



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

45/21

(08/11/2021-12/11/2021)

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 2464/21
Application Type Retention Permission
Applicant The Local Café Limited
Location Unit 14, Block 3, Ballyboggan Business Centre, Dublin 11 D11 AK80
Registration Date 09/11/2021
Additional Information Additional Information Received

Proposal: RETENTION: Retention is sought for the following items.

- 1) To retain the change of use from electrical warehouse , reception, office's and canteen area to a café incorporating kitchen area at ground floor level, small take away counter at ground floor level to front of unit and seating area at first floor level for café customer's only.
- 2) To retain the take away facility which is part of the overall change of use at ground floor of unit.
- 3) To retain the opening times of new café Monday to Thursday 8.30am until 5pm, Friday and Saturday 8.30am until 10pm inclusive.
- 4) All work has been carried out to Unit 14, Block 3, Ballyboggan Business Centre, Dublin 11, Eircode is D11 AK80.

Area Area 3 - Central
Application Number 2516/21
Application Type Permission
Applicant Peter McVerry Trust
Location 49-51, Parnell Square West, Dublin 1
Registration Date 10/11/2021
Additional Information Additional Information Received

Proposal: The development will consist of material alteration and change of use of the existing vacant basement units (permitted as medical consultancy/ office use under Reg. Ref: 4260/07) to residential to accommodate 3 no. apartments comprising 1 no. studio apartment (37 sqm), 1 no. one bedroom apartment (78 sqm), and 1 no. two-bedroom apartment (88 sqm) with individual external stair accesses from street level and internal access from existing stair/ left core at No. 50 Parnell Square West. Permission is also sought for all associated site and development works, including minor alterations to rear façade at basement level to provide an additional window.

Area Area 3 - Central
Application Number 2861/21
Application Type Permission
Applicant Dublin Central GP Limited
Location 36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1
Registration Date 09/11/2021
Additional Information A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and

Nos. 14 – 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant / café unit with takeaway / collection facility' (Unit 1 – c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within secure bicycle facility (24no. within Block 3A, 126no. within Block 3B and 10no. in the public realm); 1no. external residential courtyard at ground floor in Block 3B; Plant at basement and roof level; 2no. ESB sub-stations; Building signage zones and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore

Lane). The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area	Area 3 - Central
Application Number	2862/21
Application Type	Permission
Applicant	Dublin Central GP Limited
Location	10-13 & 19-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1
Registration Date	09/11/2021
Additional Information	A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above

ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area	Area 3 - Central
Application Number	2863/21
Application Type	Permission
Applicant	Dublin Central GP Limited
Location	22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1
Registration Date	09/11/2021
Additional Information	A.I Article 35 Received
Proposal:	PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The

proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

Area	Area 3 - Central
Application Number	3136/21
Application Type	Permission
Applicant	New Century House (Luxembourg) Holding Sarl
Location	New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7
Registration Date	09/11/2021
Additional Information	Additional Information Received

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	3220/21
Application Type	Permission
Applicant	Dublin Port Company
Location	Dublin Port, Alexandra Road, Dublin 1
Registration Date	11/11/2021
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at this site which extends from North Wall Quay Extension to the Tolka Estuary, to include the western boundary to Dublin Port and pavements along East Wall Road, across the Alexandra Road junction with East Wall

Road, across the Tolka Quay Road junction with East Wall Road, Bond Road, across the Promenade Road junction with Bond Road and to end of Bond Road, Dublin Port, Dublin 1 & 3 and permission to amend development permitted under Reg. Ref. 3084/16.

The ESB substation (Record of Protected Structures No. 8771) is located within the subject site.

The proposed development will consist of construction of a new 1.4km pedestrian walkway and a 2-way cycle lane along East Wall Road and Bond Road from the River Liffey to the Tolka Estuary and will comprise the following:

- Removal of part of existing Dublin Port western boundary wall / fence;
- Removal of the existing access to Terminal 3 on East Wall Road;
- Modifications to layout of Terminal 3 along eastern boundary including removal of private car parking spaces;
- Relocation of 3 no. existing double billboards;
- Relocation of existing flagpoles,
- Relocation of existing temporary office building of 15sq.m;
- Closure of left turn from Alexandra Road to East Wall Road southbound;
- Removal of 17 no. car parking spaces from the Dublin Port Centre car park;
- Realignment of Bond Road north of the Promenade Road junction;
- Construction of new boundary along sections of the Dublin Port western boundary comprising railings over plinth or wall to a height of c. 4m along East Wall Road and Bond Road or for a section along Bond Road a wall of c. 2.6m in height;
- Creation of a civic space adjacent to the River Liffey at North Wall Quay Extension,
- Provision of 25 no. bicycle parking spaces,
- Provision of a Dublin Port Irish language installation as part of the boundary treatment adjacent the Crane 292 enclosure.
- Provision of hard and soft landscaping including trees along the extent of the route, amenity, interpretation and wayfinding features including bins and seating;
- Provision of an indented bus stop on the east side of East Wall Road;
- Provision of pedestrian and cycle facilities to enable road crossing on the east side of East Wall Road to connect with permitted road crossings on East Wall Road by Dublin City Council;
- Provision of lighting and CCTV along the proposed pedestrian and cycle route; and
- Modifications to the existing maritime garden adjacent to Dublin Port Centre.

In addition to the replacement of permitted pedestrian and cycle facilities and associated works along East Wall Road and Bond Road to the north of Tolka Quay Road as permitted under Reg. Ref. 3084/16 to include a bridge over Promenade Road with revised design and alignment the following proposed amendments to permission granted under Reg. Ref. 3084/16 will also comprise:

- Reduction in the width of the vehicular carriageway and omission of footpath on internal roadway in Terminal 3;
- Provision of a new vehicular access to Dublin Port Centre car park off the internal road network;
- Amendments to the junction between the Terminal 3/4 access road and Alexandra Road to include right-out only from the proposed access road onto Alexandra Road and changing the junction from signalised to priority controlled;
- Amendments to the permitted Alexandra Road / East Wall Road Junction to include the retention of the left slip lane from East Wall Road into Alexandra Road;
- Relocation of the emergency access gate at the junction of Tolka Quay Road and East Wall Road;
- Omission of the private secure access route for multi-modal berth between Tolka Quay Road and Alexandra Road; and
- Omission of a section of the internal road to the south of Dublin Port Centre car park.

The proposed development and proposed amendments include all associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services,

diversion and installation of utility services, installation of road markings and signs.
This application is accompanied by a Natura Impact Statement.

Area Area 3 - Central
Application Number 3256/21
Application Type Retention Permission
Applicant Brimwood Limited
Location 15/17, Drumcondra Road Lower, Dublin 9
Registration Date 12/11/2021
Additional Information Additional Information Received
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.

Area Area 3 - Central
Application Number 3339/21
Application Type Permission
Applicant Parkdenton Limited
Location Units 1 & 2, The Parnell Centre, Parnell Street, Dublin 1, D01 Y9T3
Registration Date 12/11/2021
Additional Information Additional Information Received
Proposal: Planning permission for proposed development comprising a change of use from existing ancillary storage to residential use to provide 4 no. 1 bed apartments and 1 no. studio apartment at first floor level, with balconies to Parnell Street and associated alterations to existing ground floor commercial unit to include new entrance on King's Inns Street, new steel louvred gate to external bin storage area and escape stair from apartments on Parnell Street, new stairs and lift core, cycle and bin storage and all associated elevational alterations and site development works.

Area Area 3 - Central
Application Number 3417/21
Application Type Retention Permission
Applicant Luther Moussa
Location 4 Summer Street North, Dublin 1, D01 W6P5
Registration Date 09/11/2021
Additional Information Additional Information Received
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 3819/21
Application Type Permission
Applicant St. Dominic's College
Location St. Dominic's College, Ratoath Road, Cabra, Dublin
Registration Date 08/11/2021

Additional Information

Proposal: PROTECTED STRUCTURE Permission is sought to make minor alterations to the existing iron gates at the free standing carved limestone triumphal arch entrance screen on the Ratoath Road, Cabra. The proposed works include the construction of two recessed control boxes which will be fixed one buried below each gate, each with a moving steel arm which will be welded to the bottom horizontal bar of the gate. This will allow movement of the gates to be controlled electronically. This is a protected structure.

Area Area 3 - Central
Application Number 3827/21
Application Type Permission
Applicant Stoney Road Press Limited
Location 11/13 Stoney Road, Eastwall, Dublin 3, DO3 K651.
Registration Date 09/11/2021

Additional Information

Proposal: Permission sought for proposed painting a mural and other surface finishes by professional artist(s), mural to entire façade facing Stoney Road, purpose to discourage unlawful graffiti and make a positive contribution to the streetscape and surrounding vicinity at 11/13 Stoney Road, Eastwall, Dublin 3, DO3 K651.

Area Area 3 - Central
Application Number 3830/21
Application Type Permission
Applicant Erol Basak
Location 18, Liffey Street Upper, Dublin 1
Registration Date 09/11/2021

Additional Information

Proposal: Permission for a change of use from retail shop to restaurant. The development will consist of a takeaway/sit down service and food preparation on the ground floor storage on the first and second floor, new external signage and associated site works.

Area Area 3 - Central
Application Number 3838/21
Application Type Permission
Applicant Rachel Keane
Location 1, Fitzgibbon Lane, Dublin 1.
Registration Date 10/11/2021

Additional Information

Proposal: Permission for the development of a three-storey mews house within the Mountjoy Square Architectural Conservation Area. The development will consist of the conversion of the existing single-storey storage building and the construction of an additional two storeys to give a three-storey mews house. It includes entrance, storage, ground floor WC, and a home office at ground floor. Three Bedrooms and two bathrooms at first floor. Open plan kitchen-dining and living area at second floor, all measuring 149 m2. It includes an accessible roof terrace measuring 38m2 at roof level, incorporating renewable technology. It will include all associated ancillary works and services.

Area Area 3 - Central
Application Number 3839/21
Application Type Permission
Applicant Rachel Keane
Location 18A Fitzgibbon Street, Dublin 1
Registration Date 10/11/2021

Additional Information

Proposal: Permission for the development of a part two, part three-storey mews house at 18A Fitzgibbon Street, Dublin 1, within the Mountjoy Square Architectural Conservation Area. The development will consist of the demolition of the existing single storey shop structure and the construction of part two, part three-storey mews house. It includes entrance, storage, ground floor WC, a home office, and a bedroom at ground floor; Open plan kitchen-dining and living area at first floor, a bedroom, bathroom at second floor, all measuring 120 m2. It includes an accessible roof terrace measuring 18 m2 at roof level, incorporating renewable technology, as well as a front garden measuring 13m2. It will include all associated ancillary works and services.

Area Area 3 - Central
Application Number 3840/21
Application Type Permission
Applicant Garvagh Homes Ltd
Location Former Des 'Kelly Site', a site of 0.262 Ha. bounded by 364 - 374 North Circular Road, Royal Canal Bank and 168, 169 Phibsborough Road, Dublin 7. Vehicular access will be from 169 Phibsborough Road to lower ground level with egress from Royal Canal Bank.
Registration Date 10/11/2021

Additional Information

Proposal: Permission for development at the Former 'Des Kelly Site', a site of 0.262 Ha. bounded by 364- 374 North Circular Road, Royal Canal Bank and 168, 169 Phibsborough Road, Dublin 7. Vehicular access will be from 169 Phibsborough Road to lower ground level with egress from Royal Canal Bank.

The development will consist of parking spaces (17 spaces for retail, 19 spaces and 2 club car spaces for residential and 210 cycle spaces) at lower ground level, retail space of 1925 sq.m at ground floor level, coffee shop of 37 sq. m. facing Royal Canal Bank at lower ground level, with 96 dwellings (23 studios, 25 one bed, 47 two bed and 1 three bedroom apartments) overhead in upper floor development. With the exception of no. 168 Phibsborough Road, which is to be retained, the application proposes to demolish all the existing buildings on the site. The new buildings to North Circular Road shall be 6 storey in height (ground floor retail with apartments on upper floor) with a 12 storey apartment tower at the corner of North Circular Road and Royal Canal bank with a 9 storey section above park level are proposed. Within the site, the apartment buildings will surround a central amenity open space for residents. It is proposed to demolish 169 Phibsborough Road and

replace with a three storey building with vehicular entrance at ground floor level giving access to lower ground level parking and services. A substation is proposed with PV panels on the roof together with all ancillary services.

Area Area 3 - Central
Application Number 3849/21
Application Type Permission
Applicant Raltaf Limited
Location Ground Floor Retail Unit at 19A North Frederick Street/45 Dorset Street Upper, Dublin 1, D01 AW02.
Registration Date 11/11/2021

Additional Information

Proposal: The development will consist of: New shopfront signage to the existing ground floor premises known as Mayes Pub for the provision of a new retail convenience store.

**Area 3
DOMESTIC**

Area Area 3 - Central
Application Number 3818/21
Application Type Permission
Applicant Mark and Lenore Ridgeway
Location 14, Riverston Gardens, Navan Road, Dublin 7, D07Y039
Registration Date 08/11/2021

Additional Information

Proposal: Planning permission for a. Change of roof profile from hip end to full gable end profile to accommodate dormer extension to rear. b. 1 No 'velux' roof light to front elevation. c. All associated site works.

Area Area 3 - Central
Application Number 3825/21
Application Type Permission
Applicant Orla and Eoghan Duggan
Location 14, Cremore Road, Glasnevin, Dublin 11
Registration Date 09/11/2021

Additional Information

Proposal: Permission is sought for the partial demolition of existing single storey extension to side and rear, the construction of a new single storey extension to side and rear, attic conversion with 1 No. dormer roof to rear, roof light to front, new window to side gable and all associated site works.

Area Area 3 - Central
Application Number 3861/21
Application Type Permission
Applicant Frances Moss
Location 66, Bannow Road, Cabra, Dublin 7, D07W8X0
Registration Date 12/11/2021

Additional Information

Proposal: Planning permission is sought for alteration/extension of the existing two storey terraced house comprising of the demolition of the existing rear extension and construction of a new single storey flat roof extension to the rear of the existing house, with internal alterations and associated site development.

Area Area 3 - Central
Application Number WEB1476/21
Application Type Permission
Applicant Gary Boland
Location 1, Dunard Park, Blackhorse Avenue, Dublin 7, D07 E0A2
Registration Date 09/11/2021
Additional Information Additional Information Received

Proposal: 1/ Demolition of existing single storey ground floor extension and shed to rear.
2/ Construction of a single storey ground floor extension to rear.
3/ Garage conversion to side to an office/study.
4/ First floor extension over garage consisting of a bedroom with en-suite.
5/ Alterations to front porch to include brick facing wall, side entrance door and zinc roofing.
6/ New driveway and widening of existing vehicular entrance from 2.4m to 3.6m with piers and gates to front boundary wall and all associated siteworks.

Area Area 3 - Central
Application Number WEB5081/21
Application Type Permission
Applicant Margaret McGrath & Paul Meade
Location 41, Dowth Avenue, Dublin 7
Registration Date 08/11/2021
Additional Information

Proposal: The development will consist of a ground floor porch addition of 2 squared meters to the front of the house, a 6 square meter extension at first floor level to the rear elevation and a dormer addition at attic level to the rear elevation, (overall 8 meters squared). Partial demolition of the existing entrance porch and existing rear extension roof at ground floor level. Adjustment to the internal layout at second floor level and a new stair between the first floor and attic levels, with an en-suite to the attic room.

Area Area 3 - Central
Application Number WEB5090/21
Application Type Permission
Applicant Niamh Gallagher and Stephen Douglas
Location 38, Ellesmere Avenue, Cabra, Dublin 7
Registration Date 10/11/2021
Additional Information

Proposal: The development will consist of the demolition of the existing side garage and attached outbuildings to the rear, the demolition of the chimney on the side of the house, the demolition of the single storey lean-to extension to the rear and the construction of a new single storey flat-roof side extension and two storey pitched-roof rear extension and associated site works. Refurbishment work will also be undertaken on the existing house.

Area Area 3 - Central
Application Number WEB5096/21
Application Type Permission
Applicant Phil Devitt
Location 56, Botanic Road, Glasnevin, Dublin 9, D09 X5P8
Registration Date 10/11/2021

Additional Information

Proposal: The development will consist of a new vehicular entrance to the front garden.

Area Area 3 - Central
Application Number WEB5102/21
Application Type Permission
Applicant Jane Purdom
Location 66, St Patrick's Road, Drumcondra, Dublin 9, D09 C3Y1
Registration Date 12/11/2021

Additional Information

Proposal: A single storey extension at rear and attic conversion with dormer window to rear and all associated site works.

Area Area 3 - Central
Application Number WEB5103/21
Application Type Permission
Applicant Emmet and Ursula McMahon
Location 35, Claremont Court, Glasnevin, Dublin 11, D11 RFE8
Registration Date 12/11/2021

Additional Information

Proposal: Construction of a one story flat roof bedroom/bathroom extension to side and rear of existing house, and relocation of existing side garden wall.

Area Area 3 - Central
Application Number WEB5104/21
Application Type Permission
Applicant Lee & Stacey McKeogh
Location 416, Carnlough Road, Cabra, Dublin 7, D07 T0V5
Registration Date 12/11/2021

Additional Information

Proposal: Construction of a first floor extension (with 'velux' rooflights) over an existing rear single storey extension and for a single storey porch to the front of the house and all associated works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0347/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 09/11/2021

Applicant Frank Twomey & Ann Marie Bennett
Location Cherrymount House, Phibsborough, Dublin 7
Additional Information
Proposal: SHEC: Construction of one new two storey detached dwelling

Area Area 3 - Central
Application Number 0349/21
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 09/11/2021
Applicant Andrew Carney Properties
Location 103 North Circular Road, Dublin 7
Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Replacement of fibre cement, torch on felt with new natural slate. Making good of all lead work. 2. Repairs/consolidation of pelmets and decorative window surrounds and associated enabling works (scaffold etc.).

Area Area 3 - Central
Application Number 0351/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 10/11/2021
Applicant Celtic Herbert Investments Limited
Location The Chancery Inn, Inns Quay, Dublin 7
Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works includes for the replacement glazing to the existing fenestration to the existing Chancery Inn located on Inns Quay, a Protected Structure. The proposed works consists of the removal of the existing coloured, opaque glazing to the ground floor of the Chancery Inn to the south and east elevations and the installation of clear glazing throughout. The photographic record included within the application reflects the poor quality of light internally as a result of the coloured, opaque glazing. The proposed south and east elevations reflect the extent of the changes proposed. The rationale behind amending the glazing is to invite more light into the Inn and create an inviting ambience. The proposal does this without making major changes to the window profiles and frames, at the same time, retaining the overall character of the Protected Structure.

Area Area 3 - Central
Application Number 0358/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 10/11/2021
Applicant Theresa Doran
Location 16, Tolka Road, Dublin 3
Additional Information
Proposal: SHEC: End of terrace 2 bedroom house

Area Area 3 - Central
Application Number 2555/16/X1
Application Type Extension of Duration of Permission
Decision APPLICATION WITHDRAWN
Decision Date 08/11/2021
Applicant Monteco Holdings Ltd
Location 7-13, Ormond Quay Upper, Dublin 7

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE:For development at a 0.1557 hectare site. The site is bounded to the south by Ormond Quay Upper, to the north by Strand Street Little, to west by No.14 Ormond Quay Upper and Hamilton Court and to the east by No. 6 Ormond Quay Upper (a Protected Structure). The application site comprises of the Ormond Hotel at 7-11 and the adjoining buildings at No. 12 Ormond Quay Upper (a Protected Structure) and No. 13 Ormond Quay Upper. The Proposed development comprises of the following:
Demolition of the existing hotel 7-11 Ormond Quay Upper and the existing non original return structures to the rear of No's 12 and 13 Ormond Quay Upper; The construction of a new part five storey and part four storey hotel on the site of the existing hotel and to the rear of No's 12 and 13 Ormond Quay Upper. The proposed development includes a single storey basement to the front (south) of the site and setbacks at fifth storey level north and to the south. The new development comprises of 2 no. parallel east-west blocks separated by a landscaped courtyard space with lift lobbies connecting the two blocks from ground to fifth storey;
The change of use of No's 12 and 13 Ormond Quay Upper from office use to hotel use;
The refurbishment of No's 12 and 13 Ormond Quay Upper, including the conservation of and internal alterations to joinery, conservation of plasterwork and the upgrading of the floors, walls and doors to meet structural and fire safety standards;
The proposed development includes all associated and ancillary works, including green roof, bicycle parking (16 no. space), ESB substation and switch room to Hamilton Court and a service / loading area to the rear (north) with access from Strand Street Little.
The proposed hotel, comprising of the new development and No's 12 and 13 Ormond Quay Upper, will comprise of 121 no. bedrooms from ground to fourth floor.
The basement will comprise of ancillary facilities such as kitchen, store, residents fitness centre, plant, management office, toilets and lockers.
The ground floor will comprise of a reception / entrance area, bar (in No.12 Ormond Quay Upper), business centre (in No.13 Ormond Quay Upper), a restaurant, and bedrooms to the rear (north) .
The overall gross floor area of the proposed development is 5,850 sq.m, comprising of 409 sq. m in No. 12 Ormond Quay Upper, 278 in No. 13 Ormond Quay Upper and 5,163 sq.m in the new build element.

Area Area 3 - Central
Application Number 3500/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 08/11/2021
Applicant The Fruit Market Development Company
Location Site bounded by Mary's Lane to the south, Halston Street to the west and Little Green Street to the east, comprising of: 6 & 8, Mary's Lane, Dublin 7 D07 VEF1 & D07W985; 2 & 4/5 Little Green Street, Dublin 7 D07 P983 & D07 YV78, and 21 Halston Street, Dub

Additional Information

Proposal: Planning permission is sought for the following: i)demolition of all existing structures on

site; ii) construction of a mixed-use development comprising of 94 no. apartments (11 no. studio apartments, 57 no. one-bed apartments, 21 no. two-bed apartments, and 5 no. three-bed apartments) and 3 no. commercial units (totalling 433 sqm) in 3 no. 6-8 storey blocks (A-C) over basement. More specifically, Block A comprises a 6-8 storey block fronting Marys Lane and Halston Street, featuring 2 no. commercial units (totalling 339.6 sqm) at ground floor level and 5 no. studio apartments, 28 no. one-bed apartments, 14 no. two-bed apartments and 5 no. three bed apartments (totalling 52 no. apartments) at upper floor levels; Block B comprises an 8 storey block fronting Little Green Street featuring 4 no. studio apartments and 17 no. one-bed apartments at upper floor levels (totalling 21 no. apartments); and Block C comprises an 8 storey block fronting Little Green Street, featuring 1 no. 93.2 sqm commercial unit at ground floor level and 2 no. studio apartments, 12 no. one-bed apartments and 7 no. two-bed apartments (totalling 21 no. apartments) at upper floor levels. Residents of all proposed apartments have access to a private balcony, a communal central landscaped courtyard, 3 no. roof gardens (totalling 552sqm) and 127 no. bicycle parking spaces; iii) change of use from commercial to residential land use; and iv) all associated site and infrastructural works, including foul and surface water drainage; attenuation tanks; landscaping; plant areas and ESB substations; necessary to facilitate the development.

Area	Area 3 - Central
Application Number	3517/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/11/2021
Applicant	PKR Investments Limited
Location	512-514, North Circular Road, Mountjoy, Dublin 1, D01 CF57

Additional Information

Proposal: The development will consist of a proposed pre-fabricated awning at 94.2m² 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	3520/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/11/2021
Applicant	Gold Tree Hotel Dublin 2 Limited
Location	Little Britain Street and Little Green Street, Dublin 7, D07 YX04

Additional Information

Proposal: Planning permission for development at this site of approx. 0.0916 ha. at Little Britain Street and Little Green Street, Dublin 7, DO7 YX04. The development will consist of amendments to the previously permitted hotel development (granted under DCC Reg. Ref. 2370/19, ABP Reg. Ref. 305328-19).

The proposed amendment to the permitted development consists of the following:

- Alterations of permitted bedroom layouts resulting in 143 No. bedrooms (a reduction from 195 No. bedrooms);
- The amendments at ground floor level including: general layout changes, additional entrances at ground floor level;
- The amendments at basement level including general layout changes and provision of a wellness studio and gym;

- Alterations to the permitted elevations including changes to window spacing, signage, glazing and feature panels;
- Amendments at seventh storey including: addition of a resident's terrace; the extension of stair core and additional plant enclosure;
- Additional plant enclosure at roof level;
- Revision to southern elevation façade to provide render instead of brick finish (revision to Condition 4(b) attached to DCC Reg. Ref. 2370/19);
- Various internal reconfigurations resulting in a reduction in floor area of c. 156.4 sqm and an overall development of c.6,032 sqm gross floor area (including basement of c.475 sqm); and
- All ancillary site development/ boundary works.

Area Area 3 - Central
Application Number 3523/21
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/11/2021
Applicant Shay Hennessy
Location 162, Church Road, Eastwall, Dublin 3, D03Y9C4
Additional Information
Proposal: RETENTION permission sought to retain residential use of ground floor level dwelling flat to existing two storey residential end of terrace.

Area Area 3 - Central
Application Number 3526/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/11/2021
Applicant By-Tek Office Systems Ltd
Location Prospect House, 2-3 Prospect Road, Glasnevin, Dublin 9
Additional Information
Proposal: The development will consist of:
a) the demolition of the existing rear first floor balcony, and;
b) the construction of a three-storey extension, over parking level, to the rear of the existing building, comprising of: 584sqm of office space and 294sqm of media rooms and associated staff welfare facilities; 8 no. car parking spaces and 8 no. bicycle storage spaces at lower ground floor level; a bin store and plant room at the lower ground floor; and, all associated engineering and site development works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3807/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/11/2021
Applicant David Foran
Location 22, Annaly Road, Cabra, Dublin 7
Additional Information
Proposal: Planning permission is sought for new 2 storey semi-detached house consisting of 2 no.

bedrooms, new vehicular entrance to existing dwelling at 22 Annaly Road and relocating entrance to house by means of single storey extension to front of house, and all associated site works.

Area Area 3 - Central
Application Number 3819/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/11/2021
Applicant St. Dominic's College
Location St. Dominic's College, Ratoath Road, Cabra, Dublin

Additional Information

Proposal: PROTECTED STRUCTURE Permission is sought to make minor alterations to the existing iron gates at the free standing carved limestone triumphal arch entrance screen on the Ratoath Road, Cabra. The proposed works include the construction of two recessed control boxes which will be fixed one buried below each gate, each with a moving steel arm which will be welded to the bottom horizontal bar of the gate. This will allow movement of the gates to be controlled electronically. This is a protected structure.

Area Area 3 - Central
Application Number 3830/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/11/2021
Applicant Erol Basak
Location 18, Liffey Street Upper, Dublin 1

Additional Information

Proposal: Permission for a change of use from retail shop to restaurant. The development will consist of a takeaway/sit down service and food preparation on the ground floor storage on the first and second floor, new external signage and associated site works.

Area Area 3 - Central
Application Number WEB1010/21
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 09/11/2021
Applicant Rachelle Dunne and Patrick Brennan
Location 35 Conor Clune Road, Navan Road, Dublin 7

Additional Information

Proposal: 1. Demolition of the existing block shed to the side. 2. Construction of a two storey pitched roof side extension to consist of a playroom, utility room and kitchen at ground floor level and a bedroom with walk-in wardrobe and en-suite at first floor level. 3. Construction of a single storey flat roof rear extension to consist of a dining room. 4. General remodel and upgrade of the main dwelling to suit the proposed layouts. 5. All drainage, structural and associated site works to be implemented.

Area Area 3 - Central
Application Number WEB1939/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2021
Applicant Karl Monaghan & Lesley Cleary
Location 18, Palmerston Place, Dublin 7

Additional Information

Proposal: The proposed development will consist of

- a) change from 4no. residential units to 1no. single residential dwelling,
- b) construction of two-storey extension to rear of existing dwelling,
- c) new 3.5m vehicular entrance to rear of property along Stable Lane to provide off-street parking, and all associated siteworks.

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None
