



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**28/21**

(12/07/2021-16/07/2021)

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** 2427/21  
**Application Type** Permission  
**Applicant** Irish School of Motoring Ltd.  
**Location** Site to the rear of Nos. 20-22 Fitzgibbon Street, Nos. 6-10 Emmet Street and No. 46 Charles Street Great, Dublin 1, D01 Y207.

**Registration Date** 13/07/2021  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Planning for the development will consist of  
(i) removal of existing vehicular entrance gate off Fitzgibbon Street and demolition of two-storey commercial structure comprising former workshop/service garage and an adjoining derelict two storey dwelling which is bound to the south-east by an existing two-storey derelict structure situated within the grounds of No. 46 Charles Street Great (A Protected Structure - RPS No. 1371);  
(ii) construction of a five-storey flat/green-roofed apartment block served by 1 no. rooflights and comprising 19 no. units (1 no. studio, 14 no. one-bedroom units and 4 no. two-bedroom units) with each unit provided private amenity space, in the form of balcony and having access to communal amenity space (158sqm) at ground level. The development is to be served by 4 no. vehicular parking spaces 32 no. bicycle parking spaces and covered bin storage located within shared access yard accessible via a new vehicular entrance gate, of width 3.85m, off Fitzgibbon Street. The proposal also includes all ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 2696/21  
**Application Type** Permission  
**Applicant** Bridget Corcoran  
**Location** Jerome Connor Place on land to the rear of 4 North Circular Road, Dublin 7

**Registration Date** 12/07/2021  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Works include the demolition of a rear boundary wall, timber gates and part of the side boundary walls, within the curtilage of a protected structure. The construction of a two storey/part single storey, 2 bedroom mews house, area 94m<sup>2</sup> with private open space to the rear. A rooflight is proposed to the rear pitch of the main roof. Secure bin storage and bicycle storage to be provided by the front entrance. Works also include SuDS work, landscaping, boundary treatment and associated siteworks.

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**Area** Area 3 - Central  
**Application Number** 3136/21  
**Application Type** Permission  
**Applicant** New Century House (Luxembourg) Holding Sarl  
**Location** New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7

**Registration Date** 12/07/2021  
**Additional Information**  
**Proposal:** Planning permission for development on a site of 0.34 ha at New Century House, Mayor

Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west. The proposed development comprises of the following:

- Provision of 2 no. metal sign boards to the bank branch facade of the northern and eastern elevations;
- Increase in width (c.475mm) and illumination of permitted totem sign;
- Provision of double doors to replace single entrance door of the bank branch;
- Installation of ATM on the northern elevation of the bank branch;
- Provision of canopy sign with illuminated uplighting to the permitted office building.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3144/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Abbey Cottages Limited
<b>Location</b>	35-36 Abbey Street Upper and Abbey Cottages, Dublin 1
<b>Registration Date</b>	13/07/2021

**Additional Information**

**Proposal:** Planning permission for development at a 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 sqm external terrace at ninth floor level with an east facing aspect , the relocation of the domestic hot water pump and external condensers from the previously permitted roof level (part 9 no. to part 11 no. storey building permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) to roof level of the proposed part 9 no. to part 13 no. storey building, 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 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 sq m.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3149/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Patrick J Greene
<b>Location</b>	56/56A Saint Mobhi Road, Glasnevin, Dublin 9
<b>Registration Date</b>	13/07/2021

**Additional Information**

**Proposal:** Permission for the following: Separate 56 and 56A St. Mobhi Road to form two dwellings,. Convert the existing Garage at 56A to a family room and kitchen, with pitched roof and velux windows to the front with a glass bay window front and rear. Increase the width of the existing gate entrance to accommodate shared vehicle access for both properties.

**Area** Area 3 - Central  
**Application Number** 3164/21  
**Application Type** Permission  
**Applicant** Matthew Kelly  
**Location** 484A, North Circular Road, Dublin 1, D01RX59  
**Registration Date** 14/07/2021

**Additional Information**

**Proposal:** 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** 3167/21  
**Application Type** Permission  
**Applicant** Barry Staunton  
**Location** 9-11 Wellington Street Lower, Dublin 7  
**Registration Date** 15/07/2021

**Additional Information**

**Proposal:** Planning permission for the development will consist of the demolition of the existing warehouse structure and construction of a new building consisting of 21 no. apartments comprising of 15 no. 1 bed apartments. 6 no. 2 bed apartments across ground to third floors all associated private open spaces areas in the form of balconies and winter gardens with access to the development from Graham's Row. All with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, commons / mechanical plant room, bin storage signage, associated drainage and site development works.

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**Area** Area 3 - Central  
**Application Number** 3168/21  
**Application Type** Permission  
**Applicant** The Honourable Society of King's Inns  
**Location** King's Inns, Henrietta Street, Dublin 1  
**Registration Date** 15/07/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for accessibility improvement works at the King's Inns, Henrietta Street, Dublin 1. The works will comprise of a new timber fully reversible gently sloped access to the left of the front steps facing Constitution Hill and a new internal platform lift from the entrance hall level serving the dining hall level and the first floor and associated internal alterations.

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**Area** Area 3 - Central  
**Application Number** 3178/21  
**Application Type** Retention Permission  
**Applicant** William Donnelly  
**Location** 63/64 Lower Dorset Street, Dublin 1  
**Registration Date** 16/07/2021

**Additional Information**

**Proposal:** RETENTION. Permission for the retention of 1 no. previously permitted sign to the

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south/west elevation of existing building. The sign consists of individual letters mounted on the face of the building. The letters are encased in metal framework finished in either stainless steel, with cream coloured Perspex centres all lit by LED low powered interval lighting.

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**Area** Area 3 - Central  
**Application Number** 3184/21  
**Application Type** Permission  
**Applicant** Mark Rafferty  
**Location** Dereks Hardware and Bake 'N' Brew, 2B Quarry Road, Cabra East, Dublin 7. D07 AK13  
**Registration Date** 16/07/2021

**Additional Information**

**Proposal:** RETENTION AND PERMISSION: The development consists of the Retention Permission application for Change of Use, from a pharmacy unit to a joint Hardware and Coffee Shop(take-away) retail unit, Retention is also sought for 4 no. Signage installations above main entrance and for an Outdoor Seating Area to accommodate 15 seats in total. Planning Permission is sought for Proposed Fencing to seating area boundary and 2 no. Parasols, fully retractable in nature.

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**Area** Area 3 - Central  
**Application Number** WEB1677/20  
**Application Type** Permission  
**Applicant** M1RE (Dublin) Liffey Ltd.  
**Location** the corner of Middle Abbey St / Liffey St Upper incorporating the following demolished buildings 1,2, 3/4,5 & 6 Liffey St Upper, Nos. 111- 114 Middle Abbey St, structures to the rear of Nos. 108-109 Middle Abbey St, and Hotel Yard, Dublin 1  
**Registration Date** 13/07/2021

**Additional Information** Additional Information Received

**Proposal:** DUBLIN CITY COUNCIL – M1RE (DUBLIN) LIFFEY LIMITED subsequent to granted planning reference 3697/17, are applying for Permission for the Erection of Illuminated Hotel Signage, consisting of 7 no. sets of independently illuminated individual letters & logos in the following locations: (A). 1 No. set of internally illuminated vertical letters and logo fixed to the building façade adjacent to the hotel reception entrance on Middle Abbey St (South Elevation), (B) 1. No. set of internally illuminated letters and logo suspended from the recessed ground floor colonnade soffit above the hotel reception entrance on Middle Abbey St (South Elevation), (C) 1 No. set of internally illuminated letters and logo fixed back to the building façade at first floor cornice level at the corner of Middle Abbey St. (South Elevation), (D) 1. No. set of internally illuminated letters and logo suspended from the recessed ground floor colonnade soffit above the hotel bar entrance on Liffey Street Upper (West Elevation), (E) 1. No. set of internally illuminated letters and logo suspended from the recessed ground floor colonnade soffit adjacent to Hotel Yard service entrance facing north towards Henry St on Liffey Street Upper (West Elevation), (F) 1 No. set of internally illuminated letters and logo mounted on the sixth floor level parapet facing south on Middle Abbey St (South Elevation), (G) 1 No. set of internally illuminated letters and logo mounted on the sixth floor level parapet facing east on Middle Abbey St (East Elevation). All signage to be located at proposed hotel development site granted under planning ref: 3697/17 on the corner of Middle Abbey St / Liffey St Upper incorporating the following demolished buildings 1,2,3/4,5 & 6 Liffey St Upper, Nos. 111-114 Middle Abbey St, structures to the rear of Nos. 108-109 Middle Abbey St, and Hotel Yard, Dublin 1

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**Area** Area 3 - Central  
**Application Number** WEB1756/21  
**Application Type** Permission  
**Applicant** Avitor Ltd.  
**Location** Prospect House, 2-3, Prospect Road, Glasnevin, Dublin, D09K5V2  
**Registration Date** 13/07/2021

**Additional Information**

**Proposal:** The installation of an externally mounted LED advertising display having a screen size of 6m x 3m x 0.3m deep to the northern gable wall of Prospect House, 2-3 Prospect Road, at first floor level of the property, and including all associated site works and services.

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**Area 3**  
**DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3139/21  
**Application Type** Retention Permission  
**Applicant** Ryan Murphy & Judith Emerson  
**Location** 374, Carnlough Road, Cabra West, Dublin 7  
**Registration Date** 12/07/2021

**Additional Information**

**Proposal:** RETENTION PERMISSION: Permission is sought for retention of vehicular access to driveway from Carnlough Road. Retention Permission to apply to associated site works, landscaping and dished concrete kerb to public path.

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**Area** Area 3 - Central  
**Application Number** 3142/21  
**Application Type** Permission  
**Applicant** Susanne Kavanagh  
**Location** 15, Chapel Crescent, Dublin 7  
**Registration Date** 13/07/2021

**Additional Information**

**Proposal:** Planning permission  
a) Change of roof profile from hip end to gable end,  
b) New dormer extension to rear,  
c) 1 no. velux roof light to front elevation,  
d) All associated site work.

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**Area** Area 3 - Central  
**Application Number** 3147/21  
**Application Type** Permission  
**Applicant** Greg Elleker  
**Location** 12, Rathbourne Vale, Ashtown, Dublin 15, D15N8VC  
**Registration Date** 13/07/2021

**Additional Information**

**Proposal:** Permission for an attic conversion to a non-habitable storage space with roof windows to front of existing house and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3171/21  
**Application Type** Permission  
**Applicant** Beatrice Vance  
**Location** 7, Northbrook Terrace, North Strand, Dublin 3  
**Registration Date** 16/07/2021

**Additional Information**

**Proposal:** The development will consist of renovations and internal alterations to the existing house, demolition of the shower room to rear, the addition of a first floor balcony and rooflights and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1752/21  
**Application Type** Permission  
**Applicant** Christine Corbally and Richard Corbally  
**Location** 96A Quarry Road, Cabra, Dublin 7, D07P7NF2  
**Registration Date** 12/07/2021

**Additional Information**

**Proposal:** The extension of the first floor, to include , 1 no. bedroom en-suite and a study room. and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB1758/21  
**Application Type** Permission  
**Applicant** Edmond & Catherine Taylor  
**Location** 25 Croghpatrick Road, Ashtown, Dublin 7  
**Registration Date** 13/07/2021

**Additional Information**

**Proposal:** The development will consist of : Conversion of existing attic space to non - habitable storage/office area with new revised roof profile (from hipped to half hipped gable roof) to side/rear, with new dormer window extension to rear roof with 2 No. of Velux roof lights to front roof elevation, Conversion of Garage area with new window to front, internal modifications and associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1760/21  
**Application Type** Permission  
**Applicant** Christine Corbally and Richard Corbally  
**Location** 96a Quarry Road, Cabra, Dublin 7, D07 P7NF2  
**Registration Date** 13/07/2021

**Additional Information**

**Proposal:** The extension of the first floor, to include , 1 no. bedroom en-suite and a study room. and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB1766/21  
**Application Type** Permission  
**Applicant** Carmel Nash  
**Location** 174, Botanic Avenue, Glasnevin, Dublin 9  
**Registration Date** 15/07/2021

**Additional Information**

**Proposal:** The conversion of existing attic space to home office with 2 Roof Lights in front elevation roof plane, one dormer window in rear roof plane and one dormer window in the South-East facing side hipped roof.

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### Area 3 Strategic Housing Development

**Area** Area 3 - Central  
**Application Number** SHD0015/21  
**Application Type** Strategic Housing Development  
**Applicant** CWTC Multi Family ICAV acting on behalf of its sub-fund  
DBTR DR1 Fund  
**Location** Lands at Holy Cross College, Clonliffe Road, Dublin 3 and  
Drumcondra Road Lower, Drumcondra, Dublin 9  
**Registration Date** 16-Jul-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

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund, intend to apply to An Bord Pleanála (the Board) for permission for a Build to Rent Strategic Housing Development at this site of 8.9 ha, at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application site contains a number of Protected Structures including The Seminary Building (RPS Ref 1901), Holy Cross Chapel (RPS Ref 1901), South Link Building (RPS Ref 1901), The Assembly Hall (RPS Ref 1901), and The Ambulatory (RPS Ref 1901). The site is bounded by Drumcondra Road Lower, Mater Dei College and the Archbishops House (a Protected Structure) to the West, Clonliffe Road to the South, the Red House (a Protected Structure), the Cornmill Apartments and Belvedere College Rugby Grounds to the East and by the Tolka River to the North.

The development will consist of:

1. Demolition of a number of existing office/former college buildings on site, including the New Wing and Library Wing Buildings, (c. 6,130 sq.m) and the construction of a residential development with a gross floor area of c. 119,459 sq.m (excluding basement parking areas) set out in 12 no. residential blocks, ranging in height from 2 to 18 storeys to accommodate 1,614 no. Build to Rent apartments with associated residential tenant amenity, 1 no. retail unit, 1 no. café, and a crèche. The site will accommodate a total of 508 no. car parking spaces and 2,507 no. bicycle parking spaces in three separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces.



2. The 12 no. residential buildings range in height from 2 storeys to 18 storeys, accommodating 1,614 no. Build To Rent apartments comprising 540 studios, 603 no. 1 bed units, 418 no. 2 bed units and 53 no. 3 bed units. The breakdown of residential accommodation is as follows:

(a) Block A1 is a 4 to 8 storey building, including setbacks, balconies and terraces, accommodating 305 no. units;

(b) Block A2 is a 7 storey building, including setbacks and balconies, accommodating 73 no. units;

(c) Block A3 is an 8 storey building, including setbacks and balconies, accommodating 87 no. units;

(d) Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 104 no. units;

(e) Block B1 is a 5 to 6 storey building, including setbacks and balconies, accommodating 92 no. units;

(f) Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 137 no. units;

(g) Block B3 is a 5 to 6 storey building, including setbacks and balconies, accommodating 80 no. units;

(h) Block C1 is a 6 to 8 storey building, including setbacks and balconies, accommodating 146 no. units;

(i) Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 96 no. units;

(j) Block D1 is an 18 storey building, including setbacks, balconies and terraces, accommodating 151 no. units;

(k) Block D2 is an 4 to 8 storey building, including setbacks and balconies, accommodating 239 no. units;

(l) The Seminary Building and South Link Building (E1&E2) are existing Protected Structures of 2 to 4 storeys with a proposed 5 storey extension to the rear of the Seminary Building and conversion of both buildings to accommodate 104 no. residential units including balconies; and

(m) Residential Tenant Amenity Space is provided throughout the existing and proposed blocks totalling c.3,463 sq.m and Communal External Amenity Space is provided adjacent each Block and at roof level on Blocks A1, A4, and D2, totalling c.13,729 sq.m.

3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory. The application proposes the renovation and extension of the Seminary Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as residential tenant amenity. The wider Holy Cross College lands also includes Protected Structures including The Red House and the Archbishop's House (these are not included in the application boundary and no works are proposed to these Protected Structures with the exception of the proposed works to the Drumcondra Rd boundary wall which is listed under the Protected Structure of the Archbishop's House as noted below). The works to the Protected Structures within the application site are set out as follows:

(a) The Seminary Building (RPS Ref 1901): The works consist of the careful refurbishment and alteration of the existing four storey Seminary Building to provide residential accommodation, with

the addition of a new five storey residential block to the rere (West elevation); floor levels carry through on the four lower levels. It is proposed that the existing structure, the Library Wing, on the northern elevation of the Seminary and the connecting corridors to the Seminary will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from these blocks will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building. The projecting WC blocks to the rere (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; the stone cross from the pediment is removed and built into a wall in the new residential block which forms an extension to the existing Seminary Building. Selected window opes on the lateral North and South elevations are lowered from door opes to provide for balcony access. The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rere of the plan; the 48 no. apartments in the new block are linked to this corridor through a number of the window opes of the rere elevation which are lowered to ground level. Lightwells, lifts and staircases are also accessed in this way.

(b) The South Link Building (RPS Ref 1901): The South Link Building consists of a two- storey stone and render block with slate roof and bellcote between Holy Cross Chapel and the The Seminary Building; this building will be conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of two no apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel.

(c) Holy Cross Chapel (RPS Ref 1901): Holy Cross Chapel is retained and restored as a tenant amenity space. External alterations include a new metal door and ramp to the South elevation; interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The following items will be moved from the Chapel as a part of the works: Main altar, 2 no. side altars, 2. no paintings to either side of chancel arch, Stations of the Cross, 2 no. marble statues to narthex, Loose pews, Confessional, Fixed furniture to sacristy. Method statements for these works are included in the application documents.

(d) The Assembly Hall (RPS Ref 1901): The Assembly Hall comprises a two- storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a tenant amenity space as a part of the proposal; the existing balcony level within the main space is removed. The existing stage area is also removed to provide a gym area; bicycle storage is provided within the envelope to the North-West. Existing doors and windows are retained and repaired. A new window is provided into the cloister, with smaller secondary opes cut between spaces.

(e) The Ambulatory (RPS Ref 1901): All of the above referenced buildings are linked by a cloister colonnade (i.e. the Ambulatory) around two sides of a central garden; there is a part section of the colonnade on the North side and an indented (enclosed) section directly outside Holy Cross Chapel; the fourth (east) side is completed by the rere elevation of The Seminary Building. The Ambulatory will be retained as part of the proposed development. The cloister garden will be restored and conserved as a part of the project for circulation and amenity use. Mosaic panels to the cloister will be retained and covered to supply a base for a removable light fitting. The courtyard garden will be re-designed and re-planted as a part of the scheme.

(f) Drumcondra Rd Boundary Wall Entrance (Listed under Archbishop's House RPS 2361): The existing entrance gates and the adjoining walls are part of the Archbishop's House Protected Structure. It is proposed to take down the existing stone gate pier to the south, and reconstruct this

pier in a new location further to the south, widening the gate opening in this location. This will involve the taking down of a small portion of the stone boundary wall.

4. Extensive areas of public open space of c.20,410 sq.m or 25% of the site is provided for, including woodland walk, formal lawn seminary garden, dog park and, playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting.

5. Non-residential uses include a crèche of c. 627 sq.m and 1 no. retail unit of c. 329 sq.m in Block A4, and 1 no. café unit of c.273 sq.m in Block D1. Total gross floor area of proposed other uses is 1,229 sq.m.

6. The development will include a single level basement under Blocks B2, B3 & C1, containing 158 car spaces, 582 cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities, a single level basement under Block D2 containing 86 car spaces, 528 cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities and a part podium level basement, part single level basement under Block A1, containing 233 car spaces, 500 cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities. The remainder of residents bicycle stores, totalling 645 spaces, are located proximate to residential buildings. In addition 31 no. parking spaces are located at surface level to include visitor, accessible, EV, car club and loading spaces as well as 252 no. short stay bicycle parking spaces.

7. The site is accessed by vehicles, cyclists and pedestrians from a widened existing entrance on Clonliffe Road, at the junction with Jones's Road, and through the opening up of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access. No through route for vehicular access through the site for the public is proposed. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. Access from the Clonliffe Road entrance will also facilitate vehicular access to future proposed GAA pitches and clubhouse to the north of the site and to a permitted hotel on Clonliffe Road (DCC Reg. Ref.: 2935/20, ABP Reg. Ref.: PL29N.30819).

8. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, ESB Substations, PV panels at roof level on all residential blocks except E1/E2 and D2, and associated and ancillary works, including site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. 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 the Dublin City Development Plan 2016-2022 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 an 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.holycrosscollegeshd.ie](http://www.holycrosscollegeshd.ie)

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 or online at [www.pleanala.ie](http://www.pleanala.ie), 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 Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie)

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0217/21
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	12/07/2021
<b>Applicant</b>	Cana Loh-Hassett
<b>Location</b>	30 Connaught Street, Phibsborough, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0222/21
<b>Application Type</b>	Section 5

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**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 15/07/2021  
**Applicant** Martin Smith & Elizabeth McLaren  
**Location** 83, Kirwans Cottages, Stoneybatter, Dublin 7  
**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.

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**Area** Area 3 - Central  
**Application Number** 2397/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/07/2021  
**Applicant** INAM Retail Inv. Limited  
**Location** Retail Units 4-5 Ground Floor, Block 1, Island Quay, East Road, Dublin 3.

**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** 2790/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/07/2021  
**Applicant** Irish Life Assurance Public Limited Company (PLC)  
**Location** Talbot Mall, Talbot Street, Dublin 1.

**Additional Information**

**Proposal:** Planning permission for development at a site of approximately 1,784 sq m at the Talbot Mall, Talbot Street, Dublin 1. The proposed development seeks permission to remove the existing signage and steel structure canopy associated with the building entrance on Talbot Street and replace it with new signage associated with the permitted supermarket granted under Reg. Ref. 2582/20. The new signage includes the installation of: 2 no. wall-mounted illuminated, corporate letter signs on the concrete facade and above the entrance door and 2 no. bracket-mounted, illuminated projecting signs affixed to the front elevation on Talbot Street.

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**Area** Area 3 - Central  
**Application Number** 2791/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/07/2021

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**Applicant** Suantraí Limited  
**Location** 60-63 Eccles Street, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for construction of a detached single-storey structure and associated works. The proposed building to the rear gardens of no.s. 60-63 Eccles Street will extend the capacity of the existing childcare facility which serves the staff of the Mater Hospital and others.

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**Area** Area 3 - Central  
**Application Number** 2808/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2021  
**Applicant** Pamela McQueen  
**Location** 6, Hardiman Road, Dublin 9 D09DX40

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Retention permission for an extended vehicle access to front. Planning Permission for small two storey extension for porch and extended bedroom all to front of existing house with ancillary works.

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**Area** Area 3 - Central  
**Application Number** 2832/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2021  
**Applicant** Esther Loynton  
**Location** 39, Whitworth Road, Dublin 9

**Additional Information**

**Proposal:** Permission sought for vehicular access to front garden.

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**Area** Area 3 - Central  
**Application Number** 3111/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/07/2021  
**Applicant** Wendy Gannon  
**Location** 5 Saint Mary's Avenue, Dublin 7, D07 Y4C2

**Additional Information**

**Proposal:** Retention planning permission for dormer to rear roof to accommodate stairs to allow conversion of attic into non habitable storage space, roof window to front roof and ancillary works at 5 Saint Marys Avenue, Dublin 7, D07 Y4C2.

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**Area** Area 3 - Central  
**Application Number** 3570/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2021

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**Applicant** RSS Developments Ltd, HLB Ryan & Co.  
**Location** 3 Henrietta Lane, rear of 3 Henrietta Street Dublin 1  
**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.

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**Area** Area 3 - Central  
**Application Number** DSDZ2798/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/07/2021  
**Applicant** Silver Whistle Ltd.  
**Location** Beckett Locke, 91-94 North Wall Quay, Mayor Street  
Upper and Point Square, Dublin 1

**Additional Information**

**Proposal:** Planning permission is sought for the erection of 3 no. signs fixed to the west and north elevation at ground floor level.

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**Area** Area 3 - Central  
**Application Number** DSDZ2813/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/07/2021  
**Applicant** KWCI GP Limited  
**Location** Coopers Cross, City Block 3 at Sheriff Street Upper,  
Castleforbes Road and Mayor Street Upper, North Lotts,  
Dublin 1

**Additional Information**

**Proposal:** Permission at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Mayor Street Upper to the south, undeveloped lands to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east.

The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' – as amended by DCC Reg. Ref. DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20 and DCC Reg. Ref. DSDZ2016/21) comprising the omission of the inset terraces on 2nd, 3rd and 4th floor of building 2 (Block 3F) and all associated elevational changes to the western façade of Building 2 (Block 3F). The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ4087/19 (as amended by DCC Reg. Ref. DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20 and DCC Reg. Ref. DSDZ2016/21). The adjustments results in a gross floor area of c. 47,606 sqm including basement (an overall increase in gross floor area by c. 147 sqm). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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**Area** Area 3 - Central  
**Application Number** WEB1549/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/07/2021  
**Applicant** Sean and Edel Greene  
**Location** 12, Glenbeigh Road, Dublin 7

**Additional Information**

**Proposal:** Partial demolition of existing front boundary wall and railings to form a new vehicular entrance gateway. Construction of new gate pier to match existing. New retaining walls, dished kerb and associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1551/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/07/2021  
**Applicant** John O'Neill and Denise Corrigan  
**Location** 46, Lambay Road, Dublin 9

**Additional Information**

**Proposal:** Planning Permission to construct a rear ground and first floor extension to incorporate a new kitchen, dining, utility, WC and snug to ground floor with new bedroom and en suite to first floor together with internal alterations, the introduction of new rear roof light to existing roof and all associated site works inclusive of the demolition of the existing dining area.

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**Area** Area 3 - Central  
**Application Number** WEB1557/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/07/2021  
**Applicant** Alan Jones & Ann Marie Galvin  
**Location** 39, Lambay Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** Full Planning Permission for the construction of a single storey rear extension, a single storey side extension, porch and front façade alterations, driveway entrance pillar alterations including dished kerb alteration along with the associated site works at 39 Lambay Road, Drumcondra, Dublin 9, D09 H522.

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**Area** Area 3 - Central  
**Application Number** WEB1560/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2021  
**Applicant** Ger & Laura Harte  
**Location** 6, Saint Joseph's Road, Stoneybatter, Dublin 7

**Additional Information**

**Proposal:** The development will consist of new pitch roof first floor extension to rear, including 3no. rooflights and alterations to rear Ground Floor window open to accommodate new French Doors.

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**Area** Area 3 - Central  
**Application Number** WEB1566/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/07/2021  
**Applicant** Laura Carrigan  
**Location** 6, Shandon Road, Phibsborough, Dublin 7

**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** WEB1578/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/07/2021  
**Applicant** Fergal & Ciara Smith  
**Location** 77, Faussagh Avenue, Cabra, Dublin 7

**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** WEB1739/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/07/2021  
**Applicant** Damian Kidd  
**Location** 8 & 8A Martin Savage Park, Navan Raod, Ashtown, Dublin 15

**Additional Information**

**Proposal:** For development consisting of construction of a new, detached two storey, 3 bedroomed 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** Area 3 - Central  
**Application Number** WEB1743/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/07/2021  
**Applicant** Conor Coyle  
**Location** 21, Fairfield Avenue, East Wall, Dublin 3

**Additional Information**

**Proposal:** The conversion of the attic space into storage & home office use with a projecting dormer window to the rear at No. 21 Fairfield Avenue, East Wall, Dublin 3

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**Area** Area 3 - Central  
**Application Number** WEB1747/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/07/2021  
**Applicant** Thomas and Carmel Casey  
**Location** 48, Crawford Avenue, Dublin 9

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single storey rear kitchen extension. Removal of existing front and rear rooflights. Removal of existing chimney internally and externally. Construction of a new ground floor flat roofed extension with rooflight, new first floor flat roofed extension, new flat roofed rear dormer, and new front and rear rooflights on existing pitched roof. Internal alterations to all floors. All associated landscaping and boundary treatment works, drainage, ancillary site works and services.

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**Area** Area 3 - Central  
**Application Number** WEB1752/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/07/2021  
**Applicant** Christine Corbally and Richard Corbally  
**Location** 96A Quarry Road, Cabra, Dublin 7, D07P7NF2

**Additional Information**

**Proposal:** The extension of the first floor, to include , 1 no. bedroom en-suite and a study room. and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB1758/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/07/2021  
**Applicant** Edmond & Catherine Taylor  
**Location** 25 Croghpatrick Road, Ashtown, Dublin 7

**Additional Information**

**Proposal:** The development will consist of : Conversion of existing attic space to non - habitable storage/office area with new revised roof profile (from hipped to half hipped gable roof) to side/rear, with new dormer window extension to rear roof with 2 No. of Velux roof lights to front roof elevation, Conversion of Garage area with new window to front, internal modifications and associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1864/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION

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**Decision Date** 13/07/2021  
**Applicant** Julie Shanley & Shane McKenna  
**Location** Site at rear of, 10, Dalymount, Phibsborough, Dublin 7, D07 T6Y1

**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.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2623/21  
**Appeal Type** Written Evidence  
**Applicant** Shelford Ltd  
**Location** 25-26 Charles Lane, Dublin 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.

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**Area** Area 3 - Central  
**Application Number** 2635/21  
**Appeal Type** Written Evidence  
**Applicant** SRM Book and Cool Ltd.  
**Location** The Washerwoman, 60-66, Glasnevin Hill, DUBLIN 9

**Additional Information**

**Proposal:** Planning permission is sought at Nos. 60-66 Glasnevin Hill, Dublin 9, (excluding the existing real estate unit located at ground floor level of No. 64 Glasnevin Hill). Consisting of: No. 60 (D09 DF30); No.62A (D09 CC01); No. 62B (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); No. 62 (D09 PX05); and No. 66 (D09 R882) for development comprising: (i) the demolition of the existing buildings on the site comprising part single-storey, part two-storey 'Washerwoman' restaurant at No. 60 (D09 DF30) and No. 62A (D09 CC01); 2-bed apartment at No. 62B (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); single-storey childcare unit at No. 62 (D09 PX05); and single-storey pizzeria unit at No. 66 (D09 R882); (ii) the construction of a 6-storey mixed-use development consisting of the following: (a) ground floor level restaurant to replace the existing Washerwoman restaurant, with access from Glasnevin Hill. A second access from the rear is also proposed serving as an emergency exit and access to refuse. The restaurant will be comprised of a seating area; kitchen; dry goods room; cold room; staff changing room; toilets; bin store and store/office. The ground floor level will also accommodate an apartment lobby; lift shaft; bike store; and refuse storage which will serve the residential units at upper floors. Access will be provided from 2 no. additional entrances to Glasnevin Hill. (b) 18 no. apartments, comprising 8 no. one-bed apartments; 9 no. two-bed apartments and 1 no. 4-bed apartments. Access to the apartments will be from Glasnevin Hill. Each apartment will be provided

with an area of private open space in the form of a private balcony. The residential units will be served by 26 no. bicycle spaces and refuse storage at ground floor. (iii) The development will also include landscaping; boundary treatments; the provision of SuDS measures including a blue roof system and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 2603/21  
**Appeal Type** Written Evidence  
**Applicant** Goldboard Limited  
**Location** 92A Prussia Street, Stoneybatter, Dublin 7

**Additional Information**

**Proposal:** Permission for Modifications to existing planning permission for 2 storey apartment development approved under Reg Ref 2087/18 to provide; (A) a passenger lift, ambulant disabled stairs and general revisions including open spaces and balconies to the east and west of the site and; (B) 2 no. additional floors each containing 1 no. 2-bed apartment and 1 no. 1-bed apartment including balconies to the east and west of the site leading to an overall development of 8 apartments (4 x 2-bed and 4 x 1-bed) on 4 storeys with associated drainage services, boundary wall treatments, site works and landscaping.

**\*\*\*Amendment to Week 27\*\*\***

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**Area 3  
Appeals Decided**

**None**

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# Dublin City Council

## SECTION 5 EXEMPTIONS

28/21

(12/07/2021-16/07/2021)

**Area** Area 3 - Central  
**Application Number** 0249/21  
**Application Type** Section 5  
**Applicant** Focus Ireland  
**Location** Blocks 1 - 4, George's Hill, Dublin, 8  
**Registration Date** 12/07/2021  
**Additional Information**  
**Proposal:** EXPP;PROTECTED STRUCTURE Repair & maintenance of existing sliding sash windows

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