



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

26/21

(28/06/2021-02/07/2021)

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 3040/21
Application Type Permission
Applicant The Vincentian Fathers
Location St. Peter's Church, Corner of North Circular Road & Dalymount, Phibsboro, Dublin 7, D07 N152
Registration Date 28/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the location of 1 no. coffee-push cart on the church forecourt with associated standing/sitting area to operate as a facility for serving take-away coffee and snacks during the hours of 7:00AM to 4:00PM Monday to Sunday.

Area Area 3 - Central
Application Number 3044/21
Application Type Permission
Applicant Abbey Cottages Limited
Location 35-36, Abbey Street Upper and Abbey Cottages, Dublin 1
Registration Date 28/06/2021

Additional Information

Proposal: Abbey Cottages Limited intend to apply for permission for development at this 0.06 Ha site at Nos. 35 and 36 Abbey Street Upper and Abbey Cottages, Dublin 1. Permission was previously granted for the demolition of the 3 No. storey commercial unit located on the subject site under DCC Reg Ref. 2954/18.

The development will principally consist of modifications to the previously permitted development (DCC Reg. Ref. 2971/17 / ABP Ref. PL29N.249037, DCC Reg Ref. 2954/18, DCC Reg. Ref. 2928/19 and DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) resulting in the addition of an eleventh and twelfth floor, each with 16 No. rooms, a gross floor area of 380.5 sq m and set back from the building line; the removal of 3 No. bedrooms at ninth floor level to facilitate a lounge area (60.5 sq m); the provision of a 51 sq m external terrace at ninth floor level with an east facing aspect; the relocation of the domestic hot water heat pump (permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) from to roof level; and all associated elevational changes and site development works above and below ground. The proposed development will result in a part 9 No. to part 13 No. storey building, with an increase in the total number of rooms from 151 No. to 184 No rooms and an increase in the gross floor area from 5,355 sq m (permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) to 6,116 sqm.

Area Area 3 - Central
Application Number 3046/21
Application Type Permission
Applicant Fitzwilliam Real Estate Properties Limited
Location Site of c. 0.1928 hectares on the corner of Middle Abbey Street and Liffey Street Upper, Dublin 1
Registration Date 28/06/2021

Additional Information

Proposal: Fitzwilliam Real Estate Properties Limited intends to apply for planning permission for development on this site of c. 0.1928 hectares on the corner of Middle Abbey St and Liffey St

Upper incorporating the following demolished buildings: Nos. 1,2,3/4,5 & 6 Liffey Street Upper; Nos. 111-114 Middle Abbey Street; structures to the rear of Nos. 108-109 Middle Abbey Street; and Hotel Yard, Dublin 1.

The proposed development will consist of amendments to a permitted hotel and retail development currently under construction (DCC Reg. Ref. 3697/17) to provide for a reduction in the size of the single storey ancillary office space at Ground Floor Level (less 6 sq m) and the provision of a new external fire escape staircase to serve Ground Floor, First Floor and Second Floor Levels (Levels 00-02) inclusive, at the eastern (rear) elevation of the hotel building.

The proposed development will result in a reduction in the gross floor area of the development from 10,407 sq m (including Basement Level) permitted to 10,401 sq m (including Basement Level) proposed.

Area	Area 3 - Central
Application Number	3049/21
Application Type	Permission
Applicant	JSMT Distribution Ltd
Location	61/62, Mary Street, Dublin 1. D01 XP94
Registration Date	29/06/2021

Additional Information

Proposal: Permission for the following, including all associated internal works: a) Change of use of the first floor from retail to restaurant. b) Change only of lettering on signage from existing approved 'Carroll's' to proposed 'Mary's Market'.

Area	Area 3 - Central
Application Number	3057/21
Application Type	Permission
Applicant	Lorcan O'Connor
Location	33-34 Gardiner Street Lower/ Deverell Place, Dublin 1
Registration Date	30/06/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission for 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. ensuite 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	3083/21
Application Type	Permission
Applicant	Celtic Spire Capital Limited
Location	17, O'Connell Street Lower and corner of Sackville Place, Dublin 1
Registration Date	02/07/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission sought 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 at No. 17 O'Connell Street Lower and corner of Sackville Place, Dublin 1. No. 17 O'Connell Street Lower is a protected structure ref: 6002 and is located within the O'Connell Street Architectural Conservation Area.

Area Area 3 - Central
Application Number 3085/21
Application Type Permission
Applicant Mary Ralph
Location 24, Convent Way, Riverston Abbey, Navan Road, Dublin 7
Registration Date 02/07/2021

Additional Information

Proposal: Planning permission for new 2 storey semi-detached house consisting of 2 no. bedrooms, new entrance for access to rear garden of existing dwelling, removal of single storey playroom to side and front of existing house and all associated site works.

Area Area 3 - Central
Application Number 3086/21
Application Type Retention Permission
Applicant Sparks Cafe & Bistro Ltd
Location Unit 3, Block C, Smithfield Village, Dublin 7
Registration Date 02/07/2021

Additional Information

Proposal: The development will consist of retention permission for an external enclosed seating area consisting of a steel frame structure with glazed panels and retractable roof over.

Area Area 3 - Central
Application Number 3750/15/X1
Application Type Extension of Duration of Permission
Applicant Alan Mathews
Location 148 Parnell Street, Dublin 1
Registration Date 01/07/2021

Additional Information

Proposal: EXT. OF DURATION: The development will consist of permission to erect an extension to the rear of existing ground floor shop and for permission to extend the first floor, second floor and third floor of existing dwelling to form a one bedroom self contained apartment unit on each floor with private balconies to the rear of each unit and associated works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2472/21
Application Type Permission
Applicant Eva McQuaid

Location 51, Charleville Avenue, North Strand, Dublin 3
Registration Date 01/07/2021
Additional Information Additional Information Received
Proposal: The development will consist of: (a) Demolition of existing storey and a half rear annex and rear single storey outbuildings, (b) Construction of a replacement part two storey, part single storey, flat roof extension to the rear, (c) Refurbishment of existing dwelling using best conservation methods, (d) Convert part of existing attic into habitable accommodation and raise the head height in the attic by replacing the rear pitched roof with a flat roof, complete with rear first floor window, (e) Carry out all ancillary site works including the removal of existing tree to the rear of the property.

Area Area 3 - Central
Application Number 3061/21
Application Type Retention Permission
Applicant Imeida Kelly
Location 117, Claremont Court, Glasnevin, Dublin 11, D11 K3V9
Registration Date 30/06/2021
Additional Information
Proposal: RETENTION: Retention permission for the retention of the enclosed single storey porch at the front of the existing dwelling.

Area Area 3 - Central
Application Number 3064/21
Application Type Permission
Applicant Michael Byrne
Location 51, St. Mary's Road, East Wall, Dublin 3
Registration Date 01/07/2021
Additional Information
Proposal: The development consists of: a new 10.5sqm first floor roof terrace with opaque screening (1.8m) and new access door from rear return, over existing flat roofed extension to rear of house.

Area Area 3 - Central
Application Number 3075/21
Application Type Permission
Applicant Jane Crinion and Richard Crinion
Location 4, Ratra Park, Dublin 7
Registration Date 02/07/2021
Additional Information
Proposal: Planning permission is sought for alterations/extensions to the existing house comprising an attic conversion with dormer window to the rear roof pitch and 3 no. rooflights to the front roof pitch, plus associated works.

Area Area 3 - Central
Application Number 3076/21
Application Type Permission
Applicant Lesley Gleeson

Location 15, Riverston Gardens, Dublin 7
Registration Date 02/07/2021

Additional Information

Proposal: Planning permission is sought for alteration/extension of the existing two storey semi-detached house comprising, construction of a new ground floor front porch extension and associated site development works.

Area Area 3 - Central
Application Number 3077/21
Application Type Retention Permission
Applicant Michael Doyle
Location 95 Park Road, Ashtown, Dublin 7, D07 XY17
Registration Date 02/07/2021

Additional Information

Proposal: RETENTION: 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 the vehicular entrance to 3.3 metres.

Area Area 3 - Central
Application Number 3079/21
Application Type Permission
Applicant Deirdre & Paul Doyle
Location 24, Old Finglas Road, Glasnevin, Dublin 11
Registration Date 02/07/2021

Additional Information

Proposal: Planning permission for new flat roof dormer window at attic level to front to already converted attic space also single storey extension at ground floor to rear and all associated site works.

Area Area 3 - Central
Application Number WEB1694/21
Application Type Retention Permission
Applicant Aoife Garvey
Location 44, Windsor Avenue, Fairview, Dublin, 3
Registration Date 28/06/2021

Additional Information

Proposal: The development consists of the retention of vehicular entrance in the rear garden.

Area Area 3 - Central
Application Number WEB1699/21
Application Type Retention Permission
Applicant Ryan Murphy + Judith Emerson
Location 374, Carnlough Road, Cabra West, Dublin 7
Registration Date 28/06/2021

Additional Information

Proposal: Retention Permission for off-street parking as developed. Retention to apply to demolition of front walls, permitting full width access and associated site works.

Area Area 3 - Central
Application Number WEB1702/21
Application Type Permission
Applicant Michele Savini
Location 50, Dingle Road, Cabra, Dublin 7
Registration Date 29/06/2021
Additional Information
Proposal: New window opening at first floor level to front elevation

Area Area 3 - Central
Application Number WEB1704/21
Application Type Retention Permission
Applicant Tracey Carabinari
Location 45, Strandville Avenue, North Strand Road, Dublin 3
Registration Date 29/06/2021
Additional Information
Proposal: retention of existing outbuildings to form part of a new house extension and permission for a new link hall between the existing house and the existing outbuildings. Also included is the creation of a green flat roof and terrace space with screening over the extension to add additional private open and useable space for the enjoyment of the dwellinghouse and all associated siteworks.

Area 3 LAWs

Area Area 3 - Central
Application Number 3038/21
Application Type LAW
Applicant Dalymount Park Project Office, Culture, Recreation & Economic Services
Location Dalymount Park, Phibsborough, Dublin 7
Registration Date 28/06/2021
Additional Information
Proposal: LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) - Part 8
Applicant: Dublin City Council, Culture, Recreation & Economic Services, Floor 4, 3 Palace Street, Dublin 2
Location: Dalymount Park, Phibsborough, Dublin 7
Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed demolition of the disused Connaught Street Stand at Dalymount Park, Phibsborough, Dublin 7 and associated site clearance. The area is to be left clear of debris and finished to the same level of the existing car park. No new construction works are proposed at this time, other than those necessary to secure the site and provide new services. These include connection for temporary commentary box along with emergency lighting. The foundations of the stand will be removed, and all services will be removed insofar as this is practicable.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Monday 28th of June 2021 up to and including Monday 26th July 2021 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm.

Plans & Particulars can also be viewed by appointment only at the Dublin City Council, Cabra Area Office, 97 New Cabra Road, Cabra East, Dublin 7.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on Monday 9th August 2021.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0154/21
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	28/06/2021
Applicant	The Commissioners of Public Works
Location	Park House, 191-193A, North Circular Road, Dublin 7
Additional Information	Additional Information Received

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?

Area	Area 3 - Central
Application Number	0211/21
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	01/07/2021
Applicant	Anthony Hanrahan

Location Cambridge House, 41, Montpelier Hill, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Installation of a new insulated floor with dpc at basement level, with the stone slabs retained and reinstated. Installation of French drains to the front, rear and east side of the building.

Area Area 3 - Central

Application Number 0226/21

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 28/06/2021

Applicant Michael & Peter Marron

Location Rear of 21 Cabra Road, Dublin 7, D07 R5V9

Additional Information

Proposal: SHEC: Proposed construction of a 2-storey apartment building with 4 individual dwelling units, 4 x 2 bed units, 2 ground floor terraces, 2 first floor balconies.

Area Area 3 - Central

Application Number 0227/21

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 30/06/2021

Applicant Concept Fusion Limited

Location Swimming Pool Site, St. Vincent's CBS, Finglas Road, Glasnevin, Dublin 11

Additional Information

Proposal: SHEC: Demolition of derelict St. Vincents Swimming Pool & construction of 6 no. dwellings.

Area Area 3 - Central

Application Number 0228/21

Application Type Social Housing Exemption Certificate

Decision Grant Social Housing Exemption Cert

Decision Date 30/06/2021

Applicant Damian Kidd

Location Site adjacent to 8, Martin Savage Park, Navan Road, Dublin 15

Additional Information

Proposal: SHEC: Detached 3 bedroomed dwelling to side garden of existing dwelling

Area Area 3 - Central

Application Number 2333/21

Application Type Retention Permission

Decision GRANT RETENTION PERMISSION

Decision Date 29/06/2021

Applicant TA Deerpark Limited

Location 41, Bolton Street, Dublin 1, D01 AN26

Additional Information Additional Information Received

Proposal: RETENTION: Change of use of the existing four storey over basement terrace building from residential use (5 no. two bed flats) to bed and breakfast accommodation. The layout comprises of a breakfast/dining room at basement level and 12 bedrooms on ground, first, second & third floor.

Area Area 3 - Central
Application Number 2484/20
Application Type Retention Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 28/06/2021
Applicant Kingrail Limited
Location 5, O'Connell Street Upper, Dublin 1

Additional Information

Proposal: RETENTION: The development consists of: the change of use of the retail unit (50.26 sq.m) at ground floor level to a souvenir/gift shop and associated works and signage.

Area Area 3 - Central
Application Number 2714/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/06/2021
Applicant Liam and Jennifer O'Driscoll
Location 10 Daneswell Place, Glasnevin, Dublin 9, D09 R2YY

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 associated site works and landscaping.

Area Area 3 - Central
Application Number 2716/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/06/2021
Applicant Edel Walsh & Niamh Blomer
Location 53 Leix Road, Cabra, Dublin 7

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 2717/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 28/06/2021

Applicant Joe Somerville
Location 18-19 Dorset Street Lower, Dublin 1

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 2723/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/06/2021
Applicant Coldec Properties Limited
Location 202, Clonliffe Road, Drumcondra , Dublin 3

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 2729/20
Application Type Retention Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 28/06/2021
Applicant Julian Marusciac
Location 17, Forth Road, East Wall, Dublin 3

Additional Information

Proposal: RETENTION: The development proposed for retention consists of the removal of rear shed and construction of new domestic workshop 22sqm. Creation of double car port off footpath from a single space, the refurbishment of existing house, including external glass porch to front, rear first floor extension of 9sqm, with minor amendment to ground floor plan at rear, and associate site works.

Area Area 3 - Central
Application Number 2733/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 30/06/2021
Applicant Health Service Executive
Location Adelphi House, 153 North Circular Road, Dublin 7, D07 W1K6

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 2865/20
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 28/06/2021
Applicant Dubres Capital
Location 20/21 Denmark Street Great, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for maintenance, repair and improvement works comprising; (a) replacement of modern kitchen fixtures and fittings in six existing flats; (b) replacement of modern bathroom fixtures and fittings in six existing flats; (c) maintenance and repairs to external ironwork and railings; (d) repairs to render on external walls of basement area on North Great George's Street; (e) repairs and decoration to main entrance doorway; (f) clearing out of late 20th C fittings in two shop units and maintenance of shopfronts; (g) repairs and maintenance to walls and ceilings to stairwell; (h) repairs and decorations to six flats on upper floors and to existing office at ground floor and basement; (i) repairs to floorboards where necessary, followed by the replacement of existing modern floor coverings throughout the building; (j) renovation of old windows to basement area; (k) upgrading and redecoration of all modern windows to ground floor and upper floor levels; (l) installation of new air handling services to bathrooms and kitchens in six flats; (m) renewal of existing fire alarm and detection system and emergency lighting installation.

Area Area 3 - Central
Application Number 3040/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/07/2021
Applicant The Vincentian Fathers
Location St. Peter's Church, Corner of North Circular Road & Dalymount, Phibsboro, Dublin 7, D07 N152

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the location of 1 no. coffee-push cart on the church forecourt with associated standing/sitting area to operate as a facility for serving take-away coffee and snacks during the hours of 7:00AM to 4:00PM Monday to Sunday.

Area Area 3 - Central
Application Number 3917/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/06/2021
Applicant Robert Rafferty
Location 11A, Arbour Place, Stoneybatter, Dublin 7, D07 AY23
Additional Information Additional Information Received
Proposal: Permission for demolition of existing habitable dwelling and associated out buildings, Construction of a new three storey apartment block consisting of 3 No. one bedroom apartments and 2 No. two bedroom apartments plus all associated site works.

Area Area 3 - Central
Application Number WEB1476/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 28/06/2021
Applicant Gary Boland
Location 1, Dunard Park, Blackhorse Avenue, Dublin 7, D07 E0A2
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
Decision GRANT PERMISSION
Decision Date 29/06/2021
Applicant Mr. Brian and Ms. Fiona Carey
Location 18, The Paddock, Blackhorse Avenue, Ashtown, Dublin 7, D07 R156
Additional Information
Proposal: The development will consist of first floor infill extension and ground floor window to the rear, and all associated works.

Area Area 3 - Central
Application Number WEB1525/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/07/2021
Applicant Elaine and Meryl Woolmington
Location 9, O'Brien's Place, Drumcondra, Dublin 9
Additional Information
Proposal: The development will consist of two new rooflights to the rear slope of the existing roof,

a new two storey extension with flat roof and rooflights to the rear, two new windows to the rear at 1st floor level, internal alterations to the existing house and associated site works.

Area Area 3 - Central
Application Number WEB1694/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 30/06/2021
Applicant Aoife Garvey
Location 44, Windsor Avenue, Fairview, Dublin, 3
Additional Information
Proposal: The development consists of the retention of vehicular entrance in the rear garden.

Area Area 3 - Central
Application Number WEB1699/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 30/06/2021
Applicant Ryan Murphy + Judith Emerson
Location 374, Carnlough Road, Cabra West, Dublin 7
Additional Information
Proposal: Retention Permission for off-street parking as developed. Retention to apply to demolition of front walls, permitting full width access and associated site works.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2535/21
Appeal Type Written Evidence
Applicant Binoy Jose
Location Xtramart, 1 St. David's Terrace, Dublin 7, D07 W562
Additional Information
Proposal: Planning permission for provision of off-licence (2.9sqm), subsidiary to the main retail use.

Area Area 3 - Central
Application Number 3352/20
Appeal Type Written Evidence
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
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
Appeal Type Written Evidence
Applicant Winchurch Investements Ltd
Location 146-147 Phibsborough Road & 10 Eglinton Terrace,
Dublin 7

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
Appeal Type Written Evidence
Applicant Development Ocht Limited
Location 5-6, Meetinghouse Lane, Mary's Abbey, Dublin 7, D07
YP89

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
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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 3 Appeals Decided

Area	Area 3 - Central
Application Number	2205/21
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	@28/06/2021
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	3206/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@28/06/2021
Applicant	Circular Student Ireland Limited
Location	274, North Circular Road, Dublin 7, D07 W9E8

Additional Information

Proposal: Permission for development at this circa 1.3635 ha site located at 274 North Circular Road, Dublin 7, D07 W9E8. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road). The proposed development will consist of the temporary use of the development for tourist or visitor accommodation (alongside permitted student accommodation) in the period between 1st September 2020 to 31st May 2021. After such times, the original condition 3 of Reg. Ref.: 4262/16 (ABP Ref: PL29N.248726) will apply. There are no physical changes proposed to the permitted development.



Dublin City Council

SECTION 5 EXEMPTIONS

26/21

(28/06/2021-02/07/2021)

Area	Area 3 - Central
Application Number	0233/21
Application Type	Section 5
Applicant	Eoghan O'Neill & Clodagh Vance
Location	50, Bayview Avenue, North Strand, Dublin 3
Registration Date	01/07/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Emergency repair works to a protected structure. The works involve: 1. Brick - facades, chimney and boundary wall. (a) Localised repair of brick pointing to front facade between the stone lintel and first course of brickwork. (b) Localised repair of brick pointing to the rear facade. (c) Localised repair of brick pointing to chimney and sealing of chimney crown and removal of redundant aerial. (d) Localised repair of brick pointing to rear boundary wall. 2. Roofs - Historic and Non-Historic (e) Repair to the lead lined parapet gutter valley at the front parapet and the lead lined pitch valley of the historic rear return. (f) Repair to the flat roof to the non-historic rear extension.
