



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**46/21**

(15/11/2021-19/11/2021)

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** 2791/21  
**Application Type** Permission  
**Applicant** Suantrai Limited  
**Location** 60-63 Eccles Street, Dublin 7  
**Registration Date** 15/11/2021  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for construction of a detached single-storey structure and associated works. The proposed building to the rear gardens of no's. 60-63 Eccles Street will extend the capacity of the existing childcare facility which serves the staff of the Mater Hospital and others.

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**Area** Area 3 - Central  
**Application Number** 3268/21  
**Application Type** Permission  
**Applicant** Seamus Bairead & Orla McNearney  
**Location** Rear of 101 & 103 North Circular Road, St. David's Terrace, Cabra, Dublin 7  
**Registration Date** 17/11/2021  
**Additional Information** Additional Information Received

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

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**Area** Area 3 - Central  
**Application Number** 3869/21  
**Application Type** Permission  
**Applicant** Distribution and Exhibition Transport Limited  
**Location** 4-8, Eden Quay/Harbour Court, Dublin 1, D01WY93  
**Registration Date** 15/11/2021  
**Additional Information**

**Proposal:** Planning Permission for the sub-division of an existing ground floor restaurant unit into two separate restaurant units to include kitchen and toilet facilities, internal material alterations, minor alterations to the existing external elevations and all associated site works at 4-8 Eden Quay/Harbour Court, Dublin 1 D01 WY93 (Parent Permission ref: 0405/21) . Parent permission 0405/02.

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**Area** Area 3 - Central  
**Application Number** 3881/21  
**Application Type** Permission  
**Applicant** Restaurant Investments Ltd  
**Location** 46/47, Arran Street East, Dublin 7  
**Registration Date** 16/11/2021

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## Additional Information

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

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**Area** Area 3 - Central  
**Application Number** 3903/21  
**Application Type** Permission  
**Applicant** Lidl Ireland GmbH  
**Location** The existing LIDL foodstore, 130 Slaney Road, Dublin Industrial Estate, Dublin 11, D11 H397 and the former petrol station on, Finglas Road, Dublin 11, D11 P29R  
**Registration Date** 19/11/2021

## Additional Information

**Proposal:** The development consists of: The proposed development involves the demolition of all existing structures and development of a mixed use development on a site of 1.12 hectares and includes: Demolition of the existing foodstore and offices and retail unit, ESB substation and also the former petrol station, car wash and associated structures. Block A: the construction of a replacement, single storey, discount foodstore with ancillary off license sales area. This will have a gross floor area of 2,496sqms and will include an external, covered, trolley bay and secure cycle parking. Block B: single storey structure for use as either retail or cafe and gross floor area of 122sqms; Block C: two storey structure for retail or gym and a gross floor area of 431sqms. A new, ramped, pedestrian access from the Finglas Road and a new pedestrian access to the Slaney Road near the proposed Block B. Revised access arrangements to service the overall development with a left in/left out arrangement on the Finglas Road. The existing access to the existing foodstore on Slaney Road would continue to be used to service the development. Provision is also made for the BusConnects plans associated with the bus stop next to the proposed Block C. All signage on the proposed foodstore and 1 "flagpole" sign on the Finglas Road and 1 "flagpole" sign on the Slaney Road entrance. 128 car parking spaces in total including 5 accessible spaces, 6 parent and child and 2 electric vehicle (EV) charging spaces. Circa. 20% of overall spaces will be wired for future EV spaces. New ESB substation; Photovoltaic panels on the roof of the proposed foodstore. Relocation of existing billboard sign (located in existing LIDL car park) to a point next to Block C. All hard and soft landscaping, drainage and associated works. All other ancillary works to complete the development.

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**Area** Area 3 - Central  
**Application Number** 3904/21  
**Application Type** Permission  
**Applicant** Rachel Keane  
**Location** 1, Fitzgibbon Lane, Dublin 1.  
**Registration Date** 19/11/2021

## 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 m<sup>2</sup>. It includes an accessible roof terrace measuring 38m<sup>2</sup> at roof level, incorporating renewable technology. It will include all associated ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 3905/21  
**Application Type** Permission  
**Applicant** Rachel Keane  
**Location** 18A Fitzgibbon Street, Dublin 1  
**Registration Date** 19/11/2021

**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.

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**Area** Area 3 - Central  
**Application Number** 3907/21  
**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** 19/11/2021

**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.

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**Area** Area 3 - Central  
**Application Number** 3908/21  
**Application Type** Permission  
**Applicant** Erol Basak  
**Location** 18 Upper Liffey Street, Dublin 1  
**Registration Date** 19/11/2021

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3909/21  
**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**

19/11/2021

**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.

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**Area 3**  
**DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3890/21  
**Application Type** Retention Permission  
**Applicant** Raphael Montague  
**Location** 29, Charleville Avenue, North Strand Road, Dublin, 3.  
**Registration Date** 18/11/2021

**Additional Information**

**Proposal:** RETENTION: Retention planning permission for non-habitable attic conversion with roof window to the front and dormer to rear.

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**Area** Area 3 - Central  
**Application Number** 3899/21  
**Application Type** Permission  
**Applicant** Moya and Derek Noble  
**Location** 11, Clare Road, Drumcondra, Dublin 9  
**Registration Date** 18/11/2021

**Additional Information**

**Proposal:** The development will consist of an extension at first floor level to the side and rear of the existing two storey three bedroom dwelling. The extension will contain two bedrooms, the bedroom to the rear section of the proposed extension to contain an en-suite bathroom, giving a total of 5 bedrooms, the construction of a dormer window with roof light at roof level to the rear of the existing dwelling to facilitate the conversion of the existing attic space to storage, together with internal alterations and associated site works. These works will give an additional floor area to the existing dwelling of 36 sq m at first floor and 20 sq m in the attic .

**Area** Area 3 - Central  
**Application Number** WEB1941/21  
**Application Type** Permission  
**Applicant** Gavin Fox  
**Location** 21, Lambay Road, Dublin 9  
**Registration Date** 18/11/2021

**Additional Information** Additional Information Received

**Proposal:** Planning Permission to construct a first floor extension above an existing ground floor kitchen extension, to the rear of 21 Lambay Road, Dublin 9, D09 R127, to include the conversion of the existing extension's pitched roof to a flat roof, in order to accommodate a new bedroom at first floor.

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**Area** Area 3 - Central  
**Application Number** WEB5116/21  
**Application Type** Retention Permission  
**Applicant** Liz McLaren and Martin Smith  
**Location** 83, Kirwan Street Cottages, Stoneybatter, Dublin 7  
**Registration Date** 18/11/2021

**Additional Information**

**Proposal:** RETENTION: The proposed development includes the demolition of an existing flat-roofed single storey rear extension of substandard height and its replacement with a mono-pitched rear extension with a ridge height below the existing ridge height of the existing cottage and to the same area and footprint as the original extension, the removal of a front entrance door with a fixed glazed door in keeping with the former door opening, the addition of a side entrance to the rear courtyard, the refurbishment of all exterior walls, chimney, roof slating, rooflights and sundry other minor works.

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**Area** Area 3 - Central  
**Application Number** WEB5119/21  
**Application Type** Retention Permission  
**Applicant** Padraig & Trish Deeley  
**Location** 14 Wigan Road, Drumcondra, Dublin 9, D09 T3K7  
**Registration Date** 18/11/2021

**Additional Information**

**Proposal:** On behalf of Trish & Padraig Deeley, Retention Planning Permission is sought for works to existing dwelling at 14 Wigan Road, Drumcondra, Dublin 9, D09T3K7. The works for which retention permission is sought include the construction of a pitched-roof structure over existing blockwork shed to rear of existing dwelling. All along with associated landscaping and site works.

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**Area** Area 3 - Central  
**Application Number** WEB5127/21  
**Application Type** Permission  
**Applicant** Long  
**Location** 41, Walsh Road, Drumcondra, Dublin 9  
**Registration Date** 19/11/2021

**Additional Information**

**Proposal:** 2 storey rear extension; a single storey front porch extension; removal of existing front

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garden wall/railing; removal of grassed area and installation of a new concrete surface to provide a driveway

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 3218/11/X2  
**Application Type** Extension of Duration of Permission  
**Decision** REFUSE EXT. OF DURATION OF PERMISSION  
**Decision Date** 18/11/2021  
**Applicant** Francis Dunphy  
**Location** Corner site to side of: 37, McKee Park, Blackhorse Avenue, Dublin 7

#### Additional Information

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

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**Area** Area 3 - Central  
**Application Number** 3534/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2021  
**Applicant** Graham Egan  
**Location** 20 Montpelier Park, Dublin 7

#### Additional Information

**Proposal:** The development will consist of demolition of existing shed to rear and construction of double storey extension to rear.

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**Area** Area 3 - Central  
**Application Number** 3538/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 15/11/2021  
**Applicant** Oakquay Ltd.  
**Location** 607, North Circular Road, Dublin 1, D01 F2Y4

#### Additional Information

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention is sought for the following works: Replacement of modern timber and aluminium works with painted timber sash windows to the front and rear elevations with fenestration and profiles matching the original windows in the staircase, and all associated works.

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**Area** Area 3 - Central  
**Application Number** 3539/21

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**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2021  
**Applicant** Cedarglade Limited  
**Location** 232 North Circular Road/85 Grangegorman Upper, Dublin 7, D07RH33

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to the ground floor retail unit. The development will consist of alterations to the previously approved shopfront to the ground floor retail unit permitted under planning reference 3916/18 to include the relocation of the proposed entrance door from the east facing elevation along Grangegorman Upper to the north facing elevation along North Circular Road.

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**Area** Area 3 - Central  
**Application Number** 3543/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/11/2021  
**Applicant** Catarina Martins  
**Location** 52A, Western Way, Dublin 7, D07KV22(rear of 52 Mountjoy Street)

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3550/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/11/2021  
**Applicant** Bus Éireann  
**Location** 'Busaras', Aras Mhic Dhiarmada, Store Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of:  
At Basement Level - alterations to previously granted planning permission, Ref: 3417/15 including reorganisation of Staff Areas, new Drivers' Cash-in Facility, new Staff Gym in place of previously granted public lockers, new Changing Places Toilet in place of previously granted Disabled WC/Baby Changing Area/Store, minor alterations to previously granted public toilets, introduction of glazed screens/doors to public concourse, reconfiguration and refurbishment of Eblana Theatre to Training Centre and associated disabled access;  
At Ground Floor Level - alterations to previously granted planning permission, Ref: 3417/15 including addition of a fire escape enclosure around lift and Stair 4, a new public unisex WC, change of use of previously granted Retail/TVM Bank/Ticket Area/Drivers Cash/Drivers Canteen to Staff Office, modification of Control Tower to accommodate public ticket machines, alterations to external doors on north and south elevations;  
At Mezzanine Floor Level - alterations to previously granted planning permission, Ref: 3417/15 including alterations to layouts, addition of fire-rated glazed screens to Stair 4 and acoustic glazed

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screen to Stair 5, modification of staff toilet layout including addition of disabled staff toilet, replacement of glazing to windows on north elevation and south elevation, replacement of existing external ventilation units to south elevation, alterations to concourse advertisement board and electronic timetable.

'Busaras'/ Áras Mhic Dhiarmada is a protected structure.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3565/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/11/2021
<b>Applicant</b>	Gillian Brady, Liam McNerney & St. John Walsh
<b>Location</b>	378A, North Circular Road, Phibsborough, Dublin 7

**Additional Information**

**Proposal:** Planning permission for alterations to a previously granted planning permission (Ref. 3964/19 & ABP-307115-20) at 378A North Circular Road, Phibsborough, Dublin 7 to include: modifications to the approved five residential units to allow for an additional three units, providing a total of eight units (1 three bed, 1 two bed, 3 one beds & 3 studios), associated minor amendments to the facades including three new inset-balconies located at ground & first floor level and the omission of two clear windows at first floor level on east facade to be replaced with one semi-opaque window and timber screen, adjustment to the internal layout of the stair core and communal storage, reduction in the size of one commercial unit, and associated site works. Access remains via a pedestrian entrance on the North Circular Road. There will be no increase to the approved number of storeys or the gross internal floor area.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3576/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/11/2021
<b>Applicant</b>	OCES Property Holdings Ltd.
<b>Location</b>	Clerys, 18-27 O'Connell Street Lower, Dublin 1

**Additional Information**

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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3702/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	17/11/2021
<b>Applicant</b>	Shay Hennessy
<b>Location</b>	13, Hawthorn Avenue, East Wall, Dublin 3, D03VY64

**Proposal:** Permission for proposed change of use from storage to dwelling house use to existing detached two storey store building.

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**Area** Area 3 - Central  
**Application Number** 3838/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/11/2021  
**Applicant** Rachel Keane  
**Location** 1, Fitzgibbon Lane, Dublin 1.

**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.

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**Area** Area 3 - Central  
**Application Number** 3839/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/11/2021  
**Applicant** Rachel Keane  
**Location** 18A Fitzgibbon Street, Dublin 1

**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.

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**Area** Area 3 - Central  
**Application Number** 3840/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/11/2021  
**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.

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### **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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3849/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/11/2021
<b>Applicant</b>	Raltaf Limited
<b>Location</b>	Ground Floor Retail Unit at 19A North Frederick Street/45 Dorset Street Upper, Dublin 1, D01 AW02.

### **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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4006/20
<b>Application Type</b>	Permission
<b>Decision</b>	WITHDRAWN ARTICLE 33 (NO SUB)
<b>Decision Date</b>	17/11/2021
<b>Applicant</b>	Ultan Bradley
<b>Location</b>	47, Middle Abbey Street, Dublin 1

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to make changes to existing planning (Ref. No. 2010/16) to renovate and refurbish 47 Middle Abbey Street, Dublin 1, a five storey terraced, protected building. Proposed internal layout changes include: lobbies from ground to second floor level necessary for fire safety certification, change of position of boilers in backyard, change in position of roof vents to allow roof access.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4027/20
<b>Application Type</b>	Permission

**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 17/11/2021  
**Applicant** Gina's 168 Investments Limited  
**Location** 77, Marlborough Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for:

- (1) Change of use of existing retail/ ancillary office into 4 no. residential units (3 x 1-bedroom and 1 x 2-bedroom);
- (2) The removal of the ground floor shopfront and installation of a window and door within a brick facade;
- (3) Installation of a lightwell and steps to the basement at ground level to the front and
- (4) Internal re-configuration and alterations with all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1944/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2021  
**Applicant** Nathan Fogorty & Nicola Cullen  
**Location** 3, Bridge Avenue, Royal Canal Park, Dublin 15, D15 E02Y

**Additional Information**

**Proposal:** Additions and alterations to existing private mid-terrace dwelling house, consisting of ground floor extension at the rear of the house and all associated site works at No.3 Bridge Avenue, Royal Canal Park, Dublin 15, D15 E02Y.

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**Area** Area 3 - Central  
**Application Number** WEB1950/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/11/2021  
**Applicant** Liam Corbett  
**Location** 176, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission is sought for the construction of a flat roof single storey kitchen extension to the rear of this existing two storey semi-detached house and associated internal works.

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**Area** Area 3 - Central  
**Application Number** WEB5102/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/11/2021  
**Applicant** Jane Purdom  
**Location** 66, St Patrick's Road, Drumcondra, Dublin 9, D09 C3Y1

**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** WEB5104/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/11/2021  
**Applicant** Lee & Stacey McKeogh  
**Location** 416, Carnlough Road, Cabra, Dublin 7, D07 T0V5  
**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.

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**Area** Area 3 - Central  
**Application Number** WEB5116/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/11/2021  
**Applicant** Liz McLaren and Martin Smith  
**Location** 83, Kirwan Street Cottages, Stoneybatter, Dublin 7  
**Additional Information**  
**Proposal:** RETENTION: The proposed development includes the demolition of an existing flat-roofed single storey rear extension of substandard height and its replacement with a mono-pitched rear extension with a ridge height below the existing ridge height of the existing cottage and to the same area and footprint as the original extension, the removal of a front entrance door with a fixed glazed door in keeping with the former door opening, the addition of a side entrance to the rear courtyard, the refurbishment of all exterior walls, chimney, roof slating, rooflights and sundry other minor works.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2115/21  
**Appeal Type** Written Evidence  
**Applicant** Michael Dever  
**Location** 49, Cabra Road, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION:PROTECTED STRUCTURE: Works for which Retention Permission is sought include demolition of pre-existing 2-storey return and construction of new 2-storey return, all to rear of original building along with all associated landscaping and site works..

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**Area** Area 3 - Central  
**Application Number** 2656/21  
**Appeal Type** Written Evidence  
**Applicant** Lidl Ireland GmbH  
**Location** 20 to 22 (former Annesley Motors), 22B, 23, 24, 25, and 26, Ballybough Road, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal:** The proposed development involves the demolition of all existing structures on the site

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

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**Area 3  
Appeals Decided**

**None**

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# Dublin City Council

## SECTION 5 EXEMPTIONS

46/21

(15/11/2021-19/11/2021)

**Area** Area 3 - Central  
**Application Number** 0386/21  
**Application Type** Section 5  
**Applicant** Edwards-MacLiammoir- Gate Theatre Productions  
**Location** The Gate Theatre, Cavendish Row, Parnell Square,  
Dublin 1  
**Registration Date** 18/11/2021  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Installation of fall protection system-roof section  
away from street view.

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