



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**31/21**

(03/08/2021-06/08/2021)

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** 3256/21  
**Application Type** Retention Permission  
**Applicant** Brimwood Limited  
**Location** 15/17, Drumcondra Road Lower, Dublin 9  
**Registration Date** 03/08/2021

**Additional Information**

**Proposal:** RETENTION: The proposed development comprises the following: Change of use from residential dwelling to residential accommodation for homeless persons. The building will comprise 13 no. bedrooms, kitchen, dining room, shower room, WC's, office and utility room. Outdoor amenity space is provided to rear of the property for use by residents. The building can accommodate up to 33 no. persons. No internal or external physical works are proposed for the building.

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**Area** Area 3 - Central  
**Application Number** 3257/21  
**Application Type** Permission  
**Applicant** Vision Wave Limited  
**Location** 57A Jervis Lane Upper, Dublin 1  
**Registration Date** 03/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The property is within the curtilage of the protected structure No. 57 Capel Street (RPS No. 1182).  
The development will consist of: (i) alterations to internal layout, front extension of third floor level to match floor plate of existing first and second floor levels and increase in building height from 18.17 to 21.07.; (ii) change of use of existing commercial building to provide residential accommodation comprising 4 no. apartments (1 no. studio & 3 no. one bedroom units) each served by private amenity space, in the form of a terrace or balcony on the eastern elevation, and sharing bin storage/cycle parking facilities at ground floor level; (iii) refurbishment of all elevations and removal/replacement of fenestration detailing on north, south and east elevations; and (iv) all ancillary works necessary to facilitate the development. The building will be served by 4 no. rooflights.

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**Area** Area 3 - Central  
**Application Number** 3265/21  
**Application Type** Permission  
**Applicant** Tesco Ireland Limited  
**Location** Unit Nos. 7, 11, 12 and the Tesco Supermarket Unit, at Phibsborough Shopping Centre, Phibsborough Road, Dublin 7  
**Registration Date** 04/08/2021

**Additional Information**

**Proposal:** The development will consist of: (i) change of use of Unit 7 (99 sq. m gross floor area) from Off licence to retail, (ii) amalgamation of Unit 11 (93.5 sq. m gross floor area) and part Unit 12 (51.4 sq. m gross floor area) into the existing Tesco Supermarket Unit (1,996 sq. m gross floor area) to provide a single retail unit and the change of use of the entire amalgamated unit (2,138.9 sq. m gross floor area, across ground, first and second floor levels) from retail to retail with

subsidiary alcohol sales to form a new licensed supermarket, (iii) reduction in size of Unit 12 from 87.5 sq. m gross floor area to 36.1 sq. m gross floor area, (iv) new glazed shopfront with external roller shutter and new means of escape door (with frosted vinyl) on the eastern elevation (at the location of the current Unit 11 entrance), and (v) all ancillary site services and site development works.

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**Area** Area 3 - Central  
**Application Number** 3267/21  
**Application Type** Permission  
**Applicant** LMS Investments Designated Activity Company  
**Location** Site bounded by Little Mary Street (to the south);  
Little Green Street (to the west) and Anglesea Row (to  
the east), Dublin 1  
**Registration Date** 04/08/2021

**Additional Information**

**Proposal:** Planning permission for development to amend the permitted development (Reg. Ref 3629/17). The development consists of the following: (i) Minor reconfigurations of floorplates including internal layouts and stair cores; (ii) Minor revisions to elements of all permitted elevations of the new development; (iii) No alterations are proposed to the floor area or number of bedrooms from that permitted; (iv) All associated site development works and consequential amendments to the permitted development.

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**Area** Area 3 - Central  
**Application Number** 3268/21  
**Application Type** Permission  
**Applicant** Seamus Bairead & Orla McNearney  
**Location** Rear of 101 & 103 North Circular Road, St. David's  
Terrace, Cabra, Dublin 7  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of alterations to the previously granted planning application (planning ref. 4340/17) to the rear of 101 & 103 North Circular Road, which are protected structures (RPS ref. nos. 1617 & 1619). It includes the construction of 2 no. two storey 3 bedroomed mews houses, accessed from St. David's Terrace, two no. on-site parking spaces, bicycle & bin storage and associated site works.

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**Area** Area 3 - Central  
**Application Number** 3270/21  
**Application Type** Permission  
**Applicant** St. Laurence O'Toole Diocesan Trust  
**Location** Holy Cross Church, Holy Cross College, Clonliffe Road,  
Dublin 3  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission is sought for the removal of artefacts of a Liturgical and Religious nature from Holy Cross Church (a protected structure RPS no 1901) to facilitate their reinstatement in appropriate locations (subject to separate statutory consents where required). The artefacts consist of the following:

1. Alter of the Holy Cross - south aisle - bas-relief c.1870,
2. Our Ladys Altar - north isle - bas-relief 1870,
3. Statue of Pope Pius IX - 1865 by Filippo Matteini,
4. Statue of Cardinal Cullen - 1881 by Thomas Farrell,
5. Stone Plaque built into wall (coat of arms of Cardinal Cullen) 19th c,
6. Main altar (late 20th c),
7. Tabernacle (late 20thc),
8. Stations of the cross (19th c),
9. Confessional box (19th c),
10. Crucifix above main altar (late 20th c),
11. Pews to central aisle and side aisles (late 20th c)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3276/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Sean and Suzanne O'Connell
<b>Location</b>	84 North Strand Road, Fairview, Dublin 3 D03 AY16
<b>Registration Date</b>	05/08/2021

**Additional Information**

**Proposal:** The development consists of (a) Change of use of office building to a single dwelling house. (b) Removal of sign board front street elevation.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3279/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Red Rock Foley Street Ltd.
<b>Location</b>	A site of c. 0.08 ha at 17-21, Foley Street, Dublin 1
<b>Registration Date</b>	05/08/2021

**Additional Information**

**Proposal:** Planning permission for development on a site of c. 0.08 ha at 17-21 Foley Street, Dublin 1. The application site is located north of Block B, Joyce's Court, south of Foley Street, east of Joyce's Walk and west of Ulysses House.

The proposed development seeks permission for a 11 no. storey (c. 35.35m) over partial basement level (c. 5,072.5 sq.m. in total) aparthotel of 91 rooms/suites, to include:

- Demolition of existing buildings on site comprising of c. 1,065 sq.m.
- The 91 rooms/suites include 55 no. studios, 5 accessible studios, 23 no. one bedsuites, 6 no. 2 bedroom suites and 2 no. three bedroom suites ranging in size from 22 sq.m. - 71sq.m, with a total occupancy of 262 no. bedspaces.
- Provision of setbacks to the building on the north, northeast and southwest elevations at 7th, 8th and 10th levels;
- Provision of a courtyard area at ground level (182 sqm) and 3 no. accessible roof terraces at 7th (23.7 sqm), 8th ( 105 sqm) and 10th ( 31.5 sqm) level;
- Provision of partial basement level comprising plant rooms, storage and laundry facilities;
- Ground floor provides for a reception area, lounge/coffee bar, co-working space, exercise area, back of house facilities and a substation. Access to the cycle spaces and to a staff area contained within a single storey adjoining the main building with a green roof is through the gated courtyard,
- Provision of hard and soft landscaping, Sheffield bicycle stands, plant, green roof and all other associated site development works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3280/21  
**Application Type** Permission  
**Applicant** Brian O'Kelly  
**Location** 55, Parnell Square West, Dublin 1  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission and retention permission for alterations to the front of No. 55 Parnell Square West, Dublin 1, a protected structure (RPS 6414) incorporating the following: (a) Retention of a bin storage platform and associated balustrade to the front of the property measuring 1.8m<sup>2</sup> in area, (b) Retention of the removal of a 1.7m section of wrought iron railings and associated stone plinth along the front door approach platform, (c) Planning permission to reinstate the original wrought iron railings, altered to form a set of swing gates, serving the bin storage platform.

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**Area** Area 3 - Central  
**Application Number** 3288/21  
**Application Type** Permission  
**Applicant** National Council for the Blind of Ireland  
**Location** P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9  
**Registration Date** 06/08/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to construct a single storey building for gym use with glazed link corridor to the eastern side of the existing training building and all associated site works on the northern side of the existing site of P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2659/21  
**Application Type** Permission  
**Applicant** David Green and Sabreena Kelly  
**Location** 60 Ravensdale Road, East Wall, Dublin 3, D03 F671  
**Registration Date** 03/08/2021

**Additional Information** Additional Information Received

**Proposal:** Planning permission for the development will consists of:

- (1) the construction of a single storey extension with flat roof to the front and side of the existing house;
- (2) replacement of existing railings and gates to the front of property with new wall and gates;
- (3) all associated site development works.

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**Area** Area 3 - Central  
**Application Number** 3252/21  
**Application Type** Permission

**Applicant** Aidan Rogers  
**Location** 69, Saint Eithne Road, Cabra, Dublin 7  
**Registration Date** 03/08/2021

**Additional Information**

**Proposal:** Installation of external insulation to the existing walls, the construction of a single storey flat roof extension of 12.5 sq.m to the side along with a two storey pitched roof extension of 31.6 sq.m to the rear of the existing two storey end of terrace dwelling house and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3269/21  
**Application Type** Permission  
**Applicant** Luther Moussa  
**Location** 4 Summer Street North, Dublin 1, D01 W6P5  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** Planning permission for the following works: installation of new lobbies and bathrooms within both existing apartments, extension of the building at the rear at ground and first floor to provide additional living space to both existing apartments, provision of new steel and glass balconies to the rear at ground and first floor levels for both apartments, provision of a new hipped roof above the proposed extension, provision of rooflight for the proposed upstairs bathroom, related internal alterations.

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**Area** Area 3 - Central  
**Application Number** 3293/21  
**Application Type** Permission  
**Applicant** Jackie and Bernie McMahon  
**Location** 4, Glenarm Avenue, Drumcondra, Dublin 9  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** The development will consist of: (a) The construction of a flat roofed dormer window to rear of dwelling; (b) The construction of a flat roofed extension to rear of existing return at first floor level; (c) All associated internal and external works and alterations.

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**Area** Area 3 - Central  
**Application Number** WEB1811/21  
**Application Type** Permission  
**Applicant** Vincent Segui  
**Location** 1, Western Way, Broadstone, Dublin 7  
**Registration Date** 03/08/2021

**Additional Information**

**Proposal:** A single storey pitched roof extension to side comprising a new kitchen/dining/living open space. The refurbishment will also include a new study and new bedroom with all related works.

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**Area** Area 3 - Central  
**Application Number** WEB1816/21

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**Application Type** Permission  
**Applicant** Margaret & John Whyte  
**Location** 2, Delvin Road, Cabra, Dublin 7  
**Registration Date** 04/08/2021  
**Additional Information**

**Proposal:** The development will consist of

- 1.) A single story domestic extension to the side rear of the existing dwelling incorporating a new bedroom, bathroom and utility room
- 2.) Changes to the roof on the existing porch
- 3.) Changes to the roof on the existing single storey extension at the rear of the property. All of the above together with all associated site works.

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### **Area 3 Decisions**

**Area** Area 3 - Central  
**Application Number** 0249/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 05/08/2021  
**Applicant** Focus Ireland  
**Location** Blocks 1 - 4, George's Hill, Dublin, 7  
**Additional Information**

**Proposal:** EXPP;PROTECTED STRUCTURE Repair & maintenance of existing sliding sash windows

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**Area** Area 3 - Central  
**Application Number** 2696/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/08/2021  
**Applicant** Bridget Corcoran  
**Location** Jerome Connor Place on land to the rear of 4 North Circular Road, Dublin 7

**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** 2930/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/08/2021  
**Applicant** Mark O'Neill  
**Location** 5, Holy Cross Avenue, Clonliffe Road, Dublin 3, D03

**Additional Information**

**Proposal:** Permission to demolish existing ground floor rear extension (10 sqm) and to replace with a two storey extension with flat roof over.

**Area** Area 3 - Central  
**Application Number** 2945/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/08/2021  
**Applicant** Aisling O'Meara and Matt Shelton  
**Location** 131, Clonliffe Road, Drumcondra, Dublin 3

**Additional Information**

**Proposal:** The development will comprise: the demolition of a single storey return to the rear of the existing dwelling, the construction of a new 79m<sup>2</sup> part 2 storey extension to the rear of the dwelling and the replacement of the existing drainage connection with a new connection to the municipal drainage system.

**Area** Area 3 - Central  
**Application Number** 3231/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/08/2021  
**Applicant** RSS Irish Estates Ltd.  
**Location** Lower Ground Floor Level of 28 Frederick Street North, Dublin 1

**Additional Information**

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

- The change of use of the existing crèche at lower ground level of 28 Frederick Street North, Dublin 1, to a residential 2-bed apartment use;
- The area of the existing crèche is 106msq, the area of the proposed residential 2-bed apartment is 106msq;
- The works include internal demolitions of non-structural partitions and the installation of new internal partitions to reflect the required residential layout;
- The works include the remodelling of a retaining garden wall to the rear of the site to achieve a new tiered private garden space for the benefit of the proposed apartment unit.

**Area** Area 3 - Central  
**Application Number** 3244/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/08/2021  
**Applicant** Theo Little  
**Location** 145, St. Mobhi Road, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** Planning permission is sought to convert the front garden of No. 145 St. Mobhi Road into a driveway with access to St. Mobhi Road.



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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2953/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/08/2021
<b>Applicant</b>	Fresh Opportunities Ltd
<b>Location</b>	Site generally bound by North Wall Quay, New Wrapping Street, Mayor Street and Castleforbes Road, Dublin 1

**Additional Information**

**Proposal:** Planning Permission: This application relates to a development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area. The development will consist of amendments to Block B only, permitted under Dublin City Council (DCC) Reg. Ref. DSDZ2749/16, as amended DCC Reg. Ref. DSDZ2496/17, DSDZ2011/19, DSDZ3452/19, DSDZ4722/19 and DSDZ2734/20. This development will consist of alterations to the Mayor Street facade to include new double door arrangement to approved retail unit reg ref DSDZ3452/19 & DSDZ2734/20 all at the site generally bound by North Wall Quay New Wrapping Street Mayor Street and Castleforbes Road, Dublin 1

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1638/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/08/2021
<b>Applicant</b>	MARK & KATE MAY
<b>Location</b>	26, Fairfield Road, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** Mark & Kate May intend to apply for planning permission for demolition of existing two storey return to rear of existing dwelling and construction of a single and two storey extension to rear, consisting of ground floor kitchen/dining extension with new bedroom, bathroom and attic space over, 4 no. rooflights to rear and all associated site works at 26 Fairfield Road, Glasnevin, Dublin 9.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1646/21
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	06/08/2021
<b>Applicant</b>	Sheila Hynes
<b>Location</b>	15, Fairfield Road, Glasnevin, Dublin 9

**Additional Information**

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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1796/21
<b>Application Type</b>	Permission

**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/08/2021  
**Applicant** RSS Irish Estates Ltd.  
**Location** 37, Annamoe Road, Cabra, Dublin 7, D07 WR84  
**Additional Information**

**Proposal:** The proposed development will consist of:

- The demolition of the existing single storey rear kitchen, store and rear/side garage, of total demolition area 32msq.
- The construction of a new extension of total gross area 96msq at ground, first and attic floors. The extension will be a 2 storey side extension and part single storey, part 2 storey rear extension, with an attic conversion of the existing attic space and addition of new attic space over the side extension.
- The construction of a new dormer window at roof level to the side extension at the front of the house.
- The construction of a new dormer window at roof level to the side extension at the rear of the house.
- The total development area of existing and proposed upon completion will be 219msq on a site area of 508msq.

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**Area** Area 3 - Central  
**Application Number** WEB1810/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/08/2021  
**Applicant** Gordon Hassett and Cana Loh-Hassett  
**Location** 30, Connaught Street, Phibsborough, Dublin 7  
**Additional Information**

**Proposal:** Demolition of existing bathroom and garden shed; new single storey extension consisting of new kitchen and bathroom, all to rear garden

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3705/20  
**Appeal Type** Written Evidence  
**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.

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### **Area 3 Appeals Decided**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3089/20
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	@06/08/2021
<b>Applicant</b>	Thomas McNicholas
<b>Location</b>	11 Cabra Park, Phibsboro, Dublin 7
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	RETENTION: The proposed area to be retained consists of the single storey ground floor extension with flat roof to the rear of the property (11.2m <sup>2</sup> ) and associated reduction in private open space.



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

31/21

(03/08/2021-06/08/2021)

**Area** Area 3 - Central  
**Application Number** 0276/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Seamus Bairead & Orla McNerney  
**Location** Rear of 101 & 103 North Circular Road, St. David's  
Terrace, Cabra, Dublin 7  
**Registration Date** 05/08/2021

**Additional Information**

**Proposal:** SHEC; Alterations to the previously granted planning application ( Ref; 4340/17)  
Construction of 2 no. 2 storey 3 bed mews house, accessed from St. David's Terrace 2 no onsite  
parking spaces, bicycle 7 bin storage and associated site works

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# Dublin City Council

## SECTION 5 EXEMPTIONS

31/21

(03/08/2021-06/08/2021)

**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** 04/08/2021  
**Additional Information** Additional Information Received

**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.

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**Area** Area 3 - Central  
**Application Number** 0279/21  
**Application Type** Section 5  
**Applicant** Grangegorman Development Agency  
**Location** The Clock Tower, Grangegorman Lower, Dublin 7  
**Registration Date** 05/08/2021  
**Additional Information**

**Proposal:** EXPP;PROTECTED STRUCTURE; Continued use for further 5 yrs of temporary ESB substation, metering panel structure and associated ducting which currently supplies electricity to the Clock Tower building ( a Protected Structure) as part of the enabling works programme for the Grangegorman campus

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