



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**34/21**

(23/08/2021-27/08/2021)

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** 2047/21  
**Application Type** Permission  
**Applicant** Gardiner Street Properties Limited  
**Location** 7-10, Gardiner Street Upper and Kelly's Row, Dublin 1, D01 N448  
**Registration Date** 27/08/2021  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: This application site contains 4 no. Protected Structures (RPS Ref. 3095, 3096, 3097 and 3098).  
The proposed development consists of the following:  
i. Cleaning and repair of front and rear elevations, railings, plinth and masonry elements.  
ii. Replacement of windows and rainwater goods.  
iii. Replacement steel stair leading to external basement area including works to railings to facilitate same.  
iv. Internal works and repairs including removal of certain existing non original partitions and rendering to basement walls.  
v. Works to external paving and yard including repair and replacement.  
vi. Relocation of ground floor kitchen in Nos. 9 and 10 to the basement of Nos. 9 and 10.  
vii. Provision of external louvre under window at low level in front basement area of No 10.  
viii. All associated site development works, opes for ducting and conservation works as set out in the application.

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**Area** Area 3 - Central  
**Application Number** 2849/21  
**Application Type** Permission  
**Applicant** NCBI (National Council for the Blind) Group  
**Location** Unit 1 Botanic Business Centre, 57 Botanic Road, Glasnevin, Dublin 9 (former Smurfit Kappa printworks)  
**Registration Date** 25/08/2021  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 3 - Central  
**Application Number** 2857/21  
**Application Type** Permission  
**Applicant** Glenn Naughton  
**Location** 7 Campbell's Lane, Ballybough, Dublin 1

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**Registration Date** 25/08/2021  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 3 - Central  
**Application Number** 3393/21  
**Application Type** Permission  
**Applicant** Fahrattin Birben  
**Location** 180, Parnell Street, Dublin 1  
**Registration Date** 26/08/2021

**Additional Information**  
**Proposal:** Permission for change of use from retail phone shop to restaurant. A take away/sit down service on the ground floor and food preparation at basement level, new external signage and associated site works.

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**Area** Area 3 - Central  
**Application Number** 3397/21  
**Application Type** Permission  
**Applicant** Catarina Martins  
**Location** 52A, Western Way (rear of 52 Mountjoy Street), Dublin 7, D07KV22  
**Registration Date** 26/08/2021

**Additional Information**  
**Proposal:** The development will consist of: the demolition of the existing shed structure on the site, the construction of 1 no. detached two-storey three bedroom mews house (165 sqm) with a first floor roof garden, and with pedestrian access from Western Way as well as a new pedestrian entrance to the rear private laneway, with bike parking spaces and all associated landscaping and drainage works.

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**Area** Area 3 - Central  
**Application Number** 3400/21  
**Application Type** Retention Permission  
**Applicant** Mater Misericordiae University Hospital  
**Location** Mater Misericordiae University Hospital, Eccles Street, Dublin 7  
**Registration Date** 27/08/2021

**Additional Information**  
**Proposal:** For permission for development and permission for retention of development at the Mater Misericordiae University Hospital, Eccles Street, Dublin 7. The development consists of a seven to nine storey covid emergency extension block (13,563 sqm) (plus pop-up tenth floor level stairs and lift access to rooftop) to the south of the existing modern hospital. The development is to include a lower ground level below the street level of Eccles Street, with a six storey facade directly onto Eccles Street. The building will increase in height toward the north (rear) in steps of one storey each. Permission is sought for the development and completion of the Covid emergency extension block at Eccles Street, to the south of the Whitty Wing of the hospital and connecting at each level northwards to the existing circulation core at the south side of the hospital

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and forming a new (south) entrance to the hospital campus at Eccles Street, Dublin 7. Permission is sought for retention of site development and enabling works (including demolition of access road ramp from Eccles Street), relocation of services within the site and retention of piled foundations, substructures, retaining structures along Eccles Street and superstructure. Upon completion the covid emergency extension block will provide for 98 hospital beds, including 16 intensive care beds, 28 ppvl isolation beds, 12 isolation respiratory beds and 40 high acute isolation beds and 2 number infectious isolation bed units, associated plant, 3 retail units (345 sqm) and ancillary office and support accommodation. The development includes provision of 24 cycle parking spaces at lower ground level, access for ambulance to both the Eccles Street frontage and from within the existing hospital campus, signage on the Eccles Street elevation, all plant flues, tanks, services, landscaping, boundary treatment and ancillary site development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3902/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerry Geoghegan and Eamonn O'Malley
<b>Location</b>	1 - 4, Rivermount Cottages, Ballyboggan Road, Finglas, Dublin 11
<b>Registration Date</b>	23/08/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for development at this 0.747 ha site. The development will consist of: the demolition of 4 no. existing dwellings and ancillary buildings known as Nos. 1-4 Rivermount Cottages (320m<sup>2</sup>) and the construction of a residential development arranged in 3 no. blocks (Block A, B and C) ranging from 4 to 5 no. storeys in height over basement/undercroft level (12,106.2m<sup>2</sup>, including basement). Blocks A and B incorporate a setback fifth storey. The maximum height of the development, taken from street level is 20.9m, including lift overrun. The development will comprise 99 no. residential units (47 no. 1-bedroom apartments, 50 no. 2-bedroom apartments and 2 no. 3-bedroom apartments); residential amenity areas comprising residents lounge and meeting rooms (296.4m<sup>2</sup>) and private, communal and public open space provision (including balconies and terraces to be provided on all elevations at all levels for each block). The development also consist of: amendments to the existing northern boundary wall; the provision of a new set-down area on Ballyboggan Road; the provision of 57 no. car parking spaces and 3 no. motorcycle parking spaces at the basement/undercroft level; the provision of bicycle stores providing 162 no. long-stay bicycle parking spaces and 34 no. short-stay (visitor) bicycle parking spaces at basement/undercroft level and 36 no. short-stay bicycle parking spaces adjacent to Ballyboggan Road. The development will also include: New vehicular access arrangements, for residents, emergency/refuse vehicles, and pedestrian access is via Ballyboggan Road; minor upgrade works to Ballyboggan Road; all piped infrastructure and ducting; plant rooms; ESB substation; lift access and stair cores; internal roads and pathways; hard and soft landscaping and boundary treatments; changes in level; waste management areas; attenuation tank; lighting; and all associated site development and excavation works above and below ground. A Natura Impact Statement will be submitted to the planning authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the relevant planning authority.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1886/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul O'Dwyer
<b>Location</b>	110, Drumcondra Road Lower, Drumcondra, Dublin 9

**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** The development will consist of the following: a change of use from Day Therapy Centre to Residential use.

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**Area 3  
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3388/21  
**Application Type** Permission  
**Applicant** Catherina Nic Giolla Dhe  
**Location** 8 Kinvara Road, Navan Road, Dublin 7  
**Registration Date** 25/08/2021

**Additional Information**

**Proposal:** Planning permission for attic conversion to storage room with flat roof dormer with windows to rear and 1 no. velux roof light to front also new vehicular entrance to off street car parking to front garden and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3402/21  
**Application Type** Permission  
**Applicant** Theo Little  
**Location** 145 St. Mobhi Road, Glasnevin, Dublin 9  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** Planning permission is sought for the creation of new vehicular access from the front garden (adjacent to St. Mobhi Grove). The development will consist of the conversion of the front garden into a driveway with gated access onto St. Mobhi Road .

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**Area** Area 3 - Central  
**Application Number** 3411/21  
**Application Type** Retention Permission  
**Applicant** Ryan Murphy & Judith Emerson  
**Location** 374, Carnlough Road, Cabra West, Dublin 7  
**Registration Date** 27/08/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION for the 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** WEB1874/21  
**Application Type** Permission  
**Applicant** Niall and Denise Fitzgerald  
**Location** 29, Lindsay Road, Glasnevin, Dublin 9  
**Registration Date** 25/08/2021

### Additional Information

**Proposal:** The conversion of the second floor attic area with dormer and Velux window to the rear, and new Velux window to replace existing to the front and associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1881/21  
**Application Type** Permission  
**Applicant** Ruth O'Connell Scallan  
**Location** 34, Shandon Park, Phibsborough, Dublin 7  
**Registration Date** 26/08/2021

### Additional Information

**Proposal:** The development will consist of 32.8m<sup>2</sup> of ground floor extension, 11.4m<sup>2</sup> of first floor extension and a dormer roof light over the existing staircase and associated external landscaping and internal alterations.

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**Area** Area 3 - Central  
**Application Number** WEB1885/21  
**Application Type** Permission  
**Applicant** Niall and Denise Fitzgerald  
**Location** 29, Lindsay Road, Glasnevin, Dublin 9  
**Registration Date** 27/08/2021

### Additional Information

**Proposal:** The conversion of the second floor attic area with dormer and Velux window to the rear, and new Velux window to replace existing to the front and associated works. Additional first floor ensuite and associated works at 29 Lindsay Road, Glasnevin, Dublin 9.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0233/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 23/08/2021  
**Applicant** Eoghan O'Neill & Clodagh Vance  
**Location** 50, Bayview Avenue, North Strand, Dublin 3  
**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** 0266/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 26/08/2021  
**Applicant** Focus Ireland  
**Location** Focus Ireland, Blocks 1-4, George's Hill, Dublin 7  
**Additional Information**  
**Proposal:** EXPP; PROTECTED STRUCTURE: For the internal redecoration and repair works to apartments in Blocks 1-4, Georges Hill, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 0268/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 26/08/2021  
**Applicant** Reliance Investmenrs Ltd  
**Location** Aldborough House, Portland Row, Dublin 1. D01 YF59  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Works to front (north-east) façade of Aldborough House to comprise:  
a) Removal and replacement of wrought iron cramps within granite, where these have failed and caused cracking in the façade; to include graft repairs to cut granite façade. (Note: This work will be limited to locations where the cramps are causing damage to the It is not proposed to remove cramps from locations where there are no visible signs of failure of the granite.)  
b) Conservation and stone repairs where existing granite is cracked or missing.  
c) Removal of vegetation from pediment and entrance portico.  
d) Removal of flagpole from pediment.  
e) Localised cleaning of cut stone ledges to remove glue associated with earlier anti-pigeon spikes.  
f) Localised cleaning of Coade stone armorial crest to remove glue associated with earlier anti-pigeon spikes.  
g) Local repair to section of cracked and failed Coade stone on armorial crest to pediment.  
h) Removal of redundant cast iron soil vent pipe on right hand side of central breakfront.  
i) Conservation and repair of timber sash windows on front (north-east) façade at first and second floor level.  
j) Localised dismantling of dislodged granite blocks on low wall to basement lightwell; removal of embedded vegetation; and reassembly of granite blocks, bedded in lime mortar, to reinstate wall.

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**Area** Area 3 - Central  
**Application Number** 0269/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/08/2021  
**Applicant** Lisa Wallace  
**Location** 47/48, Lower Sheriff Street , Dublin, 1.  
**Additional Information**  
**Proposal:** EXPP: New Roof, New Windows, Change of use.

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**Area** Area 3 - Central  
**Application Number** 0271/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 26/08/2021  
**Applicant** Liz Carroll  
**Location** 7, Delvin Road, Cabra East, Dublin 7. D07 H4C8  
**Additional Information**  
**Proposal:** EXPP: 1) New rear single storey extension. (2) Internal reconfiguration of existing house. (3) Partial demolition works including removal of existing shed structure. (4) Two new flush type rooflights. (5) New ground floor window to side in excess of 1000mm from existing boundary. (6) New ground floor door to side in excess of 1000mm from existing boundary. (6) External landscaping works.

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**Area** Area 3 - Central  
**Application Number** 0282/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 23/08/2021  
**Applicant** Greg Kavanagh Holding Co Ltd  
**Location** 54, Nephin Road, Dublin 7  
**Additional Information**  
**Proposal:** SHEC;The Modifications will consist of a change from the as-granted 2 no. two storey 3 bedroom dwelling and one 3 storey 4 bedroom dwelling to 3 no 3 storey 4 bed dwellings. This will include a 10.7sqm total extension on the ground floor and a 15.3sqm total extension of the first floor and the addition of 2 no dormer windows at converted attic level to the front elevation with total area of 13sqm all works to be carried out to dwellings A1, A2 & B1

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**Area** Area 3 - Central  
**Application Number** 3049/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** JSMT Distribution Ltd  
**Location** 61/62, Mary Street, Dublin 1. D01 XP94  
**Additional Information**  
**Proposal:** Permission for the following, including all associated internal works: a) Change of use of the first floor from retail to restaurant. b) Change only of lettering on signage from existing approved 'Carroll's' to proposed 'Mary's Market'.

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**Area** Area 3 - Central  
**Application Number** 3057/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/08/2021  
**Applicant** Lorcan O'Connor  
**Location** 33-34 Gardiner Street Lower/ Deverell Place, Dublin 1

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### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission for proposed change of use of no. 33 Gardiner Street Lower/ Deverell Place Dublin 1 and the ground floor & basement level of the interlinked building to the rear of no. 33-34 Gardiner Street Lower / Deverell Place, from office use to guesthouse use, providing an additional 17 no. ensuite bedrooms and ancillary rooms situated in both buildings, all to function as a single guesthouse in both no. 33 and 34 Gardiner Street Lower, Dublin 1, both of which are Protected Structures. Retention permission is also sought for minor alterations to interiors of no. 34 Gardiner Street, alterations to the courtyard elevational treatment of the building to the rear of 33-34 Gardiner Street / Deverell Place together with the retention of the sub-basement level partially beneath the building to the rear of 33-34 Gardiner Street / Deverell Place, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 3061/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 24/08/2021  
**Applicant** Imeida Kelly  
**Location** 117, Claremont Court, Glasnevin, Dublin 11, D11 K3V9

### **Additional Information**

**Proposal:** RETENTION: Retention permission for the retention of the enclosed single storey porch at the front of the existing dwelling.

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**Area** Area 3 - Central  
**Application Number** 3064/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/08/2021  
**Applicant** Michael Byrne  
**Location** 51, St. Mary's Road, East Wall, Dublin 3

### **Additional Information**

**Proposal:** The development consists of: a new 10.5sqm first floor roof terrace with opaque screening (1.8m) and new access door from rear return, over existing flat roofed extension to rear of house.

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**Area** Area 3 - Central  
**Application Number** 3075/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Jane Crinion and Richard Crinion  
**Location** 4, Ratra Park, Dublin 7

### **Additional Information**

**Proposal:** Planning permission is sought for alterations/extensions to the existing house comprising an attic conversion with dormer window to the rear roof pitch and 3 no. rooflights to the front roof pitch, plus associated works.

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**Area** Area 3 - Central  
**Application Number** 3076/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Lesley Gleeson  
**Location** 15, Riverston Gardens, Dublin 7

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3077/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Michael Doyle  
**Location** 95 Park Road, Ashtown, Dublin 7, D07 XY17

**Additional Information**

**Proposal:** RETENTION: Retention planning permission is sought for alteration of the existing two storey semi-detached house, comprising of reconfiguration of the first-floor layout to incorporate home office and bathroom, including provision of 2 no. velux roof lights to southern roof slope and widening of the vehicular entrance to 3.3 metres.

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**Area** Area 3 - Central  
**Application Number** 3079/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Deirdre & Paul Doyle  
**Location** 24, Old Finglas Road, Glasnevin, Dublin 11

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3083/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Celtic Spire Capital Limited  
**Location** 17, O'Connell Street Lower and corner of Sackville Place, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for change of use from existing tourist office to Asian food bar / Asian food supermarket, new shop signage to replace

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existing and all associated internal site works at No. 17 O'Connell Street Lower and corner of Sackville Place, Dublin 1. No. 17 O'Connell Street Lower is a protected structure ref: 6002 and is located within the O'Connell Street Architectural Conservation Area.

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**Area** Area 3 - Central  
**Application Number** 3085/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 26/08/2021  
**Applicant** Mary Ralph  
**Location** 24, Convent Way, Riverston Abbey, Navan Road, Dublin 7

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3086/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Sparks Cafe & Bistro Ltd  
**Location** Unit 3, Block C, Smithfield Village, Dublin 7

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3186/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/08/2021  
**Applicant** Edmond & Catherine Taylor  
**Location** 25 Croaghpatrick Road, Ashtown, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** 3355/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/08/2021  
**Applicant** Cedarglade Limited

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**Location** Ground Floor Retail Unit, 232, North Circular Road/  
85 Grangegorman Upper, Dublin 7, D07RH33

**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.

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**Area** Area 3 - Central  
**Application Number** 3750/15/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 25/08/2021  
**Applicant** Alan Mathews  
**Location** 148 Parnell Street, Dublin 1

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3913/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Wenqin Chen  
**Location** Unit 3, Block K, The River Centre, Rathborne Place,  
Dublin 15

**Additional Information** Clarification of Add. Information Recd.

**Proposal:** The development will consist of the change of use from retail use of all floors, to coffee shop use at ground floor level and residential use at first and second floor level with 2 No. 2 bed duplex apartments across first and second floor, all with associated bin store and bike store at ground floor level, and associated site works and signage.

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**Area** Area 3 - Central  
**Application Number** 4014/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/08/2021  
**Applicant** Seacove Ventures Ltd.  
**Location** Lands (c. 0.79 ha) at 64, 65 and 66, Gardiner Street  
Lower, and all associated sites to the rear addressing  
Moland Place, Dublin 1

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development on lands (c. 0.791 ha) at 64,

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65 and 66, Gardiner Street Lower, and all associated sites to the rear addressing Moland Place, Dublin 1. Nos. 64, 65 and 66 Gardiner Street Lower are Protected Structures.

The development will consist of the following:

- Refurbishment/ alterations and change of use of existing buildings on the site and construction of new buildings to the rear to provide a hotel development (72 bedrooms) with ancillary public restaurant (c. 96 sq.m) and associated ancillary uses. The overall building will comprise a gross floor area of c. 2,747 sq.m of which c. 1,071 sq.m is accommodated within the existing buildings and c. 1,676 sq.m is new build. The refurbished existing frontage buildings incorporating Nos. 64, 65 and 66 Gardiner Street Lower contain 32 bedrooms and involve internal reconfiguration to restore many of the formal rooms to their original layout. The frontage buildings which are to change to hotel use are currently arranged as follows: Nos. 64, 65 and 66 Gardiner Street Lower (former medical, office and related uses, now vacant), lands to the rear of these properties is an existing car park.
- The development will include the demolition of non-original internal partition walls and replacement with appropriate internal wall treatments, demolition of the rear modern concrete boundary wall fronting Moland Place, modifications to existing returns of 64 and 65 at basement and ground floor level to allow interconnection between the new rear block and the protected structures to the front.
- The main entrance to the hotel and lounge area is proposed at No. 65 Gardiner Street Lower.
- The development involves works and change of use of the protected structures (recent use as medical, office and associated uses including a car park to the rear) and rear returns to the rear of Nos. 64-66 Gardiner Street Lower to use a hotel, restaurant and ancillary uses.
- The new build element is located to the rear and is located along the boundary with Moland Place where a second hotel entrance is proposed. 2 no. new external landscaped courtyard spaces (c. 139 sq.m total) are provided on either side of the link building to the rear of Nos. 64-66 Gardiner Street Lower. The new building contains 40 bedrooms, a kitchen at basement level, a restaurant space at ground level, a services room, customer toilets and ancillary accommodation, all over 6 levels (including a basement level) with balconies at fifth floor level.
- No on-site car parking is proposed.
- Works to the existing front buildings (Nos. 64-66 Gardiner Street Lower) will include conservation repairs to existing historic sliding sash windows and repointing of front and rear brick elevations to include wiggled pointing on the Gardiner Street Lower elevation.
- The roofs will undergo re-slating with new natural slate.
- The existing buildings will accommodate the hotel reception, 32 no. hotel bedrooms, lounge areas and will retain an existing customer lift all over 5 levels (including basement level).
- The development will also consist of signage consisting of a projecting sign and associated lighting at the entrance on Gardiner Street Lower elevation and a surface fixed sign over the secondary entrance at Moland Place; and all ancillary works associated with the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	GSDZ3092/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	27/08/2021
<b>Applicant</b>	Grangegorman Development Agency
<b>Location</b>	Dublin 7 Educate Together National School, Fitzwilliam Place North, Lower Grangegorman, Dublin 7

#### **Additional Information**

**Proposal:** RETENTION: PROTECTED STRUCTURE: Grangegorman Development Agency and the Department of Education and Skills intend to apply for temporary retention permission for development at a site comprising the Dublin 7 Educate Together National School, Fitzwilliam

Place, Grangegorman Lower, Dublin 7, located within the Grangegorman Strategic Development Zone (SDZ). The development consists of the temporary retention and use of the existing Dublin 7 Educate Together National School which was granted temporary permission under 4291/08 and extended under GSDZ3263/14 and GSDZ3653/17. This application seeks to retain the temporary school for a further 3 years while the construction of the permanent school is ongoing. The temporary school comprises: 1) A two storey 16 classroom primary school of approx. 2284 sq.m (including all ancillary school accommodation/layout/storage); 2) 2 no. ball courts, a junior play area, a dedicated special needs play area, 32 no. surface car parking spaces, vehicular set down area, circulation/paths, bicycle stands, a 2.4m high paladin perimeter fence, associated landscaping/drainage works, bin storage and external temporary storage facilities (generally for the storage of sports equipment); and 3) Vehicular entrance and pedestrian access (including security alterations to associated gates) through the perimeter wall (a Protected Structure - RPS Ref. 3289) at Morning Star Avenue to provide adequate emergency access clearance (including the temporary removal, repair and reinstatement of the wall and pier at Morning Star Avenue).

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**Area** Area 3 - Central  
**Application Number** WEB1702/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2021  
**Applicant** Michele Savini  
**Location** 50, Dingle Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** New window opening at first floor level to front elevation

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**Area** Area 3 - Central  
**Application Number** WEB1723/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/08/2021  
**Applicant** Aidan Loughlin  
**Location** 26, Saint Ignatius Road, Phibsborough, Dublin 7  
**Additional Information**  
**Proposal:** The development will consist of the construction of a first-floor extension over existing ground-floor extension to the rear of the property, and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1837/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/08/2021  
**Applicant** Karl Monaghan & Lesley Cleary  
**Location** 18, Palmerston Place, Dublin 7  
**Additional Information**  
**Proposal:** a) construction of two-storey extension to rear of existing dwelling, b) new 3.5m vehicular entrance to rear of property along Stable Lane to provide off-street parking, and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1874/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/08/2021  
**Applicant** Niall and Denise Fitzgerald  
**Location** 29, Lindsay Road, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** The conversion of the second floor attic area with dormer and Velux window to the rear, and new Velux window to replace existing to the front and associated works.

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**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

34/21

(23/08/2021-27/08/2021)



**Area** Area 3 - Central  
**Application Number** 0293/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Deck Building Services DAC  
**Location** 42-43, Blessington Street, Dublin 7.  
**Registration Date** 26/08/2021  
**Additional Information**  
**Proposal:** SHEC; Construction of 3 storey apartment building to rear of site (fronting Blessington Lane) comprising of 6 no apartments

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