



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

33/21

(16/08/2021-20/08/2021)

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 3334/21
Application Type Permission
Applicant Deck Building Services DAC
Location 42/43, Blessington Street, Dublin 7, D07 N232 & D07 KP08 (with frontage to Blessington Lane)
Registration Date 16/08/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission sought for the following:

- i) change of use from commercial to residential land use;
- ii) demolition of existing single-storey warehouse to the rear of the site (fronting Blessington Lane) and existing single storey extension to the rear of Nos. 42 and 43 Blessington Street (Protected Structures);
- iii) removal of non-original partition walls, doors and furniture; reinstatement of some previously removed walls; and installation of new partition walls, doors, sanitary ware and kitchen units in Nos. 42 and 43 Blessington Street to provide 8 no. apartments (6 no. 1-bed apartments and 2 no. 2-bed apartments);
- iv) refurbishment and restoration works to Nos. 42 and 43 Blessington Street, including the following works to the interior of the building:
 - repair and strengthening of existing stairs; repair and replacement (where necessary) of original ceilings, including the replacement of missing lengths of cornice; reinstatement of stained and sealed hard wood skirting with moulding to match the existing; repair and restoration of original plasterwork; and replacement of fireplaces;and the following works to the exterior of the building:
 - replacement of existing modern windows and new timber sash windows of a suitable historic detailing to match the originals; cleaning, sanding and repainting of original walls; replacement of existing roof tiles with Spanish slates; cleaning and repairing of all gutters and down pipes and installation of a cast aluminium rain water pipe on the front facade; cleaning and repointing of steps and paving featuring along the Blessington Street frontage; and cleaning and repainting of existing railings featuring along Blessington Street frontage;
- v) construction of a three-storey apartment building, comprising 6 no. one-bedroom apartments, fronting Blessington Lane. Apartments are provided with private balconies. Residents of all proposed apartments have access to a central landscaped courtyard and bicycle parking facilities and
- vi) landscaping; boundary treatments; SuDS drainage; and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3339/21
Application Type Permission
Applicant Parkdenton Limited
Location Units 1 & 2, The Parnell Centre, Parnell Street, Dublin 1, D01 Y9T3
Registration Date 17/08/2021

Additional Information

Proposal: Planning permission for proposed development comprising a change of use from existing ancillary storage to residential use to provide 4 no. 1 bed apartments and 1 no. studio apartment at first floor level, with balconies to Parnell Street and associated alterations to existing

ground floor commercial unit to include new entrance on King's Inns Street, new steel louvred gate to external bin storage area and escape stair from apartments on Parnell Street, new stairs and lift core, cycle and bin storage and all associated elevational alterations and site development works.

Area Area 3 - Central
Application Number 3350/21
Application Type Permission
Applicant St. Laurence O'Toole Diocesan Trust of the Roman Catholic Archdiocese of Dublin
Location Archbishop's House, 81 Drumcondra Road Lower, Drumcondra, Dublin 9
Registration Date 18/08/2021

Additional Information

Proposal: Protected Structure (2361): planning permission is sought for internal works consisting of the provision of an ensuite and lobby (11 m2) to a bedroom (39 m2) to the first floor of a two storey over basement detached house.

Area Area 3 - Central
Application Number 3355/21
Application Type Permission
Applicant Cedarglade Limited
Location Ground Floor Retail Unit, 232, North Circular Road/ 85 Grangegorman Upper, Dublin 7, D07RH33
Registration Date 19/08/2021

Additional Information

Proposal: The development will consist of provision of a new external plant area to previously approved ground floor retail unit permitted under planning reference 3916/18. The application includes alternations to the West Elevation comprising the following i) provision of a new access door within existing ground floor window ope ii) new 600x600 mm sq. louvre to proposed ground floor extract duct iii) new 2.4 m high mild steel privacy screen / railings to proposed plant area behind existing stone boundary wall to western site boundary.

Area Area 3 - Central
Application Number 3357/21
Application Type Permission
Applicant Patrick and Marie Greene
Location 56, St. Mobhi Road, Glasnevin, Dublin 9, D09K858
Registration Date 19/08/2021

Additional Information

Proposal: The development consists of subdivision of 56 to form two dwellings together with the conversion of existing garage at the side, to a kitchen / living room and bathroom, with glass bay window front and rear, pitched roof with velux to front together with ancillary works. Increase width of existing entrance to form shared vehicle access for both dwellings over existing dishd path 4.3 M wide.

Area Area 3 - Central
Application Number 3942/20

Application Type Retention Permission
Applicant Focus Ireland
Location 53, Mountjoy Street, Phibsborough, Dublin 7
Registration Date 17/08/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: RETENTION: Retention Permission for works to Protected Structure, consisting of (a) new stairs from basement to ground floor, (b) removal of some basement walls, (c) introduction of new stud partition walls @ each floor level, except 3rd floor, and(d) introduction of toilet cubicles at ground floor level.

Area Area 3 - Central
Application Number GSDZ3367/21
Application Type Permission
Applicant Grangegorman Development Agency
Location The Clock Tower Building, Grangegorman Lower, Dublin 7
Registration Date 20/08/2021

Additional Information
Proposal: Protected Structure (RPS NO. 3288). Located within the Grangegorman Strategic Development Zone (SDZ). The development will consist of improvement works including: 1) Raking out of existing cementitious pointing to rubble stone and brick walls and repointing in lime, repairs to stonework, brickwork, stone window cills and window reveals on the north facade of the Link Building and the west facade of the East Building; 2) Removal of existing cementitious render and replacement with new lime render, repairs to stonework, brickwork, stone window cills and window reveals on the north and east facades of the East Building, north and east facades of the Chapel Building and all facades of the single storey block to the south of the Chapel Building; 3) Removal of 6 no. roller shutters to ground floor windows on the west elevation of the East Building; and 4) Repairs to existing temporary mesh to windows.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3328/21
Application Type Permission
Applicant Catherine Brodigan and Oran Kelly
Location 52 Hampton Green, Navan Road, Dublin 7, D07 P1H1
Registration Date 16/08/2021

Additional Information
Proposal: Planning permission is sought for extension and alteration works comprising of a ground floor flat roof extension projecting to the front of the building line, a single storey pitched roof extension to the side and rear with new rooflights; provision for a first floor front and side extension hosting additional bedroom and ensuite with a pitched roof creating a new gable wall to the front, including modifications and raising of the existing chimney and all associated removal and ancillary works.

Area Area 3 - Central
Application Number 3359/21
Application Type Permission
Applicant Antoine Giacometti and Tamsin Snow

Location 26 Montpelier Hill, Arbour Hill, Dublin 7, D07 R821
Registration Date 20/08/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the removal of internal modern partitions at ground and first floor levels

1. The removal of 2 nos. modern WCs and provision of new stairs from basement to half landing and reinstatement of existing stairs from half landing to ground floor,
2. The provision of 2 nos. new kitchen services at ground floor,
3. The provision of 2 nos. new bathrooms and services at first floor,
4. The reinstatement of 15 nos. sash windows and provision of 2 nos. new windows at closed up openings on rear elevation.

Area Area 3 - Central
Application Number 3365/21
Application Type Retention Permission
Applicant Louise Kiernan
Location 60, Annamoe Drive, Cabra East, Dublin 7, DO7AY76
Registration Date 20/08/2021

Additional Information

Proposal: RETENTION PERMISSION for single storey extension to rear of existing house and single storey shed to rear garden with ancillary works.

Area Area 3 - Central
Application Number 3372/21
Application Type Retention Permission
Applicant Fergus Ryan
Location 7, Henrietta Street, Dublin 1, D01N9C5
Registration Date 20/08/2021

Additional Information

Proposal: RETENTION PERMISSION for minor works carried out to the interior of No. 7 This is a Georgian four storey over basement residential terraced townhouse and is a protected structure. The minor works to the interior consist of a new 10m2 (approx.) bathroom fit-out on the second floor, and a new 18m2 (approx.) fit out of two shower rooms and a kitchenette on the third floor. Car parking is metred, and located to the front of the house on Henrietta Street.

Area Area 3 - Central
Application Number WEB1854/21
Application Type Permission
Applicant Ianik & Elaine Pomorski
Location 67, Carlingford Road, Drumcondra, Dublin 9
Registration Date 17/08/2021

Additional Information

Proposal: Proposed rear single storey extension with partial demolition of existing rear single storey extension and associated site development works.

Proposed roof dormer and rooflights to rear part of roof, attic roof space conversion with removal of chimney stack and associated internal & external alterations to dwelling house.

Area Area 3 - Central
Application Number WEB1855/21
Application Type Retention Permission

Applicant William Hand and Ruth Egan
Location 9, Villa Park Drive, Ashtown, Dublin 7
Registration Date 17/08/2021

Additional Information

Proposal: PERMISSION & RETENTION: a 1 storey to rear extension to provide dining, kitchen at ground level. Works include minor internal alterations, modifications to front, side, rear elevations, 2 roof lights to new extension, 2 velux to existing roof house; 1 side, 1 rear, retention permission for widening of vehicular access, attic conversion to store/study, demolition of existing rear extension & rear sheds & all associated site development works.

Area 3
Strategic Housing Development

Area Area 3 - Central
Application Number SHD0018/21
Application Type Strategic Housing Development
Applicant Balark Trading GP Limited
Location Nos. 31-34, Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1 (ABP-311168-21)
Registration Date 18-Aug-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.

Balark Trading GP Limited intends to apply for permission for a strategic housing development at this site of c. 0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrne's Lane, Dublin 1.

The development (c.21,142sqm GFA) will consist of the construction of a Build to Rent residential development comprising 227 no. apartment units consisting of 17 no. studio units, 152 no. one bedroom units, and 58 no. two bedroom units. At ground floor level, 1 no. retail unit (1,526sqm) fronting onto Abbey Street Upper and 1 no. retail/café unit (131sqm) fronting onto Great Strand Street is proposed. The development is principally provided in 2 No. blocks separated by an internal landscaped courtyard at first floor level and connected at basement and ground floor levels. Block A, located to the north of the site, extends to 12 storeys in total with setbacks provided at 9th, 10th and 11th floor levels. Block B, located to the south of the site, extends to a maximum of 12 storeys at the south western corner of the site with setbacks at 8th, 10th and 11th floor levels.

The development also provides for hard and soft landscaping including the provision of a landscaped public plaza at the south western portion of the site facilitating future access to Byrne's Lane, a landscaped communal courtyard at first floor level, and landscaped communal roof terraces at the 11th floor roof level of Block A and at 8th, 10th and 11th floor roof levels of Block B. Private open space in the form of balconies and winter gardens are also proposed. Pedestrian access to the development will be provided from Abbey Street Upper, Great Strand Street, the new public plaza and the laneway located at the east of the site, vehicular access will be provided from Great Strand Street to accommodate service and maintenance access.

Additional proposed works include the provision of 2 No. ESB substations; residential amenity and support areas at basement and ground floor levels including building facility office, gym, laundry, co-working spaces, and social spaces; 400 No. cycle spaces (338 No. located internally at basement and ground floor levels and 62 No. provided externally); bin stores; public lighting; security gates; plant at basement, ground, first and roof levels including telecoms infrastructure at Block B roof level; site services; piped infrastructure and all other associated site excavation, infrastructural and 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 Council 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 a relevant development plan or local area plan other than in relation to the zoning of the land.

The application 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.abbeystreetshd.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 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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Area 3 Decisions

Area Area 3 - Central
Application Number 2547/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/08/2021
Applicant Astogo Holdings Ltd.
Location 353, North Circular Road, Phibsborough, D07 WP29
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
Decision GRANT RETENTION PERMISSION
Decision Date 17/08/2021
Applicant Alpina Base Investment Management Ltd.
Location No. 33 and No. 35 Cabra Road, Dublin 7
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 3019/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/08/2021
Applicant Feroz Ahmed
Location 191, Parnell Street, Dublin 1
Additional Information

Proposal: Permission for the change of use from a laundry to a grocery retail shop with a fast food take away counter at the front of the shop.

Area Area 3 - Central
Application Number 3024/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/08/2021
Applicant SRM Developments Limited
Location Site to rear of No. 17 Richmond Street North, accessed via St Joseph's Villas, Dublin, 1 D01 T6T2

Additional Information

Proposal: The development will consist of the demolition of a single storey garage structure and a single storey outbuilding and the construction of a two storey apartment building consisting of 2 no. one bedroom apartments, including a balcony at first floor level to front of the proposed property, facing onto St Joseph's Villas, and a new boundary wall within the curtilage of No 17 Richmond Street North, together with bicycle storage, bin storage, landscaping, and all associated site works and services.

Area Area 3 - Central
Application Number 3046/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/08/2021
Applicant Fitzwilliam Real Estate Properties Limited
Location Site of c. 0.1928 hectares on the corner of Middle Abbey Street and Liffey Street Upper, Dublin 1

Additional Information

Proposal: Fitzwilliam Real Estate Properties Limited intends to apply for planning permission for development on this site of c. 0.1928 hectares on the corner of Middle Abbey St and Liffey St Upper incorporating the following demolished buildings: Nos. 1,2,3/4,5 & 6 Liffey Street Upper; Nos. 111-114 Middle Abbey Street; structures to the rear of Nos. 108-109 Middle Abbey Street; and Hotel Yard, Dublin 1.

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

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

Area Area 3 - Central
Application Number 3113/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/08/2021
Applicant BY-TEK Office Systems Ltd
Location Prospect House, 2-3 Prospect Road, Glasnevin, Dublin 9

Additional Information

Proposal: Planning permission for the development will consist of:

- (a) the demolition of the existing rear first floor balcony,
- (b) the construction of a three storey extension, over parking level to the rear of the existing building,

comprising of 584sqm of office space and 294sqm of media rooms and associated staff welfare facilities, 8 no. car parking spaces and 8 no. bicycle storage spaces at lower ground floor level, a bin store and plant room at the lower ground floor and all associated engineering and site development works necessary to facilitate the development

Area Area 3 - Central
Application Number 3303/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/08/2021
Applicant Antoine Giacometti and Tamsin Snow
Location 26, Montpelier Hill, Arbour Hill, Dublin 7, D07 R821
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the removal of internal modern partitions at ground and first floor levels (1); The removal of 2 no. modern WCs and provision of new stairs from basement to half-landing and reinstatement of existing stairs from half-landing to ground floor (2); The provision of 2 no. new kitchen services at ground floor (3); The provision of 2 no. new bathrooms and services at first floor (4); The reinstatement of 15 no. sash windows and provision of 2 no. new windows at closed up openings on rear elevations

Area Area 3 - Central
Application Number DSDZ2103/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/08/2021
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
Additional Information Additional Information Received

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	WEB1680/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/08/2021
Applicant	Gavin Clifford
Location	171, Carnlough Road, Cabra, Dublin 7
Additional Information	

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

Area 3 Appeals Notified

None

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3091/20
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	20/08/2021
Applicant	MKN Property Group
Location	Commercial Premises at the Junction of East Wall Road and Alfie Byrne Road, on East Wall Road, Dublin 3, D03 F2H3
Additional Information	Additional Information Received

Proposal: Permission for the development of lands at an existing commercial premises at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3. The proposed development will comprise of:

- The demolition of two existing vehicle sales commercial buildings and
- The construction of a mixed-use scheme, developed in three blocks over basement, consisting of:

Block A:

15-storey hotel building, with a maximum height of 52.7 metres. Block A will comprise of 195-bedroom suites, conference facilities, a restaurant / bar / lounge, ancillary facilities and substation. The gross floor area of Block A is 6,471 sq.m including 238 sq.m at basement level.

Block B:

8-storey mixed-use building, with a maximum height of 29.4 metres. Block B will comprise of cafe / retail unit (GFA 219 sq.m), (allowing for take-away service) and residential amenity space and substation on the ground floor with vehicular access to the basement, 6 no. office units over the first to third floors (GFA 1,674 sq.m) and 28 no. build-to-rent apartments over the fourth to seventh floors. The apartments will comprise of 16 no. one-bed units and 12 no. two-bed units. Balconies serving residential units shall be provided on all elevations.

Block C:

10-storey apartment building with a maximum height of 33 metres. Block C will comprise of 60 no. build-to-rent apartments consisting 1 no. studio, 29 no. one-bed units and 30 no. two-bed units. Balconies serving residential units shall be provided on all elevations. Together, Block B and Block C will provide 88 no. build-to-rent apartments.

Basement:

The basement serving the three blocks will provide 45 no. car parking spaces, 100 bicycle parking spaces, ancillary hotel and ancillary residential facilities. Access shall be provided to the three blocks via the basement and externally at ground floor level.

The proposed scheme will have vehicular and pedestrian access from East Wall Road, a drop-off area to serve the hotel and associated changes to the public footpath, fire tender egress to the east of Block B and pedestrian access from Alfie Byrne Road and landscaping. The site will also include an urban plaza, riverside walkway with railing, play area and 60 bicycle spaces located at surface level. Photovoltaic panels and ancillary plant shall be provided at roof level.

The proposed development will include signage, roof plant, photovoltaic panels and all associated site works, including connections to services. The gross floor area of the proposed development shall be 15,266 sq.m plus 2,529 sq.m basement, on a site area of 0.38 hectares. The net site area is 0.34 ha.



Dublin City Council

SECTION 5 EXEMPTIONS

33/21

(16/08/2021-20/08/2021)

Area Area 3 - Central
Application Number 0286/21
Application Type Section 5
Applicant Tony & Hilda McDonnell
Location 1 Mayor Street Upper, North Wall, Dublin 1
Registration Date 17/08/2021

Additional Information

Proposal: EXPP: Remove halldoor & install in side/gable wall of house, insert window in place of current hall door with sill at same level as current window - dash lower part under window (new).
