



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**39/21**

(27/09/2021-01/10/2021)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2656/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Lidl Ireland GmnH
<b>Location</b>	20 to 22 (former Annesley Motors), 22B, 23, 24, 25, and 26, Ballybough Road, Dublin 3
<b>Registration Date</b>	01/10/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** The proposed development involves the demolition of all existing structures on the site comprising the former Annesley Motors car showroom and associated buildings and vacant dwellings and commercial premises at Nos. 20 to 26 (inclusive) Ballybough Road. The construction of a two storey (including mezzanine floor), neighbourhood centre development with a gross floor area totalling 2,391 sqms. The site area extends to circa 0.28 hectares. At ground floor, the proposed development includes three units (unit 1 – retail; unit 2 – retail/café; and , unit 3 – retail); undercroft parking for 29 cars and 16 external spaces; secure cycle store for staff within the undercroft; loading bay; existing ESB substation on O’Sullivan Avenue to be integrated into the development (a future ESB substation location is also proposed within the car park to the rear of the site should be the existing substation need to be decommissioned by ESB); an additional new ESB substation to service the proposed neighbourhood centre is also located internally within the building; other plant rooms and ancillary space; service vehicle and car access is off Clonliffe Avenue to the south of the site. At first floor, accessed by escalator/stair and lift core, is the licensed discount food store (supermarket) with a net sales area of 1,139 sqms including an off license sales area at first floor level with ancillary, office, storage and food preparation areas. The mezzanine level includes staff facilities ancillary to the supermarket. At roof level there will be both green roof, photovoltaic panels and a mechanical plant compound. The development includes all new drainage infrastructure, and all other works, including landscaping (hard and soft to the rear car park) and boundary treatments required to complete the development. The treatment of the roadside footpath area around outside of the application site is included on the submitted plans for indicative purposes only.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3218/11/X2
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Francis Dunphy
<b>Location</b>	Corner site to side of: 37, McKee Park, Blackhorse Avenue, Dublin 7
<b>Registration Date</b>	28/09/2021

**Additional Information**

**Proposal:** EXT. OF DURATION: Planning permission is sought for the demolition of existing 2 bedroom house under enforcement notice ref. E0291/09 and construction of a new 2 storey 2 bedroom detached house with storage room in attic (total area = 112sqm). Proposed works include 1 no. rooflights to front and 2 no. rooflights to rear, car parking to front garden and pedestrian side access gate. External finishes to match existing houses to terrace at the side of 37 McKee Park.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3576/21
<b>Application Type</b>	Permission

**Applicant** OCES Property Holdings Ltd.  
**Location** Clerys, 18-27 O'Connell Street Lower, Dublin 1  
**Registration Date** 27/09/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: The relocation and redesign of the two approved ground floor double entrance doors in the west elevation of Clerys fronting O'Connell Street and the omission of a third originally proposed double door. The doors are to be redesigned to take account of historical references and to provide a more central access point to the two proposed retail units than that proposed in the approved application Reg. Ref. 3442/16.

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**Area** Area 3 - Central  
**Application Number** 3593/21  
**Application Type** Permission  
**Applicant** Dublin Exclusive Properties Limited Patnership  
**Location** 33, Bachelors Walk, Dublin 1  
**Registration Date** 28/09/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at this 0.0091 Ha (91 sq m) site at No.33 Bachelors Walk, Dublin 1 (A Protected Structure). The development will principally consist of: the part change of use of 61 sqm at ground floor level from retail and ancillary office use to café and the change of use of 190 sqm at first to fourth floor levels from office use to residential use. There are 4 No. apartments proposed in the residential portion of the building comprising 4 No. one bed units ranging in size from 46 sqm to 48 sqm. The development will also comprise of: elevational works including the removal of ground floor shop window, removal of the existing door and shutter and lowering of cut stone window sill on the south elevation at ground floor level and replacement with 2 No. separate entrances at ground floor level serving the café and apartments; removal of existing signage; demolition of attached WC on rear façade at 2nd/3rd floor level (3.5 sqm) and replacement with a window on the northern elevation at 2nd /3rd floor level serving the stair core; internal room modifications to all levels including the removal of the existing single staircase from 3rd to 4th floor level and replacement with 2 No. proposed staircases serving apartment Nos. 3 and 4; insertion of sprinkler system at 4th floor level; signage; and all associated site works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3614/21  
**Application Type** Permission  
**Applicant** Ger Duggan of Ger Duggan Pubs Ltd.  
**Location** 25, Parkgate Street, Dublin 8, D08 XR94  
**Registration Date** 01/10/2021

**Additional Information**

**Proposal:** Planning permission to erect an open ended traditional drop arm style awning over the existing sign board on the full front elevation of P. Duggan's Public House. All work is to be carried out to front.

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**Area** Area 3 - Central  
**Application Number** 3615/21  
**Application Type** Permission

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**Applicant** Restaurant Investments Ltd  
**Location** 46/47, Arran Street East, Dublin 7.  
**Registration Date** 01/10/2021

**Additional Information**

**Proposal:** Permission for new access door on rear elevation at ground floor and new window open to first floor rear elevation.

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**Area** Area 3 - Central  
**Application Number** 3617/21  
**Application Type** Permission  
**Applicant** Marron Estates Ltd  
**Location** 77-80, King Street North, Smithfield, Dublin 7. D07 TP22  
**Registration Date** 01/10/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at this site: 77-80 King Street North, Smithfield, Dublin 7, D07 TP22. The subject site encompasses an area of 0.0896 hectares. The development will consist of: The demolition of the existing modern extensions to no. 77, the total demolition of no. 78 and 79 North King Street and the retention and alteration of the protected structures at no. 77 and 80 King Street North to facilitate the construction of a 8.9m - 28m (above ground level) part-3 to part-9 storey 5,818 sq.m. hotel building comprising: (i) linen stores, a luggage store, toilets, and comms room at basement level; (ii) a lobby, reception area, bar/restaurant facilities (including the retention of the existing Cobblestone Public House), toilets, a bar store, housekeeping store, food preparation area, a bin store and switch room at ground floor level; (iii) kitchen, and cold storage area, ancillary offices, staff facilities including locker area, a break area and toilet and shower facilities, at first floor level; (iv) 114-bedrooms arranged over floors 2-9 with maintenance and a cleaners storage areas located at third and fourth floor level; (v) plant room located at fifth floor level; and (vi) lift overrun, plant room and green roofs at roof level. The development also includes the following works to no. 77 and 80 King Street North:  
No. 77 King Street North - New independent structure to be installed to rear and side of existing original house, existing staircase from ground to second floor to be removed, new opening to be formed in west elevation (former party wall), existing (non-original) openings in west elevation at first and second floor level to be blocked up and hotel bedrooms with En Suite bathrooms to be installed at first and second floor level in the Protected Structure.  
No 80 King Street North - Existing brick facades (main house and rear outbuilding) to be repaired and restored, stone parapet capping to front and rear of main house to be repaired and restored and new historically accurate timber sliding sash windows with slimline double-glazing to be installed to original window openings front and rear of main house.  
The development also includes SuDS drainage, piped and other services, and all ancillary site development works necessary to facilitate the development.  
The development to be applied for includes a number of buildings on the Dublin City Council Record of Protected Structures including the following: the Cobblestone Pub, no. 77 King Street North, Dublin 7 (ref: 4263) and no. 80 King Street North, Dublin 7 (ref: 4264).

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**Area** Area 3 - Central  
**Application Number** 3621/21  
**Application Type** Retention Permission  
**Applicant** Theresa Doran  
**Location** 16 Tolka Road, Ballybough, Dublin 3  
**Registration Date** 01/10/2021

## Additional Information

**Proposal:** RETENTION AND PERMISSION for the development:

- (i) retention permission of a two-bedroom extension above the exempt single-storey extension at the rear of the house;
- (ii) permission to build a part one-storey and part two-storey 2 bedroom end of terrace house to the side of the existing dwelling, new boundary treatments, new vehicular entrance to the front and all associated internal , site and drainage works .

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3622/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Irish Life Assurance plc
<b>Location</b>	Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03.
<b>Registration Date</b>	01/10/2021

## Additional Information

**Proposal:** Planning permission for development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03. Block 3A is the highest block at the Irish Life Centre, directly behind the main plaza 'Chariot of Life' sculpture and water feature as viewed from Abbey Street Lower. Block 3B is behind (to the north) of Block 3A and both blocks are linked. Blocks 3A and 3B are bordered to the west by internal gardens and other blocks within the Irish Life Centre, to the east by Beresford Lane, to the north by other blocks within the Irish Life Centre, by Talbot Mall and by other properties facing onto Talbot Street and to the south by the Irish Life Plaza and beyond it by Abbey Street Lower. The proposed development comprises an overall increase in floorspace of c. 6686m<sup>2</sup> (from c. 21,330m<sup>2</sup> to c.28 016m<sup>2</sup>) and includes the following elements: an increase in height of Block 3A, from c.34.3m to c.38.5m and of Block 3B from c.24.3m to 31.3m (both measured from the existing podium to parapet) with plant enclosures and garden areas at roof levels; facade and fenestration changes to both blocks; internal changes to the existing blocks including the leisure centre; a new and wider link element (up to 10 storeys above podium level) linking Blocks 3A and 3B, with plant and gardens at roof level; a new atrium/pavilion projecting one storey above part of existing podium garden level, remodelling and landscaping of the existing podium garden area; a roof garden on the new atrium roof; change of use (from medical centre to office) of c. 140m<sup>2</sup> at ground floor level and change of use of c.41m<sup>2</sup> (from retail space to ancillary office space) at ground floor level; new planting, seating and signage to the first floor entrance balcony to Block 3A; provision of a single storey security hut and security gate at the Beresford Lane vehicular entrance to the site; an overall reduction of car parking spaces on the site of 121 spaces, from 483 to 362 (comprising 23 in the public carpark in the basement and 98 to the Block 3 parking on level 1) and an overall increase of 76 bicycle spaces (from 418 to 494); all of the preceding to include associated plant and ancillary development and site works above and below ground.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3624/21
<b>Application Type</b>	Permission
<b>Applicant</b>	The Commissioners for Public Works (Office of Public Works)
<b>Location</b>	The Magazine Fort, Phoenix Park, Dublin 8
<b>Registration Date</b>	01/10/2021

## Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission for the development will consist of

repair, conservation, change of use, and minor additions and alterations to, and ancillary works to a number of buildings in the Magazine Fort (a Protected Structure, RPS 6896, and on the Record of Monuments and Places RMP nos. DU018007019 and DU018007013) to facilitate access and use to the public, and will include:

1. The repair, conservation, change of use and minor alteration of the Johnston Ravelin Buildings (Buildings K & L)

The repair and conservation work of the Fort's domestic quarters includes reroofing with slate and lead flashings, new castiron rainwater goods, and general repairs;

The repair and conservation works at the courtyard and moat areas will consist of the refurbishment and augmentation of the existing cobbles and stone paving and the reinstatement of gates and railings to the courtyard;

A change of use of Buildings K & L (329+213 m<sup>2</sup>) is proposed to accommodate new Visitor and Staff Facilities, including, at ground floor level, Visitor Reception, Locker Room, Tea Room, Accessible wc's and Staff Offices; and, at basement level, Kitchen, Staff Facilities (toilets, changing rooms, lockers), additional Visitor wc's, Plant Rooms and general storage areas;

Alterations to the internal existing fabric will consist of 2 nos. openings in 2 nos. walls, and the partial demolition of timber flooring at ground floor level to provide for new staff stairs, the removal of damaged timber flooring at basement and replacing with concrete;

Alterations to the external fabric will include the demolition of derelict subsidiary stair, wall and toilets, the removal of damaged external concrete ground surfaces, the removal of modern external gate, the removal of the Men's Hut (Building O - 40 m<sup>2</sup>), the removal of the metal shed to Ablution Room (Building H - 21 m<sup>2</sup>);

New built work includes the provision of new staff stairs and new partitioning for the new wc's toilets; the replacing of existing external concrete surface and limited cobbled areas with new textured concrete ; the provision of new guardrails and addition of new external stairs to moat area, a new postern gate at the south moat wall, and a new metal external entrance gate and bridge with signage;

2. The restoration of the Duke of Dorset archway, using original stonework. Interventions to the inner entrance bridge consist of the removal of existing metal grating and provision of proposed metal walkway and guardrails;

3. The insertion of a new metal walkway at the Inner Fort ground level and at the Rampart Walls to facilitate a universally accessible circumnavigational tour of the Fort and Ramparts (809 m<sup>2</sup>);

At ground level, this consists of the removal of damaged concrete paths and repair of surrounding cobble surfaces and the insertion of the proposed 1.8m wide perforated metal walkway following the existing layout of concrete paths and concealing electrical services distribution;

At rampart level, the new perforated metal walkway (& guarding) will run along the West and South rampart walls, and includes the provision of steel frames and railings at existing gun embrasures and a new flagpole at the southeast bastion. Alterations to the existing fabric of the rampart walls consist of the opening up of gun embrasures by the removal of later additions of concrete blockwork;

Change of levels between ground and rampart walkways involve the erection of 2 nos. steel truss ramps at the northwest and southeast bastions; and a Part M accessible lift and access lobbies (15 m<sup>2</sup>) at the northwest bastion;

4. The repair, conservation, change of use and minor alteration of the corrugated iron Bakery Building consisting of local repairs to the wall sheeting and the replacement of roof coverings, cleaning of the steel frame and stanchion structural remedial works, the provision of new metal rainwater goods, and the restoration and weatherproofing of windows and doors. The change of use consists of new Exhibition and visitor orientation/gathering spaces (total of 296 m<sup>2</sup>).

Alterations to the existing fabric include the removal of 1 no. corrugated sheeting wall;

5. The repair, conservation, change of use and minor alteration of the Magazine Gunpowder Store Buildings. Repair and conservation works include the recovering of slate roofing with new felt

and timber battens and reuse of existing slate, with new slate as required to match existing, the restoration of stone capping, the repair of external wall harling and stonework, the restoration of rainwater goods and new to match existing where required, the repair of existing timber flooring, and the repair of the brick vaulted structure, including structural stitching to corners;

The change of use of the Magazine vaults consists of new exhibition spaces, including exhibition space (296 m2) in Vault A, and audiovisual installations in Vaults B & C (total of 408 m2);

Alterations to the existing fabric consist of the provision of a connection between Vaults B and C and the demolition of relevant wall section, the removal of later added concrete flooring in Vault C and the removal of later added brickwork to the front of Vault C. New build consists of the insertion of a new metal walkway, seating and railings, in Vaults B & C and the porch of Vault A; and the provision of a new dark room door at the front of Vault C.;

6. The repair, conservation and change of use of the Shifting Room Building (25 m2) to provide a switchroom and an A/V room;

7. The provision of electrical services following the new walkways; which consists of the removal of existing switchboards in the Sentry Box (22 m2) and provision of switchroom in the Officers' quarters' building, the provision of surface ducting (below proposed metal walkway);

8. The repair of existing drainage networks as necessary and provision of new connections from the Johnston Ravelin visitor facilities to the existing network.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2626/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Tulane Business Management Limited
<b>Location</b>	Site at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1
<b>Registration Date</b>	27/09/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: planning permission for signage at the ground floor of Building 2, Block 7, Spencer Dock permitted under Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18 and DSDZ2796/20 on 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).

Building 2 is permitted as hotel with cafe unit at ground floor and forms part of the overall development at Spencer Place. The building is located in the north west corner of the overall development bound by Mayor Street to the north, an unnamed street adjoining Station Square to the west and the remainder of the development to the south and east.

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

The proposed development comprises of the following:

Erection of 1 no. internal double sided hanging illuminated entrance sign at ground floor level on the north elevation fronting onto Mayor Street Upper.

All signage is associated with the permitted cafe unit at ground floor level in Building 2.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	GSDZ3608/21
<b>Application Type</b>	Retention Permission

**Applicant** HSE Estates  
**Location** 'The Mews', Conolly Norman House, 224 North Circular Road, Dublin 7  
**Registration Date** 30/09/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention permission for :

(a) demolition of a single storey portacabin extension; removal of windows and walls to form new openings on the north and south elevations; removal of a brick boundary wall and relocation of gates on the west elevation;

(b) construction of a single storey extension to the front, side and rear; a switch room and bin store; internal alterations to the original layout at ground floor level;

(c) a single storey temporary structure to provide staff toilet facilities at the rear.

All ancillary site works at 'The Mews' adjacent to Conolly Norman House, 224 North Circular Road, Dublin 7. 'The Mews' is in the curtilage of two protected structures, Conolly Norman House (RPS 1673) and part of wall along North Circular Road at St. Brendan's Hospital complex (RPS 1674) and is in a special development zone (SDZ).

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**Area 3**  
**DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3583/21  
**Application Type** Permission  
**Applicant** Louise Lowry  
**Location** 104 Claremont Court, Dublin 11, D11 RHX5  
**Registration Date** 28/09/2021

**Additional Information**

**Proposal:** Planning permission for the development will consist of a proposed new dormer roof to the rear of the existing house roof and new velux window to the front of the existing house roof. A new window in the side elevation at attic level and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3602/21  
**Application Type** Permission  
**Applicant** Tomas Hopkins  
**Location** 12, Park View, Navan Road, Dublin 7  
**Registration Date** 29/09/2021

**Additional Information**

**Proposal:** Planning permission for:

- A. Ground floor extension to side and rear.
- B. All associated site works.

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**Area** Area 3 - Central  
**Application Number** 3620/21  
**Application Type** Permission  
**Applicant** Liam Daly  
**Location** 112, Nephin Road, Dublin 7. D07 X2E7  
**Registration Date** 01/10/2021



## Additional Information

**Proposal:** The development will consist of (i) the demolition of the garage at the side of the house, (ii) building a single-storey accessible extension at the rear comprising bedroom and kitchen, (iii) widening the existing driveway entrance at the front to facilitate a disability access vehicle and (iv) all associated internal, site and drainage work.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0303/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 29/09/2021  
**Applicant** Gavin Smyth  
**Location** Griffith Park, Drumcondra, Dublin 9

### 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.)

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**Area** Area 3 - Central  
**Application Number** 0308/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/10/2021  
**Applicant** Marie Feirtear  
**Location** 32, Millmount Avenue, Drumcondra, Dublin 9

### Additional Information

**Proposal:** EXPP: Ground floor rear extension of gross 33 sqm, retaining garden area of 34.6sqm.

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**Area** Area 3 - Central  
**Application Number** 3019/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/09/2021  
**Applicant** Feroz Ahmed  
**Location** 191, Parnell Street, Dublin 1  
**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.

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**Area** Area 3 - Central  
**Application Number** 3256/21  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION

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**Decision Date** 27/09/2021  
**Applicant** Brimwood Limited  
**Location** 15/17, Drumcondra Road Lower, Dublin 9

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3257/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/09/2021  
**Applicant** Vision Wave Limited  
**Location** 57A Jervis Lane Upper, Dublin 1

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3265/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/09/2021  
**Applicant** Tesco Ireland Limited  
**Location** Unit Nos. 7, 11, 12 and the Tesco Supermarket Unit, at Phibsborough Shopping Centre, Phibsborough Road, Dublin 7

**Additional Information**

**Proposal:** The development will consist of: (i) change of use of Unit 7 (99 sq. m gross floor area) from Off licence to retail, (ii) amalgamation of Unit 11 (93.5 sq. m gross floor area) and part Unit 12 (51.4 sq. m gross floor area) into the existing Tesco Supermarket Unit (1,996 sq. m gross floor area) to provide a single retail unit and the change of use of the entire amalgamated unit (2,138.9 sq. m gross floor area, across ground, first and second floor levels) from retail to retail with subsidiary alcohol sales to form a new licensed supermarket, (iii) reduction in size of Unit 12 from 87.5 sq. m gross floor area to 36.1 sq. m gross floor area, (iv) new glazed shopfront with external roller shutter and new means of escape door (with frosted vinyl) on the eastern elevation (at the

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location of the current Unit 11 entrance), and (v) all ancillary site services and site development works.

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**Area** Area 3 - Central  
**Application Number** 3267/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/09/2021  
**Applicant** LMS Investments Designated Activity Company  
**Location** Site bounded by Little Mary Street (to the south);  
Little Green Street (to the west) and Anglesea Row (to  
the east), Dublin 1

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3268/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/09/2021  
**Applicant** Seamus Bairead & Orla McNearney  
**Location** Rear of 101 & 103 North Circular Road, St. David's  
Terrace, Cabra, Dublin 7

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3270/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/09/2021  
**Applicant** St. Laurence O'Toole Diocesan Trust  
**Location** Holy Cross Church, Holy Cross College, Clonliffe Road,  
Dublin 3

**Additional Information**

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

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3276/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/09/2021
<b>Applicant</b>	Sean and Suzanne O'Connell
<b>Location</b>	84 North Strand Road, Fairview, Dublin 3 D03 AY16

**Additional Information**

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3279/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/09/2021
<b>Applicant</b>	Red Rock Foley Street Ltd.
<b>Location</b>	A site of c. 0.08 ha at 17-21, Foley Street, Dublin 1

**Additional Information**

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

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

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

- Provision of hard and soft landscaping, Sheffield bicycle stands, plant, green roof and all other associated site development works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3280/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 28/09/2021  
**Applicant** Brian O'Kelly  
**Location** 55, Parnell Square West, Dublin 1

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3288/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/09/2021  
**Applicant** National Council for the Blind of Ireland  
**Location** P.V. Doyle House, Whitworth Road, Drumcondra, Dublin 9

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3293/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/09/2021  
**Applicant** Jackie and Bernie McMahon  
**Location** 4, Glenarm Avenue, Drumcondra, Dublin 9

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3296/21  
**Application Type** Permission

**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/10/2021  
**Applicant** Morgan Crowe, Brid Large & Mary Irving  
**Location** Site to rere of, 17 Nephin Road, opening unto Villa Park Avenue, DUBLIN 7. D07 PY11

**Additional Information**

**Proposal:** Permission is sought for the construction of a single storey terraced commercial /retail unit (Area=35m2), and the remodelling of shopfronts to the existing commercial units with new signage, reorganising of existing on site landscaping to provide 2 No. carparking spaces with associated site works.

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**Area** Area 3 - Central  
**Application Number** 3313/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/10/2021  
**Applicant** Mairead Fanning & Cal Lynam  
**Location** 14, Clare Road, Drumcondra, Dublin 9 D09 F9P1

**Additional Information**

**Proposal:** Permission is sought for: (i) a single storey flat roof extension to the rear and side with rooflights; (ii) new raised parapet roof to existing side extension; (iii) widening of existing vehicular entrance; (iv) minor alterations to all elevations & all associated works to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3359/21  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 01/10/2021  
**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 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.

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**Area** Area 3 - Central  
**Application Number** 3553/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/09/2021  
**Applicant** Ger Duggan of Ger Duggan Pubs Ltd.  
**Location** 25, Parkgate Street, Dublin 8, D09 XR94

## Additional Information

**Proposal:** Planning permission is sought to erect an open ended traditional drop arm style awning over the existing sign board on the full front elevation of P. Duggan's Public House. All work has been carried out.

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**Area** Area 3 - Central  
**Application Number** WEB1613/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 29/09/2021  
**Applicant** Robert & Adrienne Christopher  
**Location** 10, Kinvara Grove, Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION & RETENTION:

Retention Permission is sought for:

- 1) Garage conversion/ extension to side/ front
- 2) Front porch area
- 3) 1st Floor extension over garage conversion
- 4) ground floor extension to rear/side,

Planning Permission is sought for:

- 5) new window to front of garage conversion & new roof over including porch area.
  - 6) New ground floor extension to rear
  - 7) New first floor extension to side/rear
  - 8) New roof profile (1/2 hipped gable) over existing 1st floor extension and proposed first floor extension
  - 9) New attic conversion to non-habitable space
  - 10) Garage/ storage area to rear garden
  - 11) Extended vehicular access to front garden, with extended footpath dishing, with internal modifications and associated site works.
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**Area** Area 3 - Central  
**Application Number** WEB1811/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/09/2021  
**Applicant** Vincent Segui  
**Location** 1, Western Way, Broadstone, Dublin 7  
**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** WEB1832/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/09/2021  
**Applicant** Margaret and John Whyte

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**Location** 2, Delvin Road, Cabra, Dublin 7

**Additional Information**

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

- 1) A single storey domestic extension to the side rear of the existing dwelling incorporating a new bedroom, bathroom and utility room
- 2) Changes to the roof on the existing porch
- 3) Changes to the roof on the existing single storey extension at the rear of the property.

All of the above together with all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1956/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/09/2021  
**Applicant** Richard and Jolene Hannon  
**Location** 54, Old Finglas Road, Glasnevin, Dublin 11  
**Additional Information**

**Proposal:** Extension of dwelling to side and rear providing extended kitchen, living , dining area on ground floor with bedroom and ensuite above and all associated internal renovation works.

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**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 3061/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 27/09/2021  
**Applicant** Hill Street Limited Partnership  
**Location** 38-42 Hill Street and 36A Great George's Street,  
Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** Permission for development on a site of 0.16 ha. The development consists of the amendment and extension of a shared accommodation scheme as permitted under DCC Reg. Ref.: 3546/19, An Bord Pleanála Ref.: ABP-306181-19. The application proposes to incorporate the adjacent site at 38 Hill Street into permitted development and make subsequent internal alterations. The development consists of: 1. The demolition of existing structure on the site of 38 Hill Street (floor area of c.186sqm) and the construction of an extension to the existing permitted scheme containing an additional 21no. bed spaces and ranging in height from 1 to 6 storeys. The total no. of bed spaces for the scheme will be increased from 129 as permitted to 150 including an increase in accessible bed spaces from 2 to 8. 2. The reconfiguration of the permitted ground floor layout to incorporate the additional site area and to include additional communal facilities and amenities for all residents comprising, reception area, laundry, communal lounge/social space, co-working spaces, activities room, storage. A decrease in the permitted publicly accessible café unit from c.79sqm to c.73sqm is also proposed. 3. The first to fifth floors will contain an additional 4-5

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no. bed spaces on each level and the second to fourth floors will each contain a new shared amenity space of c.35sqm fronting onto Hill Street. 4. Reconfiguration of the permitted shared amenity space at second to fourth floors to provide for additional cooking stations. An additional c.35sqm shared amenity space at roof level to the existing permitted external roof terrace onto Hill Street. 5. Primary pedestrian access to the development will continue to be from Hill Street with secondary controlled pedestrian and cycle only access from existing access on North Great George's Street. An increase in permitted cycle parking from 72 to 78 spaces. 6. The total additional floor space is c.885sqm. The proposed development also includes for amendments to the provision of green roofs, signage and other associated site development works above and below ground. Permission is also sought for the removal of Condition 2 of the Order, as issued by An Bord Pleanála, Ref.: ABP-306181-19 relating to the requirement for cooking hobs in all units.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3830/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	30/09/2021
<b>Applicant</b>	Yamamori Sushi Limited
<b>Location</b>	36, Great Strand Street, and rear of 39 Ormond Quay Lower, Dublin 1

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at 36 Strand Street Great (Yamamori Restaurant) and the rear of 39 Ormond Quay Lower (Protected Structure), Dublin 1. The development will consist of the ancillary late night use of the existing ground floor restaurant/bar for nightclub use, and for the change of use of the rear first floor area from permitted storage use to bar and seating area at 36 Strand Street Great. Permission is also sought for change of use of the existing private open space originally designated for use of apartments at rear of 39 Lower Ormond Quay, to a smoking area associated with the adjoining existing restaurant garden for day and night-time use. Complimentary amenity space will be provided for the apartments at the rear of 39 Ormond Quay on an existing roof space over the existing restaurant at first floor level as a planted roof terrace and seating area and all associated site works and services.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

39/21

(27/09/2021-01/10/2021)

**Area** Area 3 - Central  
**Application Number** 0327/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Catarina Martins  
**Location** 52A, Western Way, Dublin 7, D07KV22(rear of 52 Mountjoy Street)  
**Registration Date** 01/10/2021

**Additional Information**

**Proposal:** SHEC: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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# Dublin City Council

## SECTION 5 EXEMPTIONS

39/21

(27/09/2021-01/10/2021)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0331/21
<b>Application Type</b>	Section 5
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	42, O'Connell Street Upper, Dublin 1
<b>Registration Date</b>	30/09/2021

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The following elements of work are considered to comprise exempted development, summarised as follows: 1. Repair of hopper enclosure to east parapet. 2. Removal of downpipe for repair. 3. Temporary replacement of downpipe during repairs. 4. Provision of a (temporary) 400mm wide band of lime render to rear of downpipe. 5. Removal of plant growth to overdoor and localized temporary infilling of breaches with lime mortar. 6. Removal of plant growth to basement lightwell and temporary infilling of breaches with lime mortar. 7. Cleaning out of drains at street and basement lightwell level.

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