



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

### **50/21**

(13/12/2021-17/12/2021)

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.

## WEEKLY PLANNING LISTS

### **Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### **Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

| <b>Area</b>  | <b>Contact Number</b>                                | <b>Meeting Location</b>                   |
|--|--|---|
| Central Area<br>South Central Area<br>South East Area<br>North West Area<br>North Central Area | 2222932<br>2225200<br>2225127<br>2225727<br>222 8870 | Civic Offices,<br>Wood Quay,<br>Dublin 8. |

## Area 3 COMMERCIAL

|                           |  |
|---------------------------|--|
| <b>Area</b>               | Area 3 - Central   |
| <b>Application Number</b> | 2024/16/X1   |
| <b>Application Type</b>   | Extension of Duration of Permission                                      |
| <b>Applicant</b>          | Linders  |
| <b>Location</b>           | Formerly known as The Irish Distillers Building,<br>Smithfield, Dublin 7 |
| <b>Registration Date</b>  | 16/12/2021   |

### **Additional Information**

**Proposal:** EXT.OF DURATION: Development at a site formerly known as the 'Irish Distillers Building', Smithfield, Dublin 7. The site is bounded by Phoenix Street to the south, Smithfield Square to the west, new church street to the north, and Bow Street to the east. The site includes the surface car park adjacent to the Irish Distillers Building. The site includes a surface car park adjacent to the existing building. The development consists of site clearance works including the part demolition of the existing Irish Distillers building and the incorporation of part of its existing stone walls (fronting Bow Street to the east including return frontage onto Phoenix Street and partly along New Church Street to the north) within the new proposed commercial building that ranges in height between 4 and 7 storeys above double basement level with a total Gross Floor Area (GFA) of 20,512.6 sq.m (above ground floor level) to include 18,236 sq.m (GFA) of office floorspace; 458 sq.m Net Floor Area (NFA) of retail floorspace in 2 no. units 169sqm (NFA) of restaurant space (1 no. unit) 241.2 sqm (NFA) of restaurant/bar floorspace 1 no. unit at ground floor level. An ESB sub-station is proposed at ground floor level at the north-eastern corner of the proposed building. Three roof terraces are proposed at 5th floor level of which two are provided to the southern elevation and one to the northern elevation. A further three roof terraces are provided at the north-western, south-western and south-eastern corners of the proposed building at 6th floor level. Pedestrian accesses are provided at ground floor level along all four of the proposed buildings frontages leading to a central atrium that contains the main stair/lift cores and reception facilities on the eastern and western sides of the central atrium. A vehicular access ramp is provided off Bow Street to the east serving the double basement level car park containing 47 no. car parking spaces and 188 no. bicycle parking spaces (in addition to 24 no. ground floor level cycle parking spaces), and shower and changing facilities. Ancillary waste storage areas, archive, plant and storage rooms are also provided at basement levels. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm. The proposed building includes for the provision of sustainable and renewable energy measures including green roofs and roof top solar panels.

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|                               |   |
|-------------------------------|---|
| <b>Area</b>                   | Area 3 - Central  |
| <b>Application Number</b>     | 2564/21   |
| <b>Application Type</b>       | Permission  |
| <b>Applicant</b>              | Musgraves Operating Partners Ireland Ltd  |
| <b>Location</b>               | Supervalu Retail Unit 3/4 and Retail Unit 5, The<br>Chandler, The Village Centre, Ashtown Road, Dublin 15 |
| <b>Registration Date</b>      | 15/12/2021  |
| <b>Additional Information</b> | Additional Information Received   |

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

- Removal of existing fascia signage,
- Erection of new fascia signage, window graphics and poster signage.

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**Area** Area 3 - Central  
**Application Number** 3447/21  
**Application Type** Permission  
**Applicant** Maria Stenka  
**Location** 70, Blessington Street, Dublin 7  
**Registration Date** 17/12/2021  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUTURE: Permission for change of use of dental Clinic at basement and ground floor to 2no. one bed studio apartments, single storey extension to rear, together with internal alterations and all associated site works to a terraced three storey over basement mixed use building.

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**Area** Area 3 - Central  
**Application Number** 3671/21  
**Application Type** Permission  
**Applicant** Top Oil  
**Location** Top Oil Yard 1, Promenade Road, Parish of Saint Thomas, Dublin Port, Dublin 3, D03 HK83  
**Registration Date** 15/12/2021  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for development at the following adjacent sites: Top Oil Yard 1, Promenade Road, Parish of Saint Thomas, Dublin Port, Dublin 3, D03 HK83. Top Oil Yard 2, Tolka Quay Road, Dublin Port. Circle K Yard 2, Tolka Quay Road, Dublin Port. The sites are adjacent to Tolka Quay Road, Promenade Road and 2 Branch Road North Extension.  
The development consists of constructing two pipebridges with a maximum height of 8.5m to allow new pipework and cables to be routed between the yards. Pipebridge No. 1 will be between Top Oil Yard 1 and the neighbouring Fareplay Yard 2. Pipebridge No. 2 will be between the Top Oil Yard 2 and the neighbouring Fareplay Yard 2. A small concrete shelter in Fareplay Yard 2 is to be dismantled to allow room for pipebridge supports.

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**Area** Area 3 - Central  
**Application Number** 4072/21  
**Application Type** Permission  
**Applicant** Bianca Anton  
**Location** 446A, North Circular Road, Dublin 1, D01 T9F4  
**Registration Date** 13/12/2021  
**Additional Information**  
**Proposal:** Development will consist of reinstatement of retail use of existing unit. Proposed retail use is for Christening Embroidery shop. New signage, door & new position of ESB box to the front elevation of the existing building and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4078/21  
**Application Type** Retention Permission  
**Applicant** Calestine Limited  
**Location** Charleville Lodge , 268-272, North Circular Road,

Dublin 7, D07 DT61

**Registration Date**

14/12/2021

**Additional Information**

**Proposal:** Planning Retention Permission sought by Celestine Limited to retain some features at its premises, 'Charleville Lodge', a small Hotel/ Guest House and 'Protected Structure', at 268-272 North Circular Road, Dublin 7, D07 DT61.

- (1) The erection of 2 No. 4 metres sq. semi-permanent fabric Pergola umbrellas over the front terraced seating area;
- (2) The recently replaced main 'Charleville Lodge' wall mounted hotel sign to the front Hotel wall with new LED back-lighting;
- (3) Some additional timber bench seating to the rear terrace/ garden area; and
- (4) The extension of a previously granted temporary permission to retain a 'Horse-Box' café dispense unit in the front garden area by a further 2 to 3 years.

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**Area 3**  
**DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 4077/21  
**Application Type** Permission  
**Applicant** Niall McCormac and Orla Fitzpatrick  
**Location** 7, Glencar Road, Dublin 7, D07 W1Y6  
**Registration Date** 14/12/2021

**Additional Information**

**Proposal:** Permission to demolish existing rear extension, for the erection of new single storey kitchen extension in its place, for the relocation of bathroom, for the erection of new single storey extension to side to provide a new bedroom.

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**Area** Area 3 - Central  
**Application Number** 4089/21  
**Application Type** Permission  
**Applicant** Rory & Jean McAllorum  
**Location** 51, St. Jarlath Road, Cabra, Dublin 7, D07 R2P6.  
**Registration Date** 15/12/2021

**Additional Information**

**Proposal:** Planning permission sought for alterations to existing tiled roof to ground floor rear extension with rooflights, new first floor rear extension over existing rear extension with tiled roof with rooflights, new rooflight in existing rear tiled roof, internal alterations and associate site works.

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**Area** Area 3 - Central  
**Application Number** 4097/21  
**Application Type** Retention Permission  
**Applicant** Sinead Quish  
**Location** 18, Niall Street, Dublin 7, D07 V6Y5  
**Registration Date** 16/12/2021

**Additional Information**

**Proposal:** RETENTION: Retention Planning Permission is sought for amendments to previously approved Planning Permission WEB3504/11, comprising alterations and extensions to the existing

mid-terraced single-storey house at 18 Niall Street, Dublin 7, D07 V6Y5. Amendments comprise minor modifications to the internal layouts, modifications to the fenestration of the single-storey rear extension and additional Velux roof lights on the front and rear roofs.

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**Area** Area 3 - Central  
**Application Number** 4100/21  
**Application Type** Permission  
**Applicant** Anthony Brady and Melissa Brady  
**Location** 6, Clare Road, Drumcondra, Dublin 9, D09 F8X5  
**Registration Date** 16/12/2021

**Additional Information**

**Proposal:** Planning permission for alterations/extensions to the existing two-storey semi-detached house at 6 Clare Road, Drumcondra, Dublin 9, D09 F8X5, comprising construction of a new single-storey flat roof kitchen/dining room extension to the rear, minor modifications to the rear fenestration, and associated internal alterations and site development.

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**Area** Area 3 - Central  
**Application Number** 4111/21  
**Application Type** Permission  
**Applicant** Mark Finlay  
**Location** 511, Blackhorse Avenue, Dublin, D07X9T3  
**Registration Date** 17/12/2021

**Additional Information**

**Proposal:** The development consists of constructing a single storey extension to the rear and a single storey porch to the front and all associated ancillary site-works.

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**Area** Area 3 - Central  
**Application Number** WEB5194/21  
**Application Type** Permission  
**Applicant** Nessa Cahill and Liam Herrick  
**Location** 17, Finglas Road, Dublin 11  
**Registration Date** 13/12/2021

**Additional Information**

**Proposal:** Permission for demolition of single storey rear return and construction of part single storey part two storey extension to rear of existing three storey house along with a new rooflight to front section of roof and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5207/21  
**Application Type** Permission  
**Applicant** Claire McGlinchey  
**Location** 43, Villa Park Gardens, Navan Road, Dublin 7  
**Registration Date** 17/12/2021

**Additional Information**

**Proposal:** Demolition of existing porch to front of existing house and reinstatement of original front entrance area, demolition of existing single storey extension to rear of existing house; conversion of existing flat roof garage to side of existing house to games room with loft storage over and

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construction of new single storey flat roof extension to rear of existing house together with carrying out minor interior alterations to existing house and all associated site works.

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## Area 3

### Strategic Housing Development

|                           |   |
|---------------------------|---|
| <b>Area</b>               | Area 3 - Central                                      |
| <b>Application Number</b> | SHD0025/21  |
| <b>Application Type</b>   | Strategic Housing Development                         |
| <b>Applicant</b>          | Nrek1 Limited   |
| <b>Location</b>           | 29b, 30 &31, Prussia Street, Dublin 7 (ABP-312102-21) |
| <b>Registration Date</b>  | 03-Dec-2021   |

#### Additional Information

**Proposal:** Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

We, Virdis Real Estate Services Ltd. and Prussia Properties Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development at Nos. 29b, 30 and 31 Prussia Street, Dublin 7 (D07 WK52, D07 XD80 and D07 H273).

The development will consist of:

- (i) Demolition of existing industrial sheds/workshops (comprising c. 1,605sq.m);
- (ii) Construction of a student accommodation development, providing a total of 236 no. student bedspaces (comprising 232 no. bedrooms as follows: 18 no. studio units, 21 no. 8-bedroom units, 1 no. 7-bedroom unit, 5 no. 6-bedroom units, 1 no. 5-bedroom unit and 1 no. 4-bedroom unit) in 3 no. blocks ranging in height from 5-storeys fronting Prussia Street to 7-storeys over lower ground floor level, towards the rear boundary adjoining the TU Dublin Grangegorman Campus. More specifically, Block A comprises a 5-storey block fronting Prussia Street, featuring 12 no. student accommodation units (6 no. studio units, 5 no. 6-bedroom units and 1 no. 4-bedroom unit) from first to fourth floor levels; Block B comprises a 6-storey block over basement level, featuring 14 no. student accommodation units (4 no. studio units, 9 no. 8-bedroom units and 1 no. 5-bedroom units) from upper ground floor to fifth floor levels; and Block C comprises a 7-storey block over lower ground floor level, featuring 21 no. student accommodation units (8 no. studio units, 12 no. 8-bedroom units and 1 no. 7-bedroom unit) from lower ground floor to sixth floor levels. Student amenities and management facilities will be provided at basement, ground and lower ground floor levels and include: a management office, reception area, 2 no. internal communal amenity areas, an auditorium, gym, laundry room, meeting room, 2 no. study rooms and communal W.C facilities. A bicycle store will be provided at lower ground floor level (120 no. bicycle parking spaces) of Block C with 8 no. bicycle stands (16 no. bicycle parking spaces) also provided at ground floor level to the front of Block A. The development will be served external communal open space areas at lower ground floor, ground floor, upper ground floor levels with a roof terrace proposed at fifth floor level of Block B (totalling 968sqm);

(iii) Vehicular access to the site will be provided from Prussia Street for restricted student drop-off/pick-up, servicing and emergency vehicles;

(iv) Creation of a new internal street providing pedestrian and cycle access between Prussia Street and TU Dublin Grangegorman Campus, through an opening (3.85m wide) in the Grangegorman boundary wall to the east (Protected Structure). Works to the Grangegorman Boundary wall also include the removal of the existing concrete coping on top of the existing stone wall and the provision of new signage at this location; and

(v) Landscaping, boundary treatments, lighting, signage, bin storage, ESB substation, switchroom, plant rooms and all associated site and infrastructural works including foul and surface water drainage, necessary to facilitate the development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Dublin City Development Plan 2016-2022.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.prussia.ie](http://www.prussia.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

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

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.



Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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](http://www.pleanala.ie).

**\*\*\*Amendment to Week 48/21\*\*\***

### **Area 3 Decisions**

|                           |  |
|---------------------------|--|
| <b>Area</b>               | Area 3 - Central   |
| <b>Application Number</b> | 0386/21  |
| <b>Application Type</b>   | Section 5  |
| <b>Decision</b>           | Refuse Exemption Certificate                                 |
| <b>Decision Date</b>      | 14/12/2021   |
| <b>Applicant</b>          | Edwards-MacLiammoir- Gate Theatre Productions                |
| <b>Location</b>           | The Gate Theatre, Cavendish Row, Parnell Square,<br>Dublin 1 |

#### **Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Installation of fall protection system-roof section away from street view.

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|                           |                                      |
|---------------------------|--------------------------------------|
| <b>Area</b>               | Area 3 - Central                     |
| <b>Application Number</b> | 0394/21                              |
| <b>Application Type</b>   | Social Housing Exemption Certificate |
| <b>Decision</b>           | Grant Social Housing Exemption Cert  |
| <b>Decision Date</b>      | 16/12/2021                           |
| <b>Applicant</b>          | Rachel Keane                         |
| <b>Location</b>           | 1, Fitzgibbon Lane, Dublin 1         |

#### **Additional Information**

**Proposal:** SHEC, Conversion of existing storage building & addition of 2 floors to give a 3 story mews house

**Area** Area 3 - Central  
**Application Number** 0395/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 16/12/2021  
**Applicant** Rachel Keane  
**Location** 18A Fitzgibbon Street, Dublin 1  
**Additional Information**  
**Proposal:** SHEC;Demolition of existing shop & construction of 3 storey Mews house

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**Area** Area 3 - Central  
**Application Number** 0398/21  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/12/2021  
**Applicant** Ellen Jones  
**Location** 42, St. Attracta Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** EXPP: Current extension is subsiding. This building/extension is being replaced by a single storey extension to the rear.

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**Area** Area 3 - Central  
**Application Number** 3268/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/12/2021  
**Applicant** Seamus Bairead & Orla McNearney  
**Location** Rear of 101 & 103 North Circular Road, St. David's Terrace, Cabra, Dublin 7  
**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** 3418/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** REFUSE EXT. OF DURATION OF PERMISSION  
**Decision Date** 14/12/2021  
**Applicant** Alec Good  
**Location** Site adjacent to No.1, Mount Temple Road, Dublin 7  
**Additional Information**  
**Proposal:** EXT. OF DURATION: Permission to construct an end of terrace two storey pitched roof, with single storey flat roof to rear and side, dwelling on a site adjacent to No.1 Mount Temple Road, Dublin 7. Works to include the demolition of existing storage unit/garage, part removal of boundary railings & all associated site and boundary treatments.

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|---------------------------|--|
| <b>Area</b>               | Area 3 - Central   |
| <b>Application Number</b> | 3438/16/X1   |
| <b>Application Type</b>   | Extension of Duration of Permission  |
| <b>Decision</b>           | ADDITIONAL INFORMATION (EXT. OF PERM)  |
| <b>Decision Date</b>      | 16/12/2021   |
| <b>Applicant</b>          | Austin Kelly   |
| <b>Location</b>           | The Ripley Court Hotel, 37, Talbot Street (Backing<br>Onto Foley Street), Dublin 1 |

#### **Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of: Demolition of existing 3 storey building over basement to be replaced with new 7 storey over basement incorporated into main structure of hotel, to include a new fire escape stairs exiting onto Talbot Street. The basement element includes 115m<sup>2</sup> of commercial floor area with 121m<sup>2</sup> New deli-restaurant and shop front on ground floor level accessed from Talbot Street. An Additional 155m<sup>2</sup> of guest accommodation on existing 1st & 2nd floors. An additional 456m<sup>2</sup> of guest accommodation on existing 3rd floor. New 4th & 5th floors with total 2612m<sup>2</sup> of guest accommodation. New 6th floor with 1157m<sup>2</sup> of guest accommodation together with new 149m<sup>2</sup> of roof terrace and room balconies. New stone cladding to replace existing timber at ground floor facade onto Talbot Street, to also include new glazed main entrance and vehicular gates at existing ramp to basement. New stone cladding to replace brickwork at ground floor facade onto Foley Street to include new windows and pedestrian access points. Minor internal alterations to provide new coffee shop at ground floor in place of existing conference rooms, accessible from Foley Street. New stone cladding and curtain wall glazing from third to sixth floor on both Talbot and Foley Street elevations.

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|---------------------------|---|
| <b>Area</b>               | Area 3 - Central  |
| <b>Application Number</b> | 3719/21   |
| <b>Application Type</b>   | Permission  |
| <b>Decision</b>           | GRANT PERMISSION  |
| <b>Decision Date</b>      | 13/12/2021  |
| <b>Applicant</b>          | LMS Investments Designated Activity Company   |
| <b>Location</b>           | Site bounded by Little Mary Street (to the south);<br>Little Green Street (to the west) and Anglesea Row (to<br>the east), Dublin 1 |

#### **Additional Information**

**Proposal:** Planning permission for development to amend the permitted development (Reg. Ref: 3629/17). The development includes the following minor amendments: (i) Reconfiguration of internal layouts and stair cores; (ii) Revisions to fenestration of all permitted elevations of the new development; (iii) Revisions to parapet heights of all permitted elevations; to include reduced parapet heights at 3rd floor level (reduced 350mm), 4th floor level (reduced 680mm), 5th floor (reduced 650mm) and an increase to parapet heights at 6th floor level (increased 25mm) and roof level (increased 175mm) for the purposes of edge protection; (iv) The erection of 2 no. high level backlit painted aluminium signs (8.5 sqm) on the Little Green Street (western) and the Little Mary Street (southern) elevations. The erection of 1 no. low level backlit painted aluminium sign (3.7 sqm) on the Little Mary Street (southern) elevations; (v) All Associated site development works and consequential amendments to the permitted development.

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|---------------------------|------------------|
| <b>Area</b>               | Area 3 - Central |
| <b>Application Number</b> | 3721/21          |

**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2021  
**Applicant** Virgin Media  
**Location** Lands at Highfield Park, 274 North Circular Road,  
Phibsborough, Dublin 7

**Additional Information**

**Proposal:** Permission for the erection of 15 No. link dishes mounted on support poles together with 2 no. outdoor cabinets on a steel mounting support platform and associated equipment. The development will provide voice and mobile broadband services in the area.

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**Area** Area 3 - Central  
**Application Number** 3725/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/12/2021  
**Applicant** Lorcan Lynch  
**Location** 107, Marlborough Street, Dublin 1. D01 HN22

**Additional Information**

**Proposal:** RETENTION: Permission for retention of unauthorised change of use of 71m2 unit from bookmakers' offices to massage therapy services and spa with associated staff facilities to ground floor unit at 107 Marlborough Street, Dublin 1, D01 HN22.

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**Area** Area 3 - Central  
**Application Number** 3745/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/12/2021  
**Applicant** Celtic Spire Capital Limited  
**Location** 17 O'Connell Street Lower and corner of Sackville  
Place, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for change of use from existing tourist office to café/restaurant with new shop signage and all associated internal works. No. 17 O'Connell Street Lower is a Protected Structure, Ref. 6002 and is located within the O'Connell Street Architectural Conservation Area.

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**Area** Area 3 - Central  
**Application Number** 3761/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/12/2021  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 63, Phibsborough Road, Dublin 7

**Additional Information**

**Proposal:** The development will consist of the installation of an ATM machine to the existing shop front to the east elevation.

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**Area** Area 3 - Central  
**Application Number** 3768/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/12/2021  
**Applicant** The Independent Theatre Workshop Ltd.  
**Location** 5, Myrtle Street, Phibsborough, Dublin 7, D07HPP2  
**Additional Information**

**Proposal:** The development will consist of a ground floor rear extension (14sq.m) consisting of a bedroom, kitchen/living area, a shower room and storage. The conversion of the existing attic space and it's extension totalling (33sq.m) consisting of a second bedroom, an en suite and storage. A complete internal refurbishment resulting in split level design with an internal stairs to first floor accommodation.

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**Area** Area 3 - Central  
**Application Number** 3772/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/12/2021  
**Applicant** Kathy Fitzgerald  
**Location** 30, Annamoe Drive, Cabra East, Dublin 7.  
**Additional Information**

**Proposal:** Permission is sought for new first floor extension over existing single storey extension to front, side and rear of family home, new bedrooms and relocating bathroom at first floor level and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3784/21  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/12/2021  
**Applicant** Landstone Developments Ltd.  
**Location** 58 Fontenoy Street, Phibsborough, Dublin 7  
**Additional Information**

**Proposal:** RETENTION: Retention of the existing two storey structure to the rear and all associated internal, landscape and drainage works.

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**Area** Area 3 - Central  
**Application Number** 3792/21  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 17/12/2021  
**Applicant** Oriental Pantry Ltd  
**Location** Kalabasa, 60-61 Abbey Street Middle , Dublin 1  
**Additional Information**

**Proposal:** Retention permission for the development will consist of retention permission to place street furniture in front of this premises on private property adjacent to public footpath. The street furniture will consist of :(a) 12 no. tables of 600mm x 600mm, (b) 24 no. chairs, (c) 2 no. screen

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canvas lean to canopies framed in timber with painted timber picket style screen fencing 1200mm high around seating area to public path edge. The total seating area proposed is 25sq.m.

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**Area** Area 3 - Central  
**Application Number** 4000/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/12/2021  
**Applicant** St. Dominic's College  
**Location** St. Dominic's College, Ratoath Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of making 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.

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**Area** Area 3 - Central  
**Application Number** 4021/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/12/2021  
**Applicant** Tony Sheppard Department of Education & Skills  
**Location** The site located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1

**Additional Information**

**Proposal:** The site is part of SDRA 10 in the Dublin City Development Plan 2016-2022 and part of the masterplan granted planning permission by An Bord Pleanala in 2011. The development will consist of: Alterations to previously approved development (Reg Ref. 4646/19) consisting of the repositioning of the rear boundary line at the right of way, adjoining rear 20 Dominick Street Lower and rear 20A Granby Lane. This will include the repositioning of the boundary security fencing and access ramp and gateway to the school, to allow for vehicular access to rear 20 Dominick Street Lower.

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**Area** Area 3 - Central  
**Application Number** 4022/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/12/2021  
**Applicant** Dr. Edmilton Porreca  
**Location** 67, Eccles Street, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Planning permission is sought for retention on change of use at ground floor level to dentist practice from salon, no internal structure changes or alterations to room decoration, existing entrance access through shared front door at ground floor level and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4025/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/12/2021  
**Applicant** Three Ireland (Hutchison) Limited  
**Location** Aras Mhic Dhiramada, Store Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: The development consists of the removal of telecommunications equipment (previously granted permission under Dublin City Council Pl. Ref. 2321/08) and installation of replacement telecommunications equipment and all associated site development works on the rooftop. The development will continue to provide high speed wireless broadband and data services. Aras Mhic Dhiarmada is a Protected Structure.

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**Area** Area 3 - Central  
**Application Number** 4034/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/12/2021  
**Applicant** Eimear Ryan & Conor Casey  
**Location** 6, Fingal Place, Stoneybatter, Dublin 7

**Additional Information**

**Proposal:** The development will consist of: Demolition of existing single storey rear extension. Construction of part single part two storey rear extension with 2no. rooflights to single storey portion. Two no. new rooflights to rear of main roof. Internal modifications and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4035/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/12/2021  
**Applicant** Health Service Executive  
**Location** Connolly Norman House, 224, North Circular Road, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the replacement of existing PVC windows with new timber double glazed sash windows and associated site works.

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**Area** Area 3 - Central  
**Application Number** 4038/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/12/2021  
**Applicant** Paul Cooke  
**Location** 13, Rutland Cottages, Summerhill, Dublin 1

**Additional Information**

**Proposal:** Planning permission for: a. Raising of ridge level to accommodate new dormer extension to rear; b. Two storey extension to rear; c. Minor alterations to ground floor plan; d. All associated site works.

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**Area** Area 3 - Central  
**Application Number** 4043/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/12/2021  
**Applicant** Paul Reid  
**Location** 21, Orchard Terrace, Upper Grangegorman, Dublin 7, D07 E704

**Additional Information**

**Proposal:** RETENTION: Planning permission is sought for retention for conversion of existing two storey extension to dwelling house granted under planning permission ref. no. 1139/97, to two storey end of terrace dwelling, and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1941/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/12/2021  
**Applicant** Gavin Fox  
**Location** 21, Lambay Road, Dublin 9  
**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** WEB5030/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 13/12/2021  
**Applicant** M&H Piao Pharmacy Ltd/TA Park's Pharmacy  
**Location** 62, Dorset Street Lower, Dublin 1  
**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for one external lighted pharmacy cross to front. Retention permission is sought for: a) lighted internal scrolling text sign to front b) lighted internal pharmacy cross to front c) lighted internal pharmacy cross to side, displayed on St. Ignatius Road

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**Area** Area 3 - Central  
**Application Number** WEB5047/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 15/12/2021  
**Applicant** Betty Sserwadda  
**Location** 78, Faussagh Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** The development will consist of upper timber storey extension (9.66sqm new bedroom) to rear with flat roof with all services connected to existing.

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**Area** Area 3 - Central  
**Application Number** WEB5053/21  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/12/2021  
**Applicant** McAdam  
**Location** 13, O'Brien's Place, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** Retention permission for the 1st floor obscured glass bathroom window at the front end of the south side elevation and planning permission for a 1st floor bedroom & bathroom hipped roof extension over the previous kitchen extension at the rear with 1st floor windows into both south side and rear elevations, associated facade changes include relocation of 1st floor back bedroom window to the south side elevation and one ground floor back facing window changed to patio door, plus front hall extension onto the front drive

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**Area** Area 3 - Central  
**Application Number** WEB5058/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/12/2021  
**Applicant** James Hull  
**Location** 43, Innisfallen Parade, Phibsborough, Dublin 7  
**Additional Information**  
**Proposal:** The development will consist of alterations to the existing single-storey terrace house, including the demolition of two existing single-storey extensions to the rear of the original dwelling, and the construction of a new single-storey rear extension, interior alterations and associated external site works.

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**Area** Area 3 - Central  
**Application Number** WEB5071/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/12/2021  
**Applicant** Helen O'Keeffe and Paul Lawlor  
**Location** 55, Saint Patrick's Road, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** Works to the rear of the house comprising: a single-storey extension of ground floor kitchen area; extension of return at first floor level; a new dormer window to proposed non-habitable attic space; and all associated works.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3526/21  
**Appeal Type** Written Evidence  
**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.

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### Area 3 Appeals Decided

**Area** Area 3 - Central  
**Application Number** 2395/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 17/12/2021  
**Applicant** Concept Fusion Ltd  
**Location** Swimming Pool lands, part of St. Vincent's CBS,  
Finglas Road, Glasnevin, Dublin 11, D11PD28

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** The development will consist of the demolition of existing St. Vincent's Swimming Pool (derelict single storey detached building c.757m sq.) and the construction of 5 no. dwellings, comprising 1 no. 2 storey 5 bedroom dwelling, 2 no. 2 storey 4 bedroom dwellings and 1 no. 2.5 storey 5 bedroom dwelling in a single terraced block and 1 no. 1.5 storey 4 bedroom detached dwelling, including all associated on and off-site development works, car parking, boundary treatment works, soft and hard landscaping on the site of c. 0.24ha. and removal of existing c.2m high boundary wall to create direct vehicular and pedestrian access by the extension of the existing Towerview Cottages cul de sac. The development will also include the provision of a temporary construction access road (c.90m long) through the adjoining St. Vincent's School lands with vehicular access onto the Finglas Road and the temporary removal (and future reinstatement) of existing single storey building c.57m sq. required to facilitate the temporary access. A Natura Impact Statement has been prepared and is included with the application.

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**Area** Area 3 - Central  
**Application Number** 3391/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 13/12/2021  
**Applicant** Winchurch Investements Ltd  
**Location** 146-147 Phibsborough Road & 10 Eglinton Terrace,  
Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of the existing two storey mixed-use buildings at 146-147 Phibsborough Road and a derelict single storey dwelling known as 10 Eglinton Terrace to the rear and construction of new mixed-use development. The proposed development is for a mixed-use block consisting of a restaurant & cafe space together with associated waste management and plant room areas totalling 325 sq.m. at ground floor level. The upper levels will comprise 17 No. apartments above provided in 2.No blocks of six storeys to Phibsborough Road, five storeys to the rear set around a central courtyard space at first floor level containing the lift and access decks. Recessed balconies are provided throughout and projecting balconies are provided to the east elevation of the rear block. The apartments consist of nine one-bedroom apartments and eight two-bedroom apartments totalling 1492 sq.m including external circulation access decks.

The proposed development also consists of 2.No three bedroom two storey townhouses totalling 207 sq.m. with private gardens and 3 No. car parking spaces to the rear. Vehicular access to the development is via the existing entrance to the St. Peter's Square Development while the townhouses are accessed separately via a laneway from Royal Canal Bank.

Proposed landscaping and associated ancillary works include a communal open space, bicycle parking, permeable paving to the existing car parking area where 2. No. Spaces will be dedicated to the apartments in the new development.

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|-----------------------------|--|
| <b>Area</b>                 | Area 3 - Central                             |
| <b>Application Number</b>   | 2673/20                                      |
| <b>Appeal Decision</b>      | GRANT PERMISSION                             |
| <b>Appeal Decision Date</b> | 08/12/2021                                   |
| <b>Applicant</b>            | Double S Housing Ltd                         |
| <b>Location</b>             | Montpelier Square, Montpelier Hill, Dublin 7 |

**Additional Information** Additional Information Received

**Proposal:** Permission for the construction of a 4 storey apartment block comprising: (A) 8 x 1 bed apartments. each with balcony/external terrace, lift and common circulation areas, (B) hard landscaped communal courtyard with public lighting, bin lock up and (C) hard landscaped private yard with secure bike parking, (D) pedestrian access to proposed scheme through existing archway of Montpelier Square Apartments, and all associated site works.

**\*\*\*Amendment to Week 49/21\*\*\***



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

50/21

(13/12/2021-17/12/2021)

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

| Area   | Contact Number                                       | Meeting Location                          |
|--|--|---|
| Central Area<br>South Central Area<br>South East Area<br>North West Area<br>North Central Area | 2222932<br>2225200<br>2225127<br>2225727<br>222 8870 | Civic Offices,<br>Wood Quay,<br>Dublin 8. |

**Area** Area 3 - Central  
**Application Number** 0426/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Rosie Hackett Limited  
**Location** 105 & 106 Marlborough Street and 5 Sackville Place,  
Dublin 1  
**Registration Date** 16/12/2021  
**Additional Information**  
**Proposal:** SHEC: 9 storey building comprising 8 storeys of 15 apartments over ground floor public house with basement storage and ancillary facilities.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

50/21

(13/12/2021-17/12/2021)

## WEEKLY PLANNING LISTS

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|--|--|---|
| Central Area<br>South Central Area<br>South East Area<br>North West Area<br>North Central Area | 2222932<br>2225200<br>2225127<br>2225727<br>222 8870 | Civic Offices,<br>Wood Quay,<br>Dublin 8. |



**Area** Area 3 - Central  
**Application Number** 0153/21  
**Application Type** Section 5  
**Applicant** Gaia Narciso and Francesco Panzeri  
**Location** 26, Cabra Road, Dublin 7  
**Registration Date** 14/12/2021  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: EXPP: 1) Installation of a new cast iron down pipe on the main facade in lieu of existing in-wall original, which is damaged and clogged and is the cause of major water ingress. 2) Repairs to the chimney to address a crack. 3) Removal of a dismissed plastic drainage pipe from the main facade.

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**Area** Area 3 - Central  
**Application Number** 0417/21  
**Application Type** Section 5  
**Applicant** Department of Education  
**Location** Clock Tower Building, Department of Education,  
Marlborough Street, Dublin 1  
**Registration Date** 13/12/2021  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Emergency works to remove existing deteriorating render and replacement with new lime render to historic Clock Tower Building with other associated works.

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**Area** Area 3 - Central  
**Application Number** 0422/21  
**Application Type** Section 5  
**Applicant** Gaia Narciso and Francesco Panzeri  
**Location** 26, Cabra Road, Dublin 7  
**Registration Date** 14/12/2021  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Remediation works at the existing failing front valley

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