



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

40/21

(04/10/2021-08/10/2021)

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

Area Area 3 - Central
Application Number 3167/21
Application Type Permission
Applicant Barry Staunton
Location 9-11 Wellington Street Lower, Dublin 7
Registration Date 04/10/2021
Additional Information Additional Information Received

Proposal: Planning permission for the development will consist of the demolition of the existing warehouse structure and construction of a new building consisting of 21 no. apartments comprising of 15 no. 1 bed apartments. 6 no. 2 bed apartments across ground to third floors all associated private open spaces areas in the form of balconies and winter gardens with access to the development from Graham's Row. All with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, commons / mechanical plant room, bin storage signage, associated drainage and site development works.

Area Area 3 - Central
Application Number 3629/21
Application Type Permission
Applicant Tom McCaughey
Location Maureen's 57 Manor Place, Dublin 7, D07KC80
Registration Date 04/10/2021
Additional Information

Proposal: The development will consist of an additional floor on the existing two storey structure to accommodate a two-bedroom residential apartment at first and second floor levels, with a balcony at second floor level facing Manor Place and associated improvements to an existing staircase at ground/first floor level and alterations and extension to the existing front elevation to Manor Place.

Area Area 3 - Central
Application Number 3634/21
Application Type Retention Permission
Applicant Cambio Investments Limited
Location Centra Convenience Store, 8-12 Stoneybatter, Manor Street, Dublin 7.
Registration Date 05/10/2021
Additional Information

Proposal: RETENTION: The development consists of alterations to the previously approved ground floor shop front permitted under Planning Ref: 3889/14 including the provision of additional entrance doors at No. 10 Stoneybatter and new window hatch within existing glazed shop front at No. 9 Stoneybatter.

Area Area 3 - Central
Application Number 3642/21
Application Type Permission
Applicant Sports Arena Limited
Location 24, Marlborough Street, Dublin 1.

Registration Date 06/10/2021

Additional Information

Proposal: Planning permission is sought for new works to the existing building to provide 4 one bed apartments, the change of use of the existing first and second floor levels from office to residential accommodation, Construction of open space with new communal terrace, stair access and balustrade at roof level. Adjustment of existing roller shutter and associated works at ground floor level on Marlborough Street and all associated site works.

Area Area 3 - Central
Application Number 3647/21
Application Type Permission
Applicant Three Ireland (Hutchison) Ltd
Location 10-13 Ellis Quay, Dublin 7
Registration Date 07/10/2021

Additional Information

Proposal: Permission for the removal of 3 no. antennas and ancillary equipment and replacement with 3 no. shrouded antennas, 2 no. pole mounted antennas, a dish and ancillary equipment to provide for high speed broadband and data services.

Area Area 3 - Central
Application Number 3648/21
Application Type Permission
Applicant Ennisleix Developments Ltd
Location 4, Preston Street, Dublin 1
Registration Date 07/10/2021

Additional Information

Proposal: PROTECTED STRUCTURE:

The development consists of:

- (i) The addition of a second floor to the extension granted under PL 3241/20 and modified with condition No. 3 and changes to fenestration to accommodate same,
 - (ii) The change of use of the completed building from residential to a 10 bedroom Bed and Breakfast and internal layout revisions to accommodate same.
 - (iii) Change of basement level elevation from brick to plaster.
 - (iv) New side entrance door and external stairs.
 - (v) All associated site works.
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Area Area 3 - Central
Application Number 3651/21
Application Type Permission
Applicant Cassidy's Hotel Ltd.
Location Cassidys Hotel, Nos. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6
Registration Date 07/10/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the development at this site Cassidys Hotel, Nos. 6, 7, 8 Cavendish Row and No. 9A Rutland Place, Dublin 1, D01 V3P6. (No. 6 Cavendish Row is a Protected Structure, no works are proposed to No. 6 Cavendish Row).

The development will consist of: a rear extension of 651.5 sqm across First to Fourth Floor Levels to accommodate 24 No. additional hotel bedrooms, above the existing car park access at ground level. The extended 143 no. bedroom hotel will have a total gross floor area of 6,076 sqm. The development will also consist of: alterations to the side and rear boundary including changes to the existing side gate onto Rutland Place; provision of signage (comprising 1 no. high level sign on the rear elevation and 2 no. low level illuminated signs on the side and rear elevations), external lighting, hard and soft landscaping including window boxes, and all site development works above and below ground.

Area Area 3 - Central
Application Number 3658/21
Application Type Permission
Applicant Michael Finnegan
Location 29, New Cabra Road, Dublin 7
Registration Date 08/10/2021

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission and retention permission for development consisting of the restoration and repair of residential accommodation including, planning permission to reinstate the original one over one timber up and down sliding sash windows, 4 No to the front and 5 No to the rear including the return, upgrading the existing front door and retention planning permission for a dropped ceiling, protecting the original ceilings, with service void behind in unit No's 2 and 3 on the ground floor and unit No's 5 and 6 on the first floor and a new stud a partition, a reversible intervention, in Unit No 6 on the first floor to form a separate bedroom and upgraded en-suites, bathrooms and kitchens in all of the existing 6 No Pre'63 units.

Area 3
DOMESTIC

Area Area 3 - Central
Application Number 3627/21
Application Type Permission
Applicant Amanda Eustace
Location 14, Dargle Road, Dublin 9, D09KV96
Registration Date 04/10/2021

Additional Information

Proposal: Permission for alteration/extension of the existing split level terraced house at 14 Dargle Road, Dublin 9, D09 KV96, comprising demolition of the existing kitchen and bathroom extension and ancillary storage building to the rear, construction of a new single storey flat roof extension and a new two storey pitched roof extension to the rear with 12no. rooflights and associated modifications to the existing rear fenestration and site development including relocation of the access door to the rear alley.

Area Area 3 - Central
Application Number 3656/21
Application Type Permission
Applicant Sandra Cooke & Nigel Tynan
Location 25, Bayview Avenue, North Strand, Dublin 3

Registration Date 08/10/2021

Additional Information

Proposal: Planning permission is being sought for new Dormer window to existing Attic Bedroom and half-dormer over existing stairs, both to rear of 25 Bayview Avenue, North Strand, Dublin 3.

Area Area 3 - Central
Application Number WEB1980/21
Application Type Permission
Applicant Alina and Éanna Ó Caollaí
Location 156, College Terrace, Clonliffe Road, Dublin 3
Registration Date 04/10/2021

Additional Information

Proposal: The development will consist of: Partial-demolition of existing roof and construction of a vertical dormer extension to existing rear return, consisting of one bedroom with projecting bay window and rooflight to bedroom area and new rooflight to proposed internal stairs and landing at second floor level to rear return. The development also includes proposed alterations to first floor rear return existing bedroom and bathroom including new windows and internal layout.

Area Area 3 - Central
Application Number WEB1988/21
Application Type Permission
Applicant Jim O'Leary & Fiona Loughnane
Location 171, Cabra Road, Dublin 7
Registration Date 06/10/2021

Additional Information

Proposal: The development will consist of

- (1) demolition of shed to rear,
- (2) additions and alterations to the existing dwelling house to include, (a) construction of a single-storey extension to rear and,
- (b) conversion of existing integrated garage to front,
- (3) installation of new roof-light to the existing side hip of main roof of dwelling,
- (4) conversion of attic and construction of a new zinc-clad dormer roof to rear, and,
- (5) all associated site, drainage and structural works.

Area Area 3 - Central
Application Number WEB1998/21
Application Type Permission
Applicant Etain & Muireann Doherty
Location 15, West Road, East Wall, Dublin 3
Registration Date 08/10/2021

Additional Information

Proposal: The construction of a part two storey extension to the rear of the property.

Area 3 SAWs

Area	Area 3 - Central
Application Number	3631/21
Application Type	State Authority Works
Applicant	The Commissioner of Public Works OPW
Location	Garda Memorial at An Garda Síochána Headquarters, North Road, Phoenix Park, Dublin 8, D08 HN3X-A
Registration Date	05/10/2021

Additional Information

Proposal: SAW: PROTECTED STRUCTURE: In accordance with the provisions of Part 9, Planning and Development Regulations 2001 (as amended), propose to carry out works to the Garda Memorial at An Garda Síochána Headquarters, North Road, Phoenix Park, Dublin 8, D08 HN3X-A Protected Structure (RPS No. 6745 - Garda Síochána Depot and Parade Ground, including Adjutant-General's House)

The development will include the refurbishment, alteration and upgrade to the existing Garda Memorial at the entrance to Garda Headquarters at Phoenix Park in time for the 2022 Centenary celebrations. The original memorial, designed by Raymund McGrath, Principal Architect OPW in 1966, is now showing signs of structural depreciation – the concrete spine column to the vertical mast is spawling badly at the base and all granite stonework has subsided due to poor provision of substructure. The Gardai and OPW wish to make accessible the raised podium, introduce soft landscaping, add additional inscription of names and rebuild the vertical mast due to structural concerns with the existing structure, among other sundry works.

A desktop Appropriate Assessment Screening was undertaken for the proposed development. It concluded that there will be no likely significant effects on any Natura 2000 sites, either alone or in combination with, any other plans or projects. A Preliminary Examination for Environmental Impact Assessment was undertaken for the proposed development. It concluded that having regard to the nature, scale and location of the proposed project, EIA Screening is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. The Preliminary Examination for Environmental Impact Assessment conclusion can be viewed on the Office of Public Works website at <https://www.gov.ie/en/collection/8218f-office-of-public-works-part-9-eia/> During all periods of Covid-19 restrictions, drawings and particulars of the proposed development will be available for inspection, by appointment only and with two working day's' notice, between 10.00am and 12.30pm and between 2.30pm and 4.00pm, Monday to Friday, during a six-week period beginning on the date of publication of this notice, at: Office of Public Works, Property Maintenance Services, Jonathan Swift Street, Trim, Co. Meath, C15 NX36 and at: Office of Public Works, Dublin North Regional Office, The Red House, Arbour Hill Gate, Collins Barracks, Dublin, D07 K850 Appointment requests should be sent to gardamaintenance@opw.ie or telephone 046 942 2000.

Written submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, may be made in writing within a period of 6 weeks beginning on the date of publication of this notice to the email address above or to: The Office of Public Works, Property Maintenance Services, Head Office, Jonathan Swift Street, Trim, Co. Meath, C15 NX36.

Area 3 Strategic Housing Development

Area	Area 3 - Central
Application Number	SHD0021/21
Application Type	Strategic Housing Development
Applicant	NTM ROI Seed Capital LP
Location	Nolan Seafoods Limited, Rathdown Road, Dublin 7 (ABP-310163-21)
Registration Date	17-Sep-2021
Additional Information	
Proposal:	Planning and Development Acts 2000 to 2020

Application to An Bord Pleanála Reference Number ABP-310163-21

In accordance with section 146B of the Planning and Development Act 2000, as amended, An Bord Pleanála has received a request from NTM ROI Seed Capital LP to alter the terms of a grant of planning permission for Strategic Housing Development at Nolan Seafoods Limited, Rathdown Road, Dublin 7. (An Bord Pleanála application Reference Number ABP-302749-18 as amended by ABP-306991-20, ABP-307009-20 and ABP309277-20).

The request relates to 289 no. bedspaces student accommodation with 47 no. bedroom clusters, amenity space and associated site works.

The proposed alterations relate to the mixed-use building altered under An Bord Pleanála Reference ABP-306991-20 and comprise of:

- a) Change of use and reconfiguration of upper floor of standalone mixed-use building with refuse storage and Electricity Supply Board substation at ground level and office space above (circa 74 square metres) to provide a single unit of student accommodation in the form of a studio apartment, bringing the total number of student bedspaces at the development to 290 overall.
- b) Office use was previously permitted at the building under An Bord Pleanála Reference ABP-306991-20. The requester states that this office space is not currently required due to the impact of the Covid 19 pandemic on the business.
- c) The external elevations of the permitted building are to be retained without any alterations. There is to be no change in access to the unit, which is via an external staircase as per An Bord Pleanála Reference ABP-306991-20.
- d) The requester submits that the proposed alterations are non-material as they are compatible with the relevant ZI zoning objective as set out in the Dublin City Development Plan 2016-2022 and are negligible in scale relative to the overall development originally permitted under An Bord Pleanála Reference ABP-302749-18.
- e) It is submitted that the proposed studio unit meets and or exceeds the development standards for student accommodation as set out in section 16.7 of the Dublin City Development Plan 2016-2022.

The case reference for the current alteration request is ABP-310163-21.

The Board decided in accordance with section 146B(2) of the Act, that the proposed development would constitute a material alteration to the terms of the development.

Under section 146B(8), submissions or observations in relation to the request may be made to An Bord Pleanála, during a period of 5 weeks relating to:

(a) Whether such an alteration would be likely to have significant effects on the environment.

(b) Whether the Board should make the alteration to the terms of the development concerned being an alteration other than that to which the request relates or refuse to make the alteration.

The Board shall have regard to any submissions or observations made on foot of this invitation.

The information relating to the proposed alteration (including the details of the request) may be inspected free of charge or purchased on payment of a specified fee at the offices of Dublin City Council and the offices of An Bord Pleanála during public opening hours for a period of 5 weeks commencing on the 17th September 2021.

Any submissions / observations in relation to the request to alter the terms of the development may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. Any submission must be accompanied by a fee of €20, except for certain prescribed bodies. There is no fee required to make a submission or observation by those parties or individuals who have already made a valid submission or observation to the Board in relation to the original application An Bord Pleanála Reference Number ABP-302749-18.

Submissions or observations must be received by the Board not later than 5.30 pm on the 21 5t October 2021.

Such submissions or observations must include the following:

(i) The name of the person making the submission or observation, the name of the person, if any, acting on behalf of that person, and the address to which any correspondence relating to the application should be sent,

(ii) The subject matter of the submission or observation, and

(iii) The reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observation which does not comply with the above requirements cannot be considered by the Board.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 018737100).

Important Note:-

The Strategic Housing Development (SHD) application documents available to view on Dublin City Council's website are for information purposes only. Please be aware that submissions/observations regarding SHD applications must be made directly to An Bord Pleanála (ABP). Any such submissions /observations submitted to Dublin City Council will be returned to the sender which could result in you missing the deadline to submit to ABP. For information on how to make an SHD submission / observation to ABP (hard copy or online) please contact 01 8588100 or alternatively log onto www.pleanala.ie.

*****Amendment to Week 37*****

Area 3 Decisions

Area	Area 3 - Central
Application Number	0309/21
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	06/10/2021
Applicant	AXA Insurance dac
Location	42 - 44, Wolfe Tone Street, Dublin 1 (Jervis Lane Lower)

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works involve the careful removal and replacement of non-original 1970's aluminium windows with new slimline type thermally broken aluminium windows on the facade to Jervis Lane Lower. The buildings where the replacement windows are partially located in an original facade on Jervis Lane Lower of the rear of 42 Wolfe Tone Street yet will not in any way materially affect the original features of the facade (we note that the facade has been previously interfered with). The proposal will in fact have a positive impact on the building's facade by providing a refined slimline window which is more in keeping with the buildings origin.

Area	Area 3 - Central
Application Number	0310/21
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	07/10/2021
Applicant	Iarnrod Eireann
Location	Connolly Station, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed removal of defective rendering to section of facade and re-rendering outlined in yellow on side elevation A and proposed removal and renewal of seriously corroded cast iron balustrades to match existing and refurbishment of remaining balustrades outlined in red on front elevation B.

1. Remove ground floor section of defective rendering as shown outlined in yellow on side elevation A and re-render with lime mortar in accordance with specification prepared by Conservation Consultants - Architectural Conservation Professionals who will supervise and certify the works on completion. Chemical analysis of the existing render included as part of this application.
2. All details to the plinth and quoins to be carries to match existing detail.
3. Remove approximately 10 no. seriously corroded cast iron balustrades outlined in red on front elevation B and replace with new cast iron balustrades to match existing in every detail. The original moulds for the balustrades are available in the Irish Rail workshop. The new balustrades will be fixed to the granite upstand in accordance with the attached structural details and will be primed and painted in accordance with the attached specification. All existing granite copings to be reinstated.
4. All remaining balustrades to be removed and glass blasted to remove all rust and loose paint, and primed and painted in accordance with the attached specification. See elevation B - balustrades outlined in red.
5. All balustrades to be fixed in accordance with attached structural details and all granite copings to be reinstated as existing.

6. All works to the balustrades will be supervised and certified by conservation consultants - Architectural Conservation Professionals.

Area Area 3 - Central
Application Number 0312/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 08/10/2021
Applicant Nicola Hansen
Location Broombridge Educate Together, Bannow Road, Cabra, Dublin, 7

Additional Information

Proposal: EXPP: No works, Pre-school classes in the school.

Area Area 3 - Central
Application Number 0327/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 08/10/2021
Applicant Catarina Martins
Location 52A, Western Way, Dublin 7, D07KV22(rear of 52 Mountjoy Street)

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.

Area Area 3 - Central
Application Number 0336/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 08/10/2021
Applicant Mary Ralph
Location 24, Convent Way, Riverston Abbey, Navan Road, Dublin 7

Additional Information

Proposal: SHEC: New 2-storey semi-detached house consisting of 2 bedrooms

Area Area 3 - Central
Application Number 2918/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/10/2021
Applicant Collen Investment Limited
Location Ormond Court, 11/11A Ormond Quay Lower, Dublin 1, D01 K2X9

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for development at a site of 0.018 hectares. The proposed development comprises the change of use from office use to 8 no. one bed short-stay apartments with ancillary office/lobby at ground floor level of c.28 sqm. The proposed development includes the following works: (A) The conservation, renovation and repair of the existing building; (B) Minor interventions to existing floor plans and layouts, including new wall/enclosure insertions on basement, ground, first and second floors; (C) Removal of recent plaster insertions and cornicing at ceiling level; (D) New floor, wall and ceiling finishes internally as specified in the submitted drawings; (E) General repairs and cleaning of the external façade, including cleaning and repointing of front (south) façade brick; (F) Structural upgrading of existing floors; (G) Replacement 3 no. existing metal sash windows to front (south) elevation with timber replicas of original and replacement of existing PVC basement window to south elevation with timber replica of original; (H) On rear (north) and courtyard (east) elevations, restoration of existing timber sash windows and removal of existing cement plaster and replacement with lime plaster. On courtyard elevation, insertion of 2 no. aluminium double glazed windows with slim line frames (1st and 2nd floor) and 1 no. metal frame window (ground floor); (I) All associated and ancillary works, including other minor interventions to existing layouts to facilitate the proposed short stay use and provision of upgrade services. The total gross floor area of the proposed use is 455 sqm.

Area Area 3 - Central
Application Number 3314/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/10/2021
Applicant Greg Kavanagh Hold Co Ltd
Location 54, Nephin Road, Cabra, Dublin 7, D07 PKF1

Additional Information

Proposal: Permission for modifications to the previously As Granted Planning Application with the Planning Ref No. ABP-306055-19 & 3313/19. The modifications will consist of a change from the As-granted 2 No. two storey 3-bedroom dwellings and one three storey 4-bedroom dwelling to 3 No. three storey 4-bedroom dwellings. This will include a 10.7m² total extension on the ground floor and a 15.3m² total extension of the first floor and the addition of 2 No. Dormer windows at converted attic level to the front Elevation with a total area of 13m². All works to be carried out to dwellings A1, A2 & B1, at No. 54 Nephin Road, Cabra, Dublin 7, Eircode D07 PKF1, on the corner of Nephin Road and Croaghpatrick Road.

Area Area 3 - Central
Application Number 3320/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/10/2021
Applicant BOL Property Investments Limited
Location Site adjoining 18 Leinster Street East, North Strand, Dublin 3, D03 PE02 and to the rear of 17 Leinster Street East, North Strand, Dublin 3, D03 X793.

Additional Information

Proposal: Planning permission 4533/18 for a 2 storey end of terrace (1 bed) dwelling to side of 18 Leinster Street East and 2 no. semi detached part 2 storey / part single storey (1 bed) dwellings and associated works is now under construction on site. Permission sought for change of roof and

materials for the 2 no. permitted semi-detached dwellings. Change proposed from permitted zinc roofs with concealed gutters to slate roof with downpipes and gutters and associated works.

Area Area 3 - Central
Application Number 3322/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/10/2021
Applicant Lynn Harnedy and Chris Ryan
Location 28 Leinster Street North, Phibsboro, Dublin 7
Additional Information

Proposal: Planning permission for the development will consist of the construction of a flat roofed dormer window to rear of dwelling and all associated internal and external works and alterations.

Area Area 3 - Central
Application Number 3328/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/10/2021
Applicant Catherine Brodigan and Oran Kelly
Location 52 Hampton Green, Navan Road, Dublin 7, D07 P1H1
Additional Information

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

Area Area 3 - Central
Application Number 3334/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/10/2021
Applicant Deck Building Services DAC
Location 42/43, Blessington Street, Dublin 7, D07 N232 & D07 KP08 (with frontage to Blessington Lane)

Additional Information

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

- i) change of use from commercial to residential land use;
- ii) demolition of existing single-storey warehouse to the rear of the site (fronting Blessington Lane) and existing single storey extension to the rear of Nos. 42 and 43 Blessington Street (Protected Structures);
- iii) removal of non-original partition walls, doors and furniture; reinstatement of some previously removed walls; and installation of new partition walls, doors, sanitary ware and kitchen units in Nos. 42 and 43 Blessington Street to provide 8 no. apartments (6 no. 1-bed apartments and 2 no. 2-bed apartments);
- iv) refurbishment and restoration works to Nos. 42 and 43 Blessington Street, including the

following works to the interior of the building:

- repair and strengthening of existing stairs; repair and replacement (where necessary) of original ceilings, including the replacement of missing lengths of cornice; reinstatement of stained and sealed hard wood skirting with moulding to match the existing; repair and restoration of original plasterwork; and replacement of fireplaces;

and the following works to the exterior of the building:

- replacement of existing modern windows and new timber sash windows of a suitable historic detailing to match the originals; cleaning, sanding and repainting of original walls; replacement of existing roof tiles with Spanish slates; cleaning and repairing of all gutters and down pipes and installation of a cast aluminium rain water pipe on the front facade; cleaning and repointing of steps and paving featuring along the Blessington Street frontage; and cleaning and repainting of existing railings featuring along Blessington Street frontage;

v) construction of a three-storey apartment building, comprising 6 no. one-bedroom apartments, fronting Blessington Lane. Apartments are provided with private balconies. Residents of all proposed apartments have access to a central landscaped courtyard and bicycle parking facilities and

vi) landscaping; boundary treatments; SuDS drainage; and all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	3365/21
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	08/10/2021
Applicant	Louise Kiernan
Location	60, Annamoe Drive, Cabra East, Dublin 7, DO7AY76
Additional Information	
Proposal:	RETENTION PERMISSION for single storey extension to rear of existing house and single storey shed to rear garden with ancillary works.

Area	Area 3 - Central
Application Number	3445/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/10/2021
Applicant	Martin McCaffrey
Location	4 Ormonde Terrace, Blackhorse Avenue , , Dublin 7
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	3482/20
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)

Decision Date 06/10/2021
Applicant Glynis & Daniel Good
Location 56 & 57, Gardiner Street Lower, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission to change the use of these two buildings from Offices, Art Gallery and Beauty Salon to three no. one bedroom apartments and two no. studio apartments with all five available for short term rental, to construct a five storey extension to the rear of No. 57 containing bathrooms, kitchens and a lift to provide universal access in accordance with Part M of the Building Regulations and make the following minor alterations to the existing buildings : (i) reverse the railings, gate and granite plinths at No. 57, provide new steps and a platform lift to that basement area, all to provide universal access in accordance with Part M of the Building Regulations; (ii) lower the floor level of the existing laneway under No. 57 to provide access to a control office in the basement of No. 56, to the proposed studio apartment in basement of No. 57 and to the proposed lift at the rear of No. 57; (iii) break out three new opes from said laneway, one into proposed studio apartment in basement of No. 57, one into proposed lift lobby at the rear of No. 57 and one into the proposed control office in basement of No. 56; (iv) remove 20c doorway inserted in the front basement of No. 57 and replace per original window to match existing above; (v) move one existing door on each of the first, second and third floors of No. 57 to original stairs of No. 57, to provide fire protection lobbies; (vi) break out ope from front area of No. 57 into room under entrance steps of No. 56 to provide a waste sorting room, and (vii) break out three opes on each of the ground, first, second and third floors at the rear of No. 57 to access the proposed extension, all at this site.

Area Area 3 - Central
Application Number 3564/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/10/2021
Applicant Virgin Media
Location Highfield Park, 274 North Circular Road, Phibsborough, Dublin 7

Additional Information

Proposal: Planning permission for the erection of 15No. link dishes mounted on support poles together with 2No. outdoor cabintes on a steel mounting support platform and associated equipment at Lands at Highfield Park. The development will provide voice and mobile broadband services in the area.

Area Area 3 - Central
Application Number 3620/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/10/2021
Applicant Liam Daly
Location 112, Nephin Road, Dublin 7. D07 X2E7

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.

Area Area 3 - Central
Application Number 3621/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/10/2021
Applicant Theresa Doran
Location 16 Tolka Road, Ballybough, Dublin 3

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 .

Area Area 3 - Central
Application Number WEB1840/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/10/2021
Applicant Eileen Smith
Location 48, Fleming Road, Drumcondra, Dublin 9

Additional Information

Proposal: Dropped kerb to give new vehicular access. With parking space in front garden.

Area Area 3 - Central
Application Number WEB1846/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/10/2021
Applicant Gordon Hassett & Cana Loh-Hassett
Location 30, Connaught Street, Phibsborough, Dublin 7

Additional Information

Proposal: The development consists of:

Demolition of existing rear extension containing a bathroom and shed abutting 32 Connaught Street, Phibsborough.

A single storey flat roof extension, all to rear abutting 32 Connaught Street, Phibsborough, comprising kitchen/ dining room, WC and en-suite at ground floor. The refurbishment of existing room into a bedroom at ground floor.

Area Area 3 - Central
Application Number WEB1855/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 08/10/2021
Applicant William Hand and Ruth Egan

Location 9, Villa Park Drive, Ashtown, Dublin 7

Additional Information

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

**Area 3
Appeals Notified**

Area Area 3 - Central
Application Number 2320/21
Appeal Type Written Evidence
Applicant Gerard Kelly Holdings Limited
Location 19-21, Spring Garden Street and Nos. 2, 4 & 6 Annesley Place, Dublin 3

Additional Information Additional Information Received

Proposal: The development will consist of the demolition of all existing buildings (c. 1,086 sqm) including three former residential units with ground floor commercial at Nos. 2, 4 and 6 Annesley Place and the former light industrial and commercial building at 19-21 Spring Garden Street and the construction of a mixed use scheme (2,426 sqm) comprising: a ground floor retail unit (458 sqm) fronting Spring Garden Street and Annesley Place; an aparthotel (1,878 sqm) fronting Annesley Place, arranged over five floors, consisting of 41 no. aparthotel units with reception and café at ground floor, (36 no. 1 bedroom, 4 no. 1 bed suite and 1 no. 2 bed duplex), 25 of the aparthotel units include balconies, 2 no. landscaped roof terraces at 3rd floor level (85 sqm and 52 sqm respectively); 2 no. accessible parking spaces and a bicycle store (32 no. spaces) shared plant and ancillary facilities including refuse store (35 sqm), switch room and plant rooms (90 sqm) located to the rear of the proposed site; boundary screen walls, gates, vehicular entrance (off Spring Garden Street) and pedestrian entrances (off Annesley Place and Spring Garden Street) signage and all associated site and landscaping works on and above ground.

Area Area 3 - Central
Application Number 3144/21
Appeal Type Written Evidence
Applicant Abbey Cottages Limited
Location 35-36 Abbey Street Upper and Abbey Cottages, Dublin 1

Additional Information

Proposal: Planning permission for development at a 0.06 Ha site at Nos. 35 and 36 Abbey Street Upper and Abbey Cottages, Dublin 1. Permission was previously granted for the demolition of the 3 no. storey commercial unit located on the subject site under DCC Reg. Ref. 2954/18. The development will principally consist of modifications to the previously permitted development (DCC Reg. Ref. 2971/17 / ABP Ref. PL29N.249037, DCC Reg. Ref. 2954/18 , DCC Reg Ref 2928/19 and DCC Reg Ref 3804/19 / ABP Ref PL29N.305853) resulting in the addition of an eleventh and twelfth floor, each with 16 no. rooms, a gross floor area of 380.5 sq m and set back from the building line; the removal of 3 no. bedrooms at ninth floor level to facilitate a lounge area (60.5 sq m), the provision of a 51 sqm external terrace at ninth floor level with an east facing aspect , the relocation of the domestic hot water pump and external condensers from the previously permitted roof level (part 9 no. to part 11 no. storey building permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) to roof level of the proposed part 9 no. to part 13 no. storey building, and all

associated elevational changes and site development works above and below ground. The proposed development will result in a part 9 no. to part 13 no. storey building with increase in the total number of rooms from 151 no. to 184 no. rooms and an increase in the gross floor area from 5,355 sq m (permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) to 6,116 sq m.

Area Area 3 - Central
Application Number 3178/21
Appeal Type Written Evidence
Applicant William Donnelly
Location 63/64 Lower Dorset Street, Dublin 1

Additional Information

Proposal: RETENTION. Permission for the retention of 1 no. previously permitted sign to the south/west elevation of existing building. The sign consists of individual letters mounted on the face of the building. The letters are encased in metal framework finished in either stainless steel, with cream coloured Perspex centres all lit by LED low powered interval lighting.

Area Area 3 - Central
Application Number WEB1756/21
Appeal Type Written Evidence
Applicant Avitor Ltd.
Location Prospect House, 2-3, Prospect Road, Glasnevin, Dublin, D09K5V2

Additional Information

Proposal: The installation of an externally mounted LED advertising display having a screen size of 6m x 3m x 0.3m deep to the northern gable wall of Prospect House, 2-3 Prospect Road, at first floor level of the property, and including all associated site works and services.

**Area 3
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

40/21

(04/10/2021-08/10/2021)

Area Area 3 - Central
Application Number 0336/21
Application Type Social Housing Exemption Certificate
Applicant Mary Ralph
Location 24, Convent Way, Riverston Abbey, Navan Road, Dublin 7
Registration Date 05/10/2021
Additional Information
Proposal: SHEC: New 2-storey semi-detached house consisting of 2 bedrooms



Dublin City Council

SECTION 5 EXEMPTIONS

40/21

(04/10/2021-08/10/2021)

Area	Area 3 - Central
Application Number	0343/21
Application Type	Section 5
Applicant	Darvilglade Limited
Location	110, Seville Place, Dublin 1
Registration Date	07/10/2021

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Painting of the already painted rendered walls at garden level to the front of the house, decoration of the front door and surrounds and windows, decoration of the interiors throughout, replacement of kitchen cabinets and worktops to existing kitchenettes and the replacement of sanitary ware to existing shower rooms and the lifting of floorboards in first and second floor rooms in order to lay-in proprietary fire rating mats between joists to improve the fire rating.
