all have access from Fitzgibbon Lane.

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**Area** Area 3 - Central  
**Application Number** DSDZ2525/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/05/2021  
**Applicant** Oxley Holdings Limited  
**Location** Site at the Junctions of Mayor Street Upper and Slate Street, North Wall Quay and Slate Street and Castleforbes Road and Fish Lane, Dublin Landings, North Lotts, Dublin 1.

**Additional Information**

**Proposal:** This application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme Area. The development will consist of: the erection of 3 no. fixed, internally illuminated totem signs (c.2.6m x 0.5 x 0.2m) at the junctions of Mayor Street Upper and Slate Street, North Wall Quay and Slate Street and Castleforbes Road and Fish Lane respectively; and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1319/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2021  
**Applicant** Graham O'Brien  
**Location** 128, Abbey Drive, Riverston Abbey, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Conversion of existing attic space to play room / office area with dormer window to rear roof with internal modifications and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1322/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2021  
**Applicant** Marie Feirtear  
**Location** 32, Millmount Avenue, Drumcondra, Dublin 9  
**Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey kitchen to the rear of the house, replacing it with a new two storey extension, conversion of the attic for use and widening of existing rear gate to rear laneway, together with all associated siteworks.

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**Area** Area 3 - Central  
**Application Number** WEB1341/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/05/2021  
**Applicant** Trish & Padraig Deeley  
**Location** 14, Wigan Road, Drumcondra, Dublin 9  
**Additional Information**

**Proposal:** On behalf of Trish & Padraig Deeley, Planning Permission is sought for works to existing dwelling at 14 Wigan Road, Drumcondra, Dublin 9, D09T3K7. The works are proposed to include: demolition of existing rear ground and first floor extensions and replacement with new part-single-storey part-two-storey extension to provide new kitchen / living / dining space at ground floor level and new bedroom at first floor level. Works also to include new rooflights to front and rear roof planes. All along with associated landscaping and site works.

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**Area** Area 3 - Central  
**Application Number** WEB1572/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/05/2021  
**Applicant** Derek Andrews  
**Location** 11, Tolka Road, Ballybough, Dublin 3  
**Additional Information**

**Proposal:** Permission for vehicular access

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2307/21  
**Appeal Type** Written Evidence  
**Applicant** Fitzwilliam CP Limited

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**Location** 19/25 Princes Street North, 7/10 Liffey Street Upper,  
98-107 Abbey Street Middle, Dublin 1

**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.

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**Area 3**  
**Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 3725/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @24/05/2021  
**Applicant** John McDonnell  
**Location** 17/18, Frederick Street North, Dublin 1, D01 XP84

**Additional Information**

**Proposal:** Planning permission is sought for development comprising:

- (i) the demolition of the existing single storey buildings;
  - (ii) the construction of a 7-storey, over-basement, mixed used development consisting of a 'built-to-rent' shared accommodation residential development consisting of
    - (a) 45 no. shared accommodation units, comprising 27 no. double occupancy units and 18 no. single occupancy units (access from Frederick Street North) and served by Resident's Communal amenity area comprising of external 60 sqm (including a roof terrace at 6th floor); Residents internal amenity area comprising of 257.7sqm (between 1st and 6th floors) and 115sqm lounge (at basement level);
    - (b) 55.7sqm commercial space at ground floor (access from Frederick Street North).
- The development features 45 no. bicycle spaces (located at basement level); a refuse storage, a plant room and an ESB substation (all located at ground floor); landscaping and all associated site development works.
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# Dublin City Council

## SECTION 5 EXEMPTIONS

21/21

(24/05/2021-28/05/2021)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0199/21
<b>Application Type</b>	Section 5
<b>Applicant</b>	Anton Property Management Ltd
<b>Location</b>	43/44, O'Connell Street Lower, Dublin 1
<b>Registration Date</b>	27/05/2021

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: No change of use. Proposed refurbishment of interior and proposed cleaning of the stone facade. Modern windows to top two floors to be removed and replaced with steel windows to match original windows. Existing windows to first and second floor to be retained and repaired.

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