



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**35/21**

(30/08/2021-03/09/2021)

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** 3019/21  
**Application Type** Permission  
**Applicant** Feroz Ahmed  
**Location** 191, Parnell Street, Dublin 1  
**Registration Date** 02/09/2021  
**Additional Information** Additional Information Received  
**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** 3414/21  
**Application Type** Permission  
**Applicant** Durkan (Mountjoy Street) Limited  
**Location** 16 Mountjoy Street and bounded by Mountjoy Street to the west, Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7  
**Registration Date** 30/08/2021  
**Additional Information**  
**Proposal:** Permission for development on this site of approx. 0.1572ha comprising no.16 Mountjoy Street and bounded by Mountjoy Street to the west, Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7.  
The development will consist of modifications to development previously granted under Reg. Ref. ABP 307581-20 (DCC Ref. 4691/19). The proposal will require revisions to the approved development at both ground and first floor to include the provision of an ESB sub-station building (14m<sup>2</sup>) located at the north-east corner of the site at Paradise Place to facilitate the approved development. Minor changes to the permitted elevations and internal floor space reconfigurations, at this stated location, are also proposed.

---

**Area** Area 3 - Central  
**Application Number** 3417/21  
**Application Type** Retention Permission  
**Applicant** Luther Moussa  
**Location** 4 Summer Street North, Dublin 1, D01 W6P5  
**Registration Date** 30/08/2021  
**Additional Information**  
**Proposal:** PERMISSION & RETENTION: Planning permission for the following works:

- Retention permission for change of use to two apartments.
  - 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.
-

---

**Area** Area 3 - Central  
**Application Number** 3422/21  
**Application Type** Permission  
**Applicant** Thomas A. Costello Construction Ltd  
**Location** 134, 135 & 136 North Strand Road, Dublin 3  
**Registration Date** 31/08/2021

**Additional Information**

**Proposal:** Planning permission for development at this site encompassing nos. 134, 135 and 136 North Strand Road, Dublin 3. The development will consist of demolition of 3 existing properties on the site and construction of 20 no. apartments in two linked buildings around a landscaped, communal courtyard. The main building proposed, facing North Strand Road, is four-stories over basement, with the upper floor being an attic storey. It comprises 6 no. two-bedroom apartments, 6 no. two bedroom duplexes and 2 no. three-bedroom apartments. The second building, to the rear of the site facing Strandville Avenue, is four stories over basement at it's highest point, stepping down to two stories over basement at the eastern site boundary. It comprises 1 no. three-bedroom apartment at basement level and 5 no. one bedroom apartments above. Pedestrian entrances are located at the existing laneway to the site's northern boundary as well as at Strandville Avenue where bin and bicycle storage are also provided. All associated site works, connection of drainage to public sewer and landscaping are included in the application.

---

**Area** Area 3 - Central  
**Application Number** 3425/21  
**Application Type** Permission  
**Applicant** Cedarglade Limited  
**Location** Ground Floor Retail Unit at 232 North Circular Road/  
85 Grangegorman Upper, Dublin 7, D07RH33  
**Registration Date** 01/09/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: 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 alterations to the west elevation comprising the following: (i) Provision of a new access door within existing ground floor window ope; (ii) New 600 x 600mm sq. louvre to proposed ground floor extract duct; (iii) New 2.4m 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** 3426/21  
**Application Type** Permission  
**Applicant** PKR Investments Limited  
**Location** The Hogan Stand Pub, North Circular Road, Mountjoy,  
Dublin 1  
**Registration Date** 01/09/2021

**Additional Information**

**Proposal:** The development will consist of a proposed pre-fabricated awning at 94.2m<sup>2</sup> providing an enclosed area to the front of the existing public house and 5 no. proposed signage as well as all associated site and landscaping works.

---

**Area** Area 3 - Central  
**Application Number** 3436/21  
**Application Type** Permission  
**Applicant** Tom McCaughey  
**Location** Maureen's 57, Manor Place, Dublin 7, D07 KC80  
**Registration Date** 03/09/2021

**Additional Information**

**Proposal:** The development will consist of the change of use from the existing Maureen's newspaper agents into a café along with associated changes to the interior ground floor layout and front elevation.

---

**Area** Area 3 - Central  
**Application Number** 3437/21  
**Application Type** Permission  
**Applicant** Tom McCaughey  
**Location** 57, Manor Place, Dublin 7  
**Registration Date** 03/09/2021

**Additional Information**

**Proposal:** The development will consist of an additional floor to accommodate a one-bedroom residential apartment at first and second floor level. With associated improvements to an existing staircase at ground/first floor level and the existing front elevation doorway.

---

**Area** Area 3 - Central  
**Application Number** 3442/21  
**Application Type** Permission  
**Applicant** RSS Irish Estates Ltd  
**Location** Lower Ground Level of 28 Frederick Street North, Dublin 1  
**Registration Date** 03/09/2021

**Additional Information**

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

- The change of use of the existing crèche at the lower ground level of 28 North 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 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** DSDZ3413/21  
**Application Type** Permission  
**Applicant** Spencer Place Development Company Limited  
**Location** Site at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for amendments to a previously permitted development under, Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18, DSDZ3449/19, DSDZ2774/20, DSDZ2796/20, DSDZ3347/20 and DSDZ2144/21 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1.

The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates, and adjoining setts in cul- de-sac, which are also protected structures (RPS 5839).

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed development comprises of the following:

**Building 2 and its environs**

- Provision of weathering enclosures for mechanical services at roof level of 9th storey and relocation of plant screen door and additional plant screen door;
- Omission of section of permitted green roof from roof level (roof of 9th storey element);
- Provision of green roof at terrace on hotel 7th floor level (roof of 7th storey) (resulting in a net increase in coverage of the green roof area of 10 sqm);
- Provision of access ramps and steps at ground floor level to the northern elevation;
- Associated revisions to landscaping including omission of bicycle parking stands to the northern boundary and relocation of bicycle parking stands to the western boundary;
- Provision of external public seating to the north of the building;
- Reconfiguration of flood barrier to the north of the building;

**Environs of Building 3**

- Omission of bicycle stands from the northern boundary of Building 3;
- Amendments to tactile paving to the northeast of the building of Building 3;
- Omission of 2 no. raised planters at entrance to Building 3;

**Environs of Building 4**

- Revisions to permitted pedestrian access route and stepped access to the north of Building 4;
- Provision of external public seating to the east and south of Building 4;
- Relocation of the loading bay on the southern boundary of Building 4;
- Amendments to tactile paving to the southeast of Building 4;
- Public seat

**Environs of Building 1B**

- Revisions to permitted pedestrian access route and stepped access to the north and west of Building 1B;
- Relocation of bicycle stands from the northern boundary of Building 3 to this location;

**Environs of Protected Structure Building 1A**

- Revisions to permitted stepped access at the southern and western boundaries of Building 1A;
- Infill of existing gap on western external wall;
- Amendments to tactile paving to the southwest of Building 1A;

Omission of 4 no permitted trees on the northern boundary and 1 no. tree on the western boundary. The total number of bicycle parking spaces on the site will remain at 548 no. The proposed development also includes all minor modifications to permitted landscaping revisions within the public realm area, minor amendments to the landscaped courtyards and all other associated site development works necessary to facilitate the development.

## Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3416/21  
**Application Type** Permission  
**Applicant** Christian Fraunifelter  
**Location** 37 Annamoe Road, Cabra, Dublin 7  
**Registration Date** 30/08/2021

**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.

---

**Area** Area 3 - Central  
**Application Number** 3427/21  
**Application Type** Permission  
**Applicant** Liz Carroll  
**Location** 7, Delvin Road, Cabra East, Dublin 7, D07 H4C8  
**Registration Date** 01/09/2021

**Additional Information**

**Proposal:** The development will consist of upgrading works to existing two storey semi-detached house to include demolition of existing shed structure located in rear garden that abuts another structure, external landscaping works to include permeable paving, new single storey extension to rear to include 2 no. flush type rooflights, SuDS drainage and all associated ancillary works to facilitate the development.

---

**Area** Area 3 - Central  
**Application Number** 3433/21  
**Application Type** Permission  
**Applicant** Kathleen and Margaret Connolly  
**Location** 4, Strandville Place, North Strand, Dublin 3 D03 P402  
**Registration Date** 02/09/2021

**Additional Information**

**Proposal:** Permission for demolition of existing single storey extension, construction of a new two storey extension, re-roofing and renovation of existing dwelling, incorporating two bedrooms, plus all associated site works.

**Area** Area 3 - Central  
**Application Number** 3445/21  
**Application Type** Permission  
**Applicant** Martin McCaffrey  
**Location** 4 Ormonde Terrace, Blackhorse Avenue , , Dublin 7  
**Registration Date** 03/09/2021

**Additional Information**

**Proposal:** Planning permission for the development will consist of proposed demolition of existing single storey garage structure and the proposed provision of a 2 storey side extension consisting of ground floor carport, a garage area and the widening of the existing back garden doors, a first floor master walk in wardrobe and ensuite, upgrading of all windows and all associated landscape and ancillary works.

---

**Area** Area 3 - Central  
**Application Number** WEB1895/21  
**Application Type** Permission  
**Applicant** Ruth O'Connell Scallan  
**Location** 34, Shandon Park, Phibsborough, Dublin 7  
**Registration Date** 30/08/2021

**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.

---

**Area** Area 3 - Central  
**Application Number** WEB1896/21  
**Application Type** Permission  
**Applicant** Niall and Denise Fitzgerald  
**Location** 29, Lindsay Road, Glasnevin, Dublin 9  
**Registration Date** 31/08/2021

**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.

---

**Area** Area 3 - Central  
**Application Number** WEB1900/21  
**Application Type** Permission  
**Applicant** Edmond & Catherine Taylor  
**Location** 25, Croaghpatrick Road, Ashtown, Dublin 7  
**Registration Date** 31/08/2021

**Additional Information**

**Proposal:** Planning permission is sought for conversion of existing attic space to non-habitable storage/office area with new revised roof profile (from hipped to half hipped gable roof) to side/rear, with new dormer window extension to rear roof with 2 no. of velux rooflights to front roof elevation, conversion of garage area with new window to front, internal modifications and associated site works.

---

---

**Area** Area 3 - Central  
**Application Number** WEB1907/21  
**Application Type** Permission  
**Applicant** Audrey Baker and Alan Walsh  
**Location** 17, Violet Hill Drive, Dublin 11  
**Registration Date** 02/09/2021

**Additional Information**

**Proposal:** I, Audrey Baker and Alan Walsh, intend to apply for Permission for development at 17 Violet Hill Drive, Glasnevin, Dublin 11, D11 Y0ET consisting of the demolition of an existing shed to the rear and the construction of a single storey extension to the rear of the existing dwelling. The extension is intended for personal use only by current occupants and will consist of 1 bedroom, 1 bathroom, a kitchen / living area and storage shed and to include 3no. roof lights. The extension will be accessed from the existing side laneway and the kitchen / sitting room of the existing dwelling, works to also include for all associated site works

---

### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0279/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/09/2021  
**Applicant** Grangegorman Development Agency  
**Location** The Clock Tower, Grangegorman Lower, Dublin 7

**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

---

**Area** Area 3 - Central  
**Application Number** 2659/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** David Green and Sabreena Kelly  
**Location** 60 Ravensdale Road, East Wall, Dublin 3, D03 F671  
**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.



**Area** Area 3 - Central  
**Application Number** 3096/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Maxol Limited  
**Location** Maxol Filling Station, 179 Navan Road, Dublin 7, D07 R2VK

**Additional Information**

**Proposal:** Planning permission for an off licence permission (area 13.00m<sup>2</sup>) within and subsidiary to the existing retail area (99.00 sqm) and all associated contingent works.

---

**Area** Area 3 - Central  
**Application Number** 3097/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Springdale Inns Ltd  
**Location** The Halfway House, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Retention permission for the development consists of the retention of a modified shipping container, 6m x 2.44m, located within the existing car park, to be used as a facility for serving to go coffee and snacks during the hours of 7am to 7pm Monday to Sunday. The development to be retained results in the omission of 4 no. existing car parking spaces.

---

**Area** Area 3 - Central  
**Application Number** 3099/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Jose da Conceicao Vieira  
**Location** 40 North Lotts, Dublin 1, D01 C8C9

**Additional Information**

**Proposal:** Retention permission for use as a martial arts studio.

---

**Area** Area 3 - Central  
**Application Number** 3100/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Tim Benjamin  
**Location** 9B, Abbey Street Lower, Dublin 1, D01X4PO

**Additional Information**

**Proposal:** The development will consist of the removal of the existing shop front, steel shutters and timber fascia and the provision of a new steel and glass shopfront and entrance door, with a proprietary security gate and a new steel frame side door for access to the office floors above the retail unit.

---

---

|                           |  |
|---------------------------|--|
| <b>Area</b>               | Area 3 - Central   |
| <b>Application Number</b> | 3103/21  |
| <b>Application Type</b>   | Permission   |
| <b>Decision</b>           | GRANT PERMISSION   |
| <b>Decision Date</b>      | 30/08/2021   |
| <b>Applicant</b>          | The Vincentian Fathers   |
| <b>Location</b>           | Saint Peter's Church,, Corner of North Circular Road & Dalymount, Phibsboro, Dublin 7, D07N152 |

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:Planning permission is sought for the location of 1 no. coffee-push cart on the church forecourt with associated standing/ sitting area to operate as a facility for serving take-away coffee and snacks during the hours of 7:00AM to 4:00 PM Monday to Sunday.

---

|                           |                                  |
|---------------------------|----------------------------------|
| <b>Area</b>               | Area 3 - Central                 |
| <b>Application Number</b> | 3107/21                          |
| <b>Application Type</b>   | Permission                       |
| <b>Decision</b>           | GRANT PERMISSION                 |
| <b>Decision Date</b>      | 30/08/2021                       |
| <b>Applicant</b>          | Anthea O'Rourke                  |
| <b>Location</b>           | 213 Bannow Road, Cabra, Dublin 7 |

**Additional Information**

**Proposal:** Planning permission for construction of a single storey extension and entrance canopy to the front, new vehicular entrance, gates and dished footpath to the front and all associated site works.

---

|                           |  |
|---------------------------|--|
| <b>Area</b>               | Area 3 - Central                               |
| <b>Application Number</b> | 3112/21  |
| <b>Application Type</b>   | Permission                                     |
| <b>Decision</b>           | ADDITIONAL INFORMATION                         |
| <b>Decision Date</b>      | 31/08/2021                                     |
| <b>Applicant</b>          | CDK Properties Limited                         |
| <b>Location</b>           | Rawlton House, Sherrard Street Lower, Dublin 1 |

**Additional Information**

**Proposal:** Planning permission for the development consist of:

- (i) Refurbishment of the historic facade and change of use from light industrial to residential of the existing Rawlton House to consist of 10no. new apartments being a mix of 4no. one bed, 5no. two bed units and 1no. three bed unit to include a rooftop terrace for private amenity space to the rear,
- (ii) demolition of existing modern industrial shed to the rear,
- (iii) construction of a new 3-storey apartment block to the rear consisting of 8no. apartments being a mix of 2no. one bed, 3no. 2 bed, 1no. three bed penthouse unit and 2no. four bed units,
- (iv) provision of outdoor amenity spaces,
- (v) new bicycle storage,
- (vi) new bin storage area,
- (vii) new additional storage units for the apartments,
- (viii) connection to services and all associated site works

**Area** Area 3 - Central  
**Application Number** 3120/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2021  
**Applicant** Irish Student Fund (Dublin) II- Dominick Student Ireland Ltd  
**Location** 58-64, Dominick Street Upper, Dublin 7 D07 TEV2  
**Additional Information**

**Proposal:** Permission for development at a circa 0.19 ha site located at Nos 58-64 Dominick Street Upper, Dublin 7, D07 TEV2. Part of the site is bounded by Henrietta Lane to the south.

The proposed development will consist of the temporary use of the development for tourist or visitor accommodation (alongside permitted student accommodation) in the period between 1st September 2021 to 31st May 2022. After such times, the original condition 3 of Reg/ Ref: 2080/17 will apply. There are no physical changes proposed to the permitted development.

---

**Area** Area 3 - Central  
**Application Number** 3121/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2021  
**Applicant** Irish Student Fund (Dublin) II - Dominick Street Student Ireland Limited  
**Location** 25-29 Dominick Street Upper, Dublin 7  
**Additional Information**

**Proposal:** Permission for development at a c. 0.1277 ha site located at Nos. 25-29 Dominick Street Upper, Dublin 7, D07 YPY2.

The proposed development will consist of the temporary use of the development for tourist or visitor accommodation (alongside permitted student accommodation) in the period between 1st September 2021 to 31st May 2022. After such times, the original condition 3 of Reg. Ref.: 4341/16 will apply. There are no physical changes proposed to the permitted development.

---

**Area** Area 3 - Central  
**Application Number** 3128/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/09/2021  
**Applicant** Irish Distillers International Limited  
**Location** The Courtyard, The Old Jameson Distillery, Bow Street, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for the replacement of the existing pot still feature in The Courtyard, The Old Jameson Distillery, Bow Street, Dublin 7, D07 V57C with a free standing illuminated sculptural feature and all ancillary site development works. The proposed development consists of or comprises the carrying out of works to a protected structure.

---

**Area** Area 3 - Central  
**Application Number** 3136/21

---

**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/09/2021  
**Applicant** New Century House (Luxembourg) Holding Sarl  
**Location** New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7

**Additional Information**

**Proposal:** Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west. The proposed development comprises of the following:

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

---

**Area** Area 3 - Central  
**Application Number** 3301/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2021  
**Applicant** Ontower Ireland Limited  
**Location** Wellington Court, Mountjoy Street, Dublin 7

**Additional Information**

**Proposal:** RETENTION & PERMISSION: We, Ontower Ireland Limited intend to apply for Retention permission of 6 no. pole mounted panel antennas (3 no. Vodafone & 3 no. Three) and 2 no. link dishes (1 no. Vodafone and 1 no. Three) within shrouded enclosures together with associated equipment and cabinets and Permission to install a further 3 no. pole mounted antenna and 2 no. dishes within GRP shrouded enclosures together with associated equipment and cabinet at the roof level.

---

**Area** Area 3 - Central  
**Application Number** 3999/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 31/08/2021  
**Applicant** Discipulo Developments Ltd  
**Location** 48, 48B, 50, 50A Drumcondra Road Lower, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** EXT. OF DURATION: Partial demolition of the upper floors of 48, 48B, 50 and 50A and alterations to the existing ground floor shop units and shopfronts, demolition of existing buildings to rear and for the construction of new basement to rear of unit 50A and to construct a 2 to 4 storey building comprising 8 no. student accommodation units including communal rooms, storage, ancillary facilities, central broadband antenna and all associated site development works

**Area** Area 3 - Central  
**Application Number** DSDZ3123/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2021  
**Applicant** Tesco Ireland Limited  
**Location** A c.0.0672 ha site, at Retail Units A & B, Building R, Spencer Dock, Mayor Street Upper, Dublin 1.

**Additional Information**

**Proposal:** Permission for development at a c.0.0672 ha site, at Retail Units A & B, Building R, Spencer Dock, Mayor Street Upper, Dublin 1.

The development will consist of the following: (i) The amalgamation of retail units A and B to provide a single retail unit with a total gross floor area of c. 629 sqm; (ii) the provision of ancillary off-licence areas of 29 sqm; (iii) the provision of associated internal (behind glazing) signage to the southern and western elevations comprising individually mounted internally illuminated letters; information signage; and an over door sign at the customer entrance on the southern elevation; (iv) minor works including a new glazed door, fixed screen and louvres to the western elevation; louvres to the southern elevation; frosted vinyl coverings and manifestations to glazing on the northern, southern and western elevations; and an internal roller shutter at the customer entrance; (v) associated plant area to be provided at basement level; and (vi) all ancillary site services and site development works. The application relates to a proposed development within a SDZ Planning Scheme Area.

---

**Area** Area 3 - Central  
**Application Number** WEB1881/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/08/2021  
**Applicant** Ruth O'Connell Scallan  
**Location** 34, Shandon Park, Phibsborough, Dublin 7

**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.

---

**Area** Area 3 - Central  
**Application Number** WEB1885/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/08/2021  
**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. Additional first floor ensuite and associated works at 29 Lindsay Road, Glasnevin, Dublin 9.

**Area** Area 3 - Central  
**Application Number** WEB1886/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/08/2021  
**Applicant** Paul O'Dwyer  
**Location** 110, Drumcondra Road Lower, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** The development will consist of the following: a change of use from Day Therapy Centre to Residential use.

---

**Area 3  
Appeals Notified**

**None**

---

**Area 3  
Appeals Decided**

**None**

---



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

35/21

(30/08/2021-03/09/2021)

|                           |   |
|---------------------------|---|
| <b>Area</b>               | Area 3 - Central                            |
| <b>Application Number</b> | 0302/21                                     |
| <b>Application Type</b>   | Social Housing Exemption Certificate        |
| <b>Applicant</b>          | Thomas A. Costello Construction Ltd,        |
| <b>Location</b>           | 134,135 & 136, North Strand Road, Dublin, 3 |
| <b>Registration Date</b>  | 31/08/2021                                  |

**Additional Information**

**Proposal:** SHEC;

The development will consist of demolition of 3 existing properties on the site and construction of 20 no. apartments in two linked buildings around a landscaped, communal courtyard. The main building proposed, facing North Strand Road, is four-stories over basement, with the upper floor being an attic storey. It comprises 6 no. two-bedroom apartments, 6 no. two bedroom duplexes and 2 no. three-bedroom apartments. The second building, to the rear of the site facing Strandville Avenue, is four stories over basement at it's highest point, stepping down to two stories over basement at the eastern site boundary. It comprises 1 no. three-bedroom apartment at basement level and 5 no. one bedroom apartments above. Pedestrian entrances are located at the existing laneway to the site's northern boundary as well as at Strandville Avenue where bin and bicycle storage are also provided. All associated site works, connection of drainage to public sewer and landscaping are included in the application.

---





# Dublin City Council

## SECTION 5 EXEMPTIONS

35/21

(30/08/2021-03/09/2021)

**Area** Area 3 - Central  
**Application Number** 0303/21  
**Application Type** Section 5  
**Applicant** Gavin Smyth  
**Location** Griffith Park, Drumcondra, Dublin 9  
**Registration Date** 02/09/2021

**Additional Information**

**Proposal:** EXPP: The works will consist of the provision of a cafe and toilet building measuring approx. 12.19m long x 2.44m wide x 2.59m high within Griffith Park, with associated site works and foul drainage connection. (The referral includes the requirement for an EIA screening and AA screening.)

---