



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

24/21

(14/06/2021-18/06/2021)

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 2397/21
Application Type Permission
Applicant INAM Retail Inv. Limited
Location Retail Units 4-5 Ground Floor, Block 1, Island Quay,
East Road, Dublin 3.
Registration Date 16/06/2021
Additional Information Additional Information Received

Proposal: Planning permission for the development will consist of subdivision of existing ground floor retail unit and change of use from existing vacant commercial / retail use for provision of the following;

- (i) proposed dry cleaners retail unit
 - (ii) proposed takeaway / eat in Restaurant
- including all associated signage, entrance doors and site development works

Area Area 3 - Central
Application Number 2969/21
Application Type Permission
Applicant Colm Wu
Location 17 Lower O'Connell Street and corner of Sackville
Place, Dublin 1
Registration Date 16/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for change of use from existing Tourist Office to Asian food bar / Asian Food Supermarket, new shop signage to replace existing and all associated internal site works. No 17 Lwr O'Connell Street is a protected structure ref: 6002 and is located with in the O'Connell Street Architectural Conservation Area.

Area Area 3 - Central
Application Number 2979/21
Application Type Permission
Applicant Concept Fusion Ltd.
Location Swimming Pool lands, part of St. Vincent's CBS,
Finglas Road, Glasnevin, Dublin 11, D11 PD28
Registration Date 17/06/2021

Additional Information

Proposal: The development will consist of the demolition of existing St. Vincent's Swimming Pool (derelict single storey detached building c. 757 sqm) and the construction of 6 no. dwellings, comprising 1 no. 2 storey 5 bedroom dwelling, 2 no. 2 storey 4 bedroom dwellings and 1 no. 2.5 storey 5 bedroom dwelling in a single terraced block on sites 3 – 6 inclusive and 2 no. houses in a two storey semi-detached block comprising a 4 bedroom house on site 1 and a 3 bedroom house on site 2, including all associated on and off-site development works, car parking, boundary treatment works, soft and hard landscaping on the site of c. 0.24 ha, and removal of existing c. 2m high boundary wall to create direct vehicular and pedestrian access by the extension of the existing Towerview Cottages cul de sac. The development will also include the provision of a temporary construction access road (c. 90m long) through the adjoining St. Vincent school lands with vehicular access onto the Finglas Road and the temporary removal (and future reinstatement) of

existing single storey storage building c. 57m sq. required to facilitate the temporary access. A Natura Impact Statement has been prepared and is included with the application.

Area Area 3 - Central
Application Number 2980/21
Application Type Permission
Applicant The Commissioners of Public Works
Location Site adjacent to Botanic Villas in The National Botanic Gardens, Glasnevin, Dublin 9, D09 VY63
Registration Date 17/06/2021

Additional Information

Proposal: Planning permission for the installation of a single storey portacabin building for use as toilets, changing and break room, with access ramp and steps, localized landscaping and all associated site works.

Area Area 3 - Central
Application Number 2983/21
Application Type Permission
Applicant Michael and Peter Marron
Location Rear of 21, Cabra Road, Dublin 7, Co. Dublin, D07 R5V9
Registration Date 17/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of: Proposal to rear (unprotected) outbuildings of a PROTECTED STRUCTURE (NIAH 50060216/Dublin City RPS Ref No. 1054).

1. Demolition of existing derelict print house, at rear of site, which was previously granted permission for upgrading (Plan Ref 3281/17)
 2. Proposed Construction of Two-Story Apartment Building with four (4) individual dwelling units: Four (4) x 2 Bedroom Units. Two ground level terraces and two first floor balconies,
 3. This proposal is to replace two existing light industry/storage Grants of Permission on the site. (DCC Plan Ref 3281/17) & (DCC Plan Ref 3044/18).
 4. Development to include use of existing rear access with existing entrance onto Cabra Road. Landscaped public open space, and enclosed bicycle storage for all units.
 5. SuDS and foul drainage, landscaping, boundary treatments and all other associated site works.
 6. All proposed works are within the curtilage of protected structure 21 Cabra Rd (NIAH50060216). All works are to the rear of 21 Cabra Rd. There are no proposed works to the protected structure.
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Area Area 3 - Central
Application Number 2985/21
Application Type Permission
Applicant Lorcan O'Connor
Location 33 Gardiner Street Lower/Deverell Place, Dublin 1
Registration Date 17/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission is being sought for the proposed change of use of No. 33 Gardiner Street Lower/Deverell Place, Dublin 1 and the ground floor & basement level of the interlinked building to the rear of No. 33-34 Gardiner Street Lower/Deverell Place, from office use to guesthouse use, providing an additional

17 no. en-suite bedrooms and ancillary rooms situated in both buildings, all to function as a single guesthouse in both No. 33 and 34 Gardiner Street Lower, Dublin 1, both of which are Protected Structures. Retention permission is also sought for minor alterations to interiors of No. 34 Gardiner Street, alterations to the courtyard elevational treatment of the building to the rear of 33-34 Gardiner Street/Deverell Place together with the retention of the sub-basement level partially beneath the building to the rear of 33-34 Gardiner Street/Deverell Place, Dublin 1.

Area Area 3 - Central
Application Number 2986/21
Application Type Retention Permission
Applicant Academic Bridge Ltd.
Location 33, Gardiner Place, Dublin 1
Registration Date 17/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Planning permission is being for the retention of existing projecting and wall mounted signage at the entrance.

Area Area 3 - Central
Application Number 3570/20
Application Type Permission
Applicant RSS Developments Ltd, HLB Ryan & Co.
Location 3 Henrietta Lane, rear of 3 Henrietta Street Dublin 1
Registration Date 17/06/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at lands at 3 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 3 Henrietta Street, Dublin 1. The development will consist of the construction of a 4 level apartment building, setback from the boundary to 4 Henrietta Lane and accessed from Henrietta Lane. The development sets back to a 3 level building as it faces the rear structure to 3 Henrietta Street. The development will consist of 9no. apartments, comprising of 3no. studio units, 6no. 2-bed units. Ancillary residential functions including bin storage and bicycle storage are accommodated at ground level. The total development area is 734sqm.

Area Area 3 - Central
Application Number DSDZ2953/21
Application Type Permission
Applicant Fresh Opportunities Ltd
Location Site generally bound by North Wall Quay, New Wrapping Street, Mayor Street and Castleforbes Road, Dublin 1
Registration Date 14/06/2021

Additional Information

Proposal: Planning Permission: This application relates to a development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area. The development will consist of amendments to Block B only, permitted under Dublin City Council (DCC) Reg. Ref. DSDZ2749/16, as amended DCC Reg. Ref. DSDZ2496/17, DSDZ2011/19, DSDZ3452/19, DSDZ4722/19 and DSDZ2734/20. This development will consist of alterations to the Mayor Street facade to include new double door arrangement to approved retail unit reg ref DSDZ3452/19 &

DSDZ2734/20 all at the site generally bound by North Wall Quay New Wrapping Street Mayor Street and Castleforbes Road, Dublin 1

Area Area 3 - Central
Application Number DSDZ2984/21
Application Type Permission
Applicant KWCI GP Limited
Location Northbank House, Sheriif Street Upper and Castleforbes Road, North Docks, Dublin 1
Registration Date 17/06/2021

Additional Information

Proposal: Temporary permission (4 years 11 months at this site (c 0.43 Ha.)The proposed development comprises a single storey prefabricated marketing suite building (38.6 sqm gross floor area) with associated projecting canopy on the west and south façade and associated temporary site works. The prefabricated marketing suite building is located at 5th floor roof level of the existing Northbank House building (southwest corner – overlooking ‘Coopers Cross’ to south and west). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area Area 3 - Central
Application Number WEB1669/21
Application Type Retention Permission
Applicant Joel Amsellem
Location 1A (Ground Floor), Mountjoy Street, Dublin 7, D07 H9W0
Registration Date 18/06/2021

Additional Information

- Proposal:** 1. Retention permission for change of use to Chiropractor.
2. There was no external alteration to this shop, the roller has not been changed and the signage board is neutral.
3. This shop is located on the Ground floor at 1A Mountjoy Street, Dublin 7, D07H9W0
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Area Area 3 - Central
Application Number WEB1864/20
Application Type Permission
Applicant Julie Shanley & Shane McKenna
Location Site at rear of, 10, Dalymount, Phibsborough, Dublin 7, D07 T6Y1
Registration Date 16/06/2021

Additional Information Additional Information Received

Proposal: The development will consist the demolition of an existing dilapidated single-storey shed building; the construction of one new detached two-storey, 3-bedroom mews dwelling with pedestrian access from adjacent laneway 'Dalymount Lane'; private garden space; external terrace at first floor level, roof light to rear of proposed dwelling and all other associated site works required to facilitate the development.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2955/21
Application Type Permission
Applicant Kieran Hughes
Location 131 Ventry Park, Cabra West, Dublin 7, D07 P7EK
Registration Date 14/06/2021

Additional Information

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

Area Area 3 - Central
Application Number 2981/21
Application Type Permission
Applicant Alfred Kidd
Location 20, Liscannor Road, Cabra West, Dublin 7
Registration Date 17/06/2021

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 15.13 sqm.

Area Area 3 - Central
Application Number WEB1646/21
Application Type Permission
Applicant Sheila Hynes
Location 15, Fairfield Road, Glasnevin, Dublin 9
Registration Date 14/06/2021

Additional Information

Proposal: The development will consist of the construction of a vehicular entrance to the front of the property and the construction of a sky-light in the main roof to the front of the property.

Area Area 3 - Central
Application Number WEB1658/21
Application Type Permission
Applicant Gavin Clifford
Location 171, Carnlough Road, Cabra West, Dublin 7
Registration Date 17/06/2021

Additional Information

Proposal: Conversion of attic area to office/storage area with dormer type window to rear, internal modifications and associated site works

Area 3 Decisions

Area Area 3 - Central
Application Number 0185/21
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 14/06/2021
Applicant Brimwood Limited
Location 15/17, Drumcondra Road Lower, Dublin 9
Additional Information
Proposal: EXPP: Use of residential building to provide long-term homeless accommodation.

Area Area 3 - Central
Application Number 0210/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 17/06/2021
Applicant Glenn Naughton
Location 7 Campbell's Lane, Ballybough, Dublin 1
Additional Information
Proposal: SHEC; 3 no. studio apartments

Area Area 3 - Central
Application Number 2261/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Eoghan and Lingling McKenna
Location 65, North Circular Road, Dublin 7, D07K2P1
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Planning permission is sought for the following:
Reconfiguring existing front landscaping; reconfiguring of internal lower ground floor layout, including replacing the existing floor slab with new insulated slab, fitting of new shower room, breaking out portions of rear walls; construction of new single storey extension of 21m²; reconfiguring of rear landscaping to create new stepped patio; refurbishment works to rear upper ground floor return including removal of existing guest WC, provision of new breathable internal dry lining, reconfiguring of existing window and door openings; replacement of existing non-original PVC casement window to rear reception room at upper ground floor; upgrading of mechanical, electrical and plumbing services, decoration and all associated site works.

Area Area 3 - Central
Application Number 2295/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant Lorcan McCluskey
Location 2, Botanic Park, Glasnevin, Dublin 9
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.

Area Area 3 - Central
Application Number 2623/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/06/2021
Applicant Shelford Ltd
Location 25-26 Charles Lane, Dubin 1

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 2624/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2021
Applicant Stuart Mullen
Location 22 Ashington Gardens, Dublin 7

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 2636/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2021
Applicant Declan McGeough
Location 28, Cabra Road, Dublin 7 D07 E7K4

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
Decision GRANT PERMISSION
Decision Date 17/06/2021

Applicant Hammerson ICAV & Irish Life Assurance Plc
Location ILAC Shopping Centre, Henry Street, North City, Dublin 1, D01 HW54

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
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 17/06/2021
Applicant Chrysalis Community Drug Project
Location 33, Manor Street, Dublin 7

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 2656/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/06/2021
Applicant Lidl Ireland GmnH
Location 20 to 22 (former Annesley Motors), 22B, 23, 24, 25, and 26, Ballybough Road, Dublin 3

Additional Information

Proposal: The proposed development involves the demolition of all existing structures on the site comprising the former Annesley Motors car showroom and associated buildings and vacant dwellings and commercial premises at Nos. 20 to 26 (inclusive) Ballybough Road. The construction of a two storey (including mezzanine floor), neighbourhood centre development with a gross floor area totalling 2,391 sqms. The site area extends to circa 0.28 hectares. At ground floor, the proposed development includes three units (unit 1 – retail; unit 2 – retail/café; and , unit 3 – retail); undercroft parking for 29 cars and 16 external spaces; secure cycle store for staff within the undercroft; loading bay; existing ESB substation on O’Sullivan Avenue to be integrated into the development (a future ESB substation location is also proposed within the car park to the rear of the site should be the existing substation need to be decommissioned by ESB); an additional new ESB substation to service the proposed neighbourhood centre is also located internally within the

building; other plant rooms and ancillary space; service vehicle and car access is off Clonliffe Avenue to the south of the site. At first floor, accessed by escalator/stair and lift core, is the licensed discount food store (supermarket) with a net sales area of 1,139 sqms including an off license sales area at first floor level with ancillary, office, storage and food preparation areas. The mezzanine level includes staff facilities ancillary to the supermarket. At roof level there will be both green roof, photovoltaic panels and a mechanical plant compound. The development includes all new drainage infrastructure, and all other works, including landscaping (hard and soft to the rear car park) and boundary treatments required to complete the development. The treatment of the roadside footpath area around outside of the application site is included on the submitted plans for indicative purposes only.

Area Area 3 - Central
Application Number 2658/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/06/2021
Applicant Paul Ryan
Location 12 Newgrange Road, Cabra, Dublin 7

Additional Information

Proposal: Planning permission for :

- (a) widening of existing vehicular access gates;
 - (b) dishing of footpath to accomodate same;
 - (c) all associated site works.
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Area Area 3 - Central
Application Number 2659/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/06/2021
Applicant David Green and Sabreena Kelly
Location 60 Ravensdale Road, East Wall, Dublin 3, D03 F671

Additional Information

Proposal: Planning permission for the development will consists of:

- (1) the construction of a single storey extension with flat roof to the front and side of the existing house;
 - (2) replacement of existing railings and gates to the front of property with new wall and gates;
 - (3) all associated site development works.
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Area Area 3 - Central
Application Number 2662/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2021
Applicant David Cummins
Location 16 Terrace Place, Dublin 1, D01 E4H7.

Additional Information

Proposal: Planning permission sought for the demolition of the existing single storey extension to

rear and proposed replacement with a two storey extension to rear comprising of kitchen/dining room at ground floor level, extended bedroom 2 & bathroom at first floor level.

Area Area 3 - Central
Application Number 2921/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/06/2021
Applicant The Commissioners of Public Works
Location Hibernian Cottage, Acres Road, Phoenix Park,
Chapelizod, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the refurbishment and conservation of Hibernian Cottage (ridge height circa 7 meters above ground level), a detached single-storey dwelling, with two-storey return to rear, consisting of ground floor (88 sqm), first floor (38 sqm) over basement (45 sqm) (No. 7654 on the record of protected structures), (site area 3504 sqm) as follows:

- Installation of insulation to underside of timber flooring void in raised ground floor and first floor rooms over basement, also to attic space/roof void.
- Existing floor tiles in kitchen to be repaired and re-laid over new platon basement waterproof tanking membrane.
- Repair, sand and varnish all timber flooring.
- Repair works to plaster-stabilize ceiling using stainless steel screws and washers and lime float coat to produce and even surface.
- Painting and decorating to walls and ceilings throughout.
- New bathroom fittings, new kitchen and utility fit-out.
- Doors to be refurbished and ironmongery re-conditioned.
- Mechanical upgrades to include installation of new heating system and radiators, new electrical wires and services throughout.
- New concrete slab to external areas and laneway, boundary paths to be replaced on a like for like basis.

Area Area 3 - Central
Application Number 2926/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/06/2021
Applicant Michael Doyle
Location 95 Park Road, Ashtown, Dublin 7, D07 XY17

Additional Information

Proposal: RETENTION: Planning permission is sought for alteration of the existing two storey semi-detached house, comprising of reconfiguration of the first-floor layout to incorporate home office and bathroom, including provision of 2 no. velux roof lights to southern roof slope and widening of driveway extending to 3.3 metres.

Area Area 3 - Central
Application Number 2935/21
Application Type Permission

Decision APPLICATION DECLARED INVALID
Decision Date 17/06/2021
Applicant Tim Benjamin
Location 9B, Abbey Street Lower, Dublin 1 D01 X4PO
Additional Information

Proposal: The development will consist of the removal of the existing shop front, steel shutters and timber fascia and the provision of a new steel and glass shopfront and entrance door, with a proprietary security gate and a new steel frame side door for access to the office floors above the retail unit.

Area Area 3 - Central
Application Number DSDZ2626/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/06/2021
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

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 Area 3 - Central
Application Number WEB1419/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 14/06/2021
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 Area 3 - Central
Application Number WEB1431/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2021
Applicant Andrew Iremonger and Elizabeth O'Kelly
Location 28, Northbrook Terrace, North Strand, Dublin 3
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.

Area Area 3 - Central
Application Number WEB1443/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 17/06/2021
Applicant Kenneth Murphy
Location 123, Home Farm Road, Drumcondra, Dublin 9
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 Appeals Notified

Area Area 3 - Central
Application Number 2673/20
Appeal Type Written Evidence
Applicant Double S Housing Ltd
Location Montpelier Square, Montpelier Hill, Dublin 7
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 WEB1150/21
Appeal Type Written Evidence
Applicant Martina McCarthy and Stephen Scott
Location 2, Cremore Road, Dublin 11
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 2 Cremore Road D11 A6C9 (on the corner with Cremore Park), Glasnevin, Dublin 11.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	2079/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	15/06/2021
Applicant	Royal Amusements Limited
Location	185, Parnell Street, at the corner of Dominick Street Lower, Dublin 1

Additional Information

Proposal: The development will consist of change of use of existing vacant retail unit at basement level to a gaming outlet (containing amusement-with-prize machines) and all associated site works and services.

Area	Area 3 - Central
Application Number	2556/20
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	@17/06/2021
Applicant	Baker Anderson Limited
Location	10 & 11, Belvedere Court, Dublin 1
Additional Information	Additional Information Received

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

Area	Area 3 - Central
Application Number	3274/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	17/06/2021
Applicant	Cathedral Leisure Limited
Location	Nos. 133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: permission for development of a hotel at this 0.212 Ha site

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

The development will consist of: the removal of part of existing floorspace (1,512 sq m) which principally includes the removal of non-original fabric to Protected Structures of no architectural significance (including fabric such as flat roofed extensions, stud partitions, blockwork services enclosures, infill floor and ceiling sections, stair enclosures, atrium, block fabric to original openings, later windows, doors, services, fittings and concrete floors); upper gable fabric of No.133b Capel Street in addition to the limited removal of original fabric to facilitate permeability, improved functioning and connectivity (including the provision of openings in existing masonry); change of use of building fabric to be retained (2,805 sq m) from current commercial uses (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 2,694 sq m to facilitate a development with a gross floor area of 5,499 sq m (a total 1,182 sq m larger than existing premises which has a gross floor area of 4,317 sq m). The proposed development will range in height from part one to part eight storeys and the hotel will comprise 98 No. bedrooms in addition to ancillary facilities including bar, restaurant and function areas. The development includes modifications to non-original shopfronts, replacement of floor slabs throughout (principally relating to archaeological and architectural investigations which will be subject to separate license); reconfiguration of internal spaces and conservation works to existing structures including roof repair to early buildings, masonry repointing, removal of cementitious render and replacement with lime-based render, masonry consolidation, repair/replacement of rainwater goods, repair/ replacement of non-original window joinery, creation of new openings through existing masonry, replacement and re-routing of services, structural interventions, fire safety interventions, reconstruction of upper gable fabric of No.133b Capel Street in brick; general architectural modifications and internal and external works for the repair, maintenance and upgrading of the buildings.

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

24/21

(14/06/2021-18/06/2021)

Area Area 3 - Central
Application Number 0227/21
Application Type Social Housing Exemption Certificate
Applicant Concept Fusion Limited
Location Swimming Pool Site, St. Vincent's CBS, Finglas Road,
Glasnevin, Dublin 11
Registration Date 17/06/2021
Additional Information
Proposal: SHEC: Demolitiono derelict St. Vincents Swimming Pool & construction of 6 no.
dwellings.



Dublin City Council

SECTION 5 EXEMPTIONS

24/21

(14/06/2021-18/06/2021)

Area Area 3 - Central
Application Number 0217/21
Application Type Section 5
Applicant Cana Loh-Hassett
Location 30 Connaught Street, Phibsborough, Dublin 7
Registration Date 15/06/2021

Additional Information

Proposal: EXPP; Single storey ground floor extension to residential home not exceeding 40sqm. Demolition of shed and bath.

Plot ratio 0.61 > 25sqm private garden space maintained

height of flat roof below neighbouring parapet wall

No windows facing neighbouring buildings

Area Area 3 - Central
Application Number 0222/21
Application Type Section 5
Applicant Martin Smith & Elizabeth McLaren
Location 83, Kirwans Cottages, Stoneybatter, Dublin 7
Registration Date 18/06/2021

Additional Information

Proposal: EXPP: The removal of a flat bedroom extension that was inhabitable due to internal height with a new monopitch extension of the same area and footprint to the rear of No. 83 Kirwans Cottages, including improved rendering to sidewall to courtyard garden, re-arrangement of internal spaces and the addition of an access gate to the garden wall. The new monopitch roof is kept below the ridge of the cottage. A new west-facing window faces the external courtyard garden.
