



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

29/21

(19/07/2021-23/07/2021)

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 2547/21
Application Type Permission
Applicant Astogo Holdings Ltd.
Location 353, North Circular Road, Phibsborough, D07 WP29
Registration Date 21/07/2021
Additional Information Additional Information Received

Proposal: Permission is sought for works to the three storey commercial building, comprising: (A) alterations/extensions to the building including demolition of existing ground floor flat-roofed extension to the rear, replacement of the unoriginal storefront with a new aluminium framed glazed shopfront and new illuminated fascia signage, with separate apartment access door and internal security shutter to retail space and sundry works, construction of a new flat roofed extension to the rear, to be part single-storey with 1 no. roof light & 1 no. roof terrace, and part two-storey with 1 no. roof-light & 1 no. roof terrace. (B) The change of use of the first and second floors from derelict offices/commercial space to residential with 1 no. 2 bed 75sqm dual-aspect apartment at first floor with a private roof terrace & 1 no. 1 bed 60sqm dual-aspect apartment at second floor with a private roof terrace. (C) The change of use of the ground floor retail unit to cafe/takeaway. This is within the Phibsborough Centre Architectural Conservation Area.

Area Area 3 - Central
Application Number 2556/21
Application Type Retention Permission
Applicant Alpina Base Investment Management Ltd.
Location No. 33 and No. 35 Cabra Road, Dublin 7
Registration Date 21/07/2021
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: RETENTION: This development consists of internal modifications and refurbishment altering each building from 3 no. flats to 2 no. independent living units (resulting in 2 units to No. 33 & 2 units to 35). Repairs to existing roofs, new external steel stairs to rear, ventilation improvements, and all associated development & site landscape works.

Area Area 3 - Central
Application Number 3179/21
Application Type Permission
Applicant Damian Kidd
Location 8, Martin Savage Park, Dublin 15
Registration Date 19/07/2021
Additional Information

Proposal: Permission for development consisting of construction of a new, detached two storey, 3 bed roomed house to side garden of existing dwelling, including retaining existing vehicular entrance, raising of part of side boundary wall to 1.8m and all associated site works, and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden; a new 16m² single storey rear extension, internal alterations and all associated site works.

Area Area 3 - Central
Application Number 3183/21
Application Type Permission
Applicant Lindsay Rountree and Mary Neylon
Location 294 North Circular Road, Phibsborough, Dublin 7, D07 K680
Registration Date 19/07/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the development will consist of a mural on the side of the newly built extension facing Hertz Rental Cars (294A NCR), this recently built extension is connected to a protected structure.

Area Area 3 - Central
Application Number 3190/21
Application Type Permission
Applicant Greg Kavanagh Hold Co Ltd
Location 54, Nephin Road, Cabra, Dublin 7, D07 PKF1
Registration Date 20/07/2021

Additional Information

Proposal: Permission for modifications to the previously As Granted Planning Application with the Planning Ref No. ABP-306055-19 & 3313/19. The modifications will consist of a change from the As-granted 2 No. two storey 3-bedroom dwellings and one three storey 4-bedroom dwelling to 3 No. three storey 4-bedroom dwellings. This will include a 10.7m² total extension on the ground floor and a 15.3m² total extension of the first floor and the addition of 2 No. Dormer windows at converted attic level to the front Elevation with a total area of 13m². All works to be carried out to dwellings A1, A2 & B1, at No. 54 Nephin Road, Cabra, Dublin 7, Eircode D07 PKF1, on the corner of Nephin Road and Croaghpatrick Road.

Area Area 3 - Central
Application Number DSDZ2103/21
Application Type Permission
Applicant Waterside Block 9 Developments Limited
Location Site of 0.921 ha at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1
Registration Date 23/07/2021

Additional Information

Proposal: Permission for a ten-year permission for development totalling 66,718 sq m above and below ground on a site of 0.921 ha at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. (The cumulative gross floor area above ground is 43,767 sq m; with three basement levels totalling 22,951 sq m (including 7,119 sq m at lower ground level).) The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; Castleforbes Road to the west; and the residual City Block 9 lands of 1.029 ha to the east. The development site of 0.921 ha includes 0.071 ha of lands to facilitate the temporary provision of a pocket park at ground level pending redevelopment of the residual City Block 9 lands.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block 9 as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. The development will consist of the following:

1. Construction of 3 No. commercial office buildings (identified as four blocks (Blocks B1-B4)) ranging in height from 5-storeys to 9-storeys. The breakdown of accommodation is as follows: Block B1 is 7 storeys in height with a Gross Internal Area (GIA) of 9,409 sq m (excluding 1,681 sq

m at lower ground floor level), with external accessible terraces and with roof-level terrace and extended access core; Blocks B2 and B3 are 5-9 storeys in height with a combined GIA of 25,640 sq m (excluding 3,486 sq m at lower ground floor level) (including a retail services unit of 147 sq m and a gallery / exhibition space of 224 sq m, both located at ground floor), with external accessible terraces and with roof-level terrace and extended access core; and Block B4 is 5-8 storeys in height with a GIA of 8,718 sq m (excluding 1,952 sq m at lower ground floor level) (including a retail services unit of 140 sq m located at ground floor), and with external accessible terraces with roof-level terrace and extended access core.

2. Construction of basement accommodation (22,951 sq m), accommodating: lower ground floor level (7,119 sq m) of office and ancillary accommodation; plant rooms (1,599 sq m); waste storage facilities (290 sq m); employee changing / drying / locker facilities (825 sq m); a bike repair area (40 sq m); a goods' storage area (298 sq m); double loading bay; 107 No. car parking spaces; 14 No. motorcycle parking spaces; and 570 No. bicycle parking spaces, with vehicular access provided by ramp from Castleforbes Road.

3. Development of a new western pedestrian lane from Castleforbes Road linking centrally with a new pedestrian lane through the centre of the overall City Block 9 site to North Wall Quay, with a second lane also linking to North Wall Quay to the east of Block B4.

4. Public realm improvements, to include the provision of a sculptural feature to the corner of North Wall Quay and Castleforbes Road. (Public realm works inclusive of parking and loading bays external to the planning application site boundary will be subject to agreement with Dublin City Council.)

5. All enabling and site development works, landscaping, lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

A Natura Impact Statement has been prepared in relation to the proposed development.

Area	Area 3 - Central
Application Number	DSDZ3194/21
Application Type	Permission
Applicant	SFDC Ireland Limited
Location	Site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1
Registration Date	21/07/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a c. 1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, the east by New Wapping Street, the south by North Wall Quay and the west by an unnamed street and a green open space known as Central Square'. The application site includes the former British Rail Hotel at 58-59 North Wall Quay (Protected Structure) (RPS 5838) and its associated granite walls, railings, gates and adjoining setts (Protected Structure) (RPS 5839). This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area. The development will consist of permission for the installation of new business identification signage (6 no. signs in total) on a development previously permitted under Reg. Ref. DSDZ2661/17 (and subsequently amended under Reg Refs. DSDZ4184/18, DSDZ2774/20 and DSDZ2144/21). The proposed signage comprises the following: Sign no. 1: A c. 2.4m in height, c. 90 cm in width and c. 15 cm in depth aluminium and vinyl wayfinding totem located at street level on the East-West Pedestrian Space between at the north-western corner of Building 4 (total area c. 4.4 sq m including front and back); Sign no. 2: A c. 7.2 m in height and c. 23.1 m in width, c. 1.1 m in depth,

wall-mounted, LED Screen with return, affixed to the north internal wall of the southern entrance lobby, south of Building 4, fronting onto North Wall Quay (total area c. 184 sq m); Sign no. 3: A c. 3.8 m in height and c. 3.6 m in width, c. 40 cm in depth wall-mounted, LED Screen with return, affixed to the western internal wall of the northern entrance lobby, between Building 1B and Building 4, fronting onto the north-south pedestrian plaza (total area c. 16sq m); Sign no.4: A c. 1.9 m in height, c. 2.7 m in width and c. 12.5cm dept cloud shaped, illuminated, acrylic and aluminium 'cloud logo' sign affixed to the north internal wall of the southern entrance lobby, south of Building 4, fronting onto North Wall Quay (total area c 3.6 sq m); Sign no. 5: A c. 1.6 m in height, c. 2.3 m in width and c. 12.5cm dept cloud shaped, illuminated, acrylic and aluminium 'cloud logo' sign affixed to the eastern internal wall of the northern entrance lobby, between Building 1B and Building 4, fronting onto the north-south pedestrian plaza (total area c 2.5 sq m); Sign no. 6: A c. 2.2 m in height, c. 3.1 m in width and c. 12.5cm dept cloud shaped, illuminated, acrylic and aluminium 'cloud logo' sign affixed to the western internal entrance lobby wall of Building 3, fronting into Building 3 (total area c 4.9 sq m); and related ancillary works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3186/21
Application Type Permission
Applicant Edmond & Catherine Taylor
Location 25 Croaghpatrick Road, Ashtown, Dublin 7
Registration Date 20/07/2021

Additional Information

Proposal: Planning permission is sought for 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 rooflights to front roof elevation, conversion of garage area with new window to front, internal modifications and associated site works.

Area Area 3 - Central
Application Number 3192/21
Application Type Retention Permission
Applicant Pat McCann
Location 154, Claremont Court, Dublin 11
Registration Date 21/07/2021

Additional Information

Proposal: RETENTION: Permission sought to retain rear garden single storey structure circa 49.5 sq. metre for storage and home office use.

Area Area 3 - Central
Application Number 3193/21
Application Type Retention Permission
Applicant Wendy Gannon
Location 5 Saint Marys Avenue North, Dublin 7, D07 Y4C2
Registration Date 21/07/2021

Additional Information

Proposal: RETENTION: Retention planning permission for dormer to rear roof to accommodate stairs to allow conversion of attic into non-habitable storage space, the dormer roof/ridge was increased over existing roof ridge level, roof window to front roof and ancillary works.

Area Area 3 - Central
Application Number WEB1770/21
Application Type Permission
Applicant Egan and Tyers
Location 9, Botanic Road, Glasnevin, Dublin 9
Registration Date 20/07/2021
Additional Information

Proposal: Attic conversion with dormer window at the rear and all associated works.

Area Area 3 - Central
Application Number WEB1773/21
Application Type Permission
Applicant Thomas and Carmel Casey
Location 48 Crawford Avenue, Dublin 9, D09 X6Y2
Registration Date 21/07/2021
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.

Area Area 3 - Central
Application Number WEB1776/21
Application Type Permission
Applicant Egan and Tyers
Location 9, Botanic Road, Glasnevin, Dublin 9
Registration Date 22/07/2021
Additional Information

Proposal: Attic conversion with dormer window at the rear and all associated works.

Area Area 3 - Central
Application Number WEB1777/21
Application Type Permission
Applicant Rolandas Slovetkas
Location 3, Richmond Cottages, Dublin 1
Registration Date 22/07/2021
Additional Information

Proposal: Full planning permission for the construction of a two storey rear extension, along with the associated site works

Area Area 3 - Central
Application Number WEB1784/21
Application Type Permission
Applicant John Izota
Location 13, Mountjoy Parade, Dublin 1
Registration Date 23/07/2021

Additional Information

Proposal: Planning Permission is sought by John Izota for works to existing dwelling at 13 Mountjoy Parade, Dublin 1. Works to include demolition of lean-to roof, single-storey extension and shed to rear of existing dwelling and construction of part-single-storey, part-two storey extension with associated rooflights to rear of existing dwelling along with 1st floor roof terrace. Works also to include relocation of existing rear pedestrian access gate along with all associated landscaping and site works.

Area Area 3 - Central
Application Number WEB1787/21
Application Type Permission
Applicant McDonagh
Location 14, Connaught Street, Dublin 7, D07 T224
Registration Date 23/07/2021

Additional Information

Proposal: A double storey pitched roof extension and a single storey flat roof extension, all to rear, comprising a kitchen/dining room, WC and utility room at ground floor. The refurbishment will also include the relocation/enlargement of existing bedrooms, new wet room and ensuite at first floor with all related works

**Area 3
SAWs**

Area Area 3 - Central
Application Number 3203/21
Application Type State Authority Works
Applicant The Court Services
Location Conference and Event Centre, Hogan Stand, Croke Park, Dublin 3
Registration Date 22/07/2021

Additional Information

Proposal: SAW: The Court Service Planning Notice - In accordance with the provisions of Part 9, Planning and Development Regulations, 2001-2020, the Courts Service gives notice of the proposal for a temporary change of use of a portion of Level 4. Level 5 and Level 6 of the Conference and Event Centre, Hogan Stand, Croke Park, Jones Road, Dublin 3 to Courtrooms and ancillary facilities. The floor area is 3,157 sq.m., and such use will be from Mondays to Fridays commencing on the 4th October 2021 and ending on 21st December 2021.

Particulars in relation to the proposed development will be available for inspection at Courts Service, Phoenix House, 15/24 Phoenix St. North, Smithfield, Dublin 7 between 10.00am and 12.30pm and 2.30pm and 4.00pm Monday to Friday for a period of six weeks beginning on 22nd July 2021.

Submissions and/or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be

made in writing to: Mr Simon Hall, Estate Management Unit, Courts Service, Phoenix House, 15/24 Phoenix St. North, Smithfield, Dublin 7, during the six week period beginning on 22nd July 2021.

Area 3 Decisions

Area Area 3 - Central
Application Number 0185/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 23/07/2021
Applicant Brimwood Limited
Location 15/17, Drumcondra Road Lower, Dublin 9
Additional Information Additional Information Received
Proposal: EXPP: Use of residential building to provide long-term homeless accommodation.

Area Area 3 - Central
Application Number 0225/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 19/07/2021
Applicant Statdeck Limited
Location 122, North Circular Road, Dublin 7
Additional Information
Proposal: EXPP;PROTECTED STRUCTURE;Renovation & Decoration works to existing units on site

Area Area 3 - Central
Application Number 0241/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 21/07/2021
Applicant Emer Brennan
Location 29, Blessington Street, Dublin 7
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Replacement of existing modern windows and entry door on the front facade with conservation windows and entry door.

Area Area 3 - Central
Application Number 2231/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2021
Applicant Tornese Limited
Location 34, Charles Street West, Smithfield, Dublin 7
Additional Information Additional Information Received
Proposal: Change of use of the existing three-storey over basement terrace building from office

use to bed and breakfast accommodation. The proposed layout will comprise of a breakfast room at ground level and 5 bedrooms on ground, first and second floor. Works include amendment to internal floor plans, existing shop front panels and new signage and ancillary site works.

Area Area 3 - Central
Application Number 2841/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2021
Applicant Timothy Carley and Aileen Brilly
Location 47, Bessborough Avenue, North Strand, Dublin 3, D03 X0W2

Additional Information

Proposal: The development will consist of (i) reinstating the original front parapet wall and ridge height of the roof of the house to match the adjoining property at 46 Bessborough Avenue, Dublin 3. (ii) reinstating the original window and door opens at the front of the dwelling. (iii) building a part single-storey and part two-storey flat roof extension at the rear of the house and (iv) all associated internal, site and drainage works.

Area Area 3 - Central
Application Number 2849/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 23/07/2021
Applicant NCBI (National Council for the Blind) Group
Location Unit 1 Botanic Business Centre, 57 Botanic Road, Glasnevin, Dublin 9 (former Smurfit Kappa printworks)

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for change of use and associated development works to a mobility transport training centre. The proposed works will require modification to the existing entrance forecourt and the front facade. The proposed works include the provision of a new access ramp and steps, new internal entrance to the former printworks unit, revised car-park layout, paving, minibus set-down and shelter. Modifications to the former printworks hall to provide; mobility transport training area, sanitary and welfare accommodation and means of escape all in accordance with building regulation requirements together with all necessary internal works and external site works. The site contains additional protected structures as follows; the railings, gates, piers and plinth walls and brick chimney stack to the rear of the site for which there are no works proposed.

Area Area 3 - Central
Application Number 2857/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 23/07/2021
Applicant Glenn Naughton
Location 7 Campbell's Lane, Ballybough, Dublin 1

Additional Information

Proposal: Planning permission sought to demolish a single storey unit containing 2 no. studio

apartments and to construct a new 3 storey block containing 3 no. studio apartments and all associated site works.

Area Area 3 - Central
Application Number 2955/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/07/2021
Applicant Kieran Hughes
Location 131 Ventry Park, Cabra West, Dublin 7, D07 P7EK
Additional Information
Proposal: Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear

Area Area 3 - Central
Application Number 3149/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/07/2021
Applicant Patrick J Greene
Location 56/56A Saint Mobhi Road, Glasnevin, Dublin 9
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 3705/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/07/2021
Applicant Mabel Grace Development Limited
Location Blackhorse Avenue, Dublin 7
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The site bounds the wall of the Phoenix Park, which is protected structure (Ref. 6781). The development will consist of the following:

- Demolition of the existing building and yard on site;
- Construction of a 4-storey apartment development with undercroft car parking and a setback at 3rd floor level consisting of 17 no. units with associated balconies, comprising of 6 no. 1-bed units and 11 no. 2-bed units;
- New vehicular and pedestrian access from Blackhorse Avenue;
- 16 no. car parking spaces, bicycle parking, motorcycle parking and refuse storage at undercroft level;
- 2 no. visitor car parking spaces and bicycle parking at surface level;
- Internal communal amenity space including a gym and multi-purpose room at ground floor level with direct access to the external communal amenity space;

- Plant at roof level, landscaping, boundary treatment and all associated site works and services.

Area Area 3 - Central
Application Number WEB1587/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/07/2021
Applicant Ruth Bone
Location 16, Home Farm Park, Drumcondra, Dublin 9
Additional Information
Proposal: Permission for new vehicular access and off street parking to front and associated site works.

Area Area 3 - Central
Application Number WEB1770/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/07/2021
Applicant Egan and Tyers
Location 9, Botanic Road, Glasnevin, Dublin 9
Additional Information
Proposal: Attic conversion with dormer window at the rear and all associated works.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3142/20
Appeal Type Written Evidence
Applicant Martin Tynan
Location Kennedys Public House, 132, 134 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 A4P8
Additional Information Additional Information Received
Proposal: PERMISSION & RETENTION: Retention permission and planning permission - retention of an existing rear bar area and associated toilet accommodation at ground floor level and planning permission to install a new timber screen wall, 1500mm high to the south and west walls of the existing smoking yard.

Area 3 Appeals Decided

None



Dublin City Council

SECTION 5 EXEMPTIONS

29/21

(19/07/2021-23/07/2021)

Area Area 3 - Central
Application Number 0211/21
Application Type Section 5
Applicant Anthony Hanrahan
Location Cambridge House, 41, Montpelier Hill, Dublin 7
Registration Date 20/07/2021
Additional Information Additional Information Received
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.
