



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

04/21

(25/01/2021-29/01/2021)

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 2079/21
Application Type Permission
Applicant Royal Amusements Limited
Location 185, Parnell Street, at the corner of Dominick Street
Lower, Dublin 1
Registration Date 25/01/2021

Additional Information

Proposal: The development will consist of change of use of existing vacant retail unit at basement level to a gaming outlet (containing amusement-with-prize machines) and all associated site works and services.

Area Area 3 - Central
Application Number 2105/21
Application Type Permission
Applicant National Standards Authority of Ireland
Location National Metrology Laboratory (NML), Griffith Avenue,
Dublin 11, D11 E527
Registration Date 28/01/2021

Additional Information

Proposal: Permission is sought for development which will consist of: (a) Construction of new 228.24 sqm single storey flat roof extension to west elevation of existing detached 2 storey building (National Metrology Laboratory) to be clad in a new metal panel system to closely match existing to consist of storage area and 1 no. laboratory; (b) Forming of 2 no. x new opes to western elevation of existing building at ground floor level for access into new extension; (c) New external glazed canopy to front (1 no.) and to rear (1 no.) to new extension to closely match existing. (d) All associated landscaping works by the National Standards Authority of Ireland.

Area Area 3 - Central
Application Number 2108/21
Application Type Permission
Applicant Connor Milroy
Location 14D, Poplar Row, Dublin 3, D03 TN29
Registration Date 28/01/2021

Additional Information

Proposal: Planning permission is sought for the demolition of existing dwelling and site structures, and the construction of a 5 storey mixed used development consisting of: ground floor commercial/retail/café unit, with 8 no. one-bed apartments, which include balconies to the south and east elevations with roof terrace at roof level, with internal bike storage, refuse store, and pedestrian access from Poplar Row with associated landscaping and site works.

Area Area 3 - Central
Application Number 2113/21
Application Type Permission
Applicant Eirfreeze Ltd

Location Eirfreeze Ltd, Bond Road, Alexander Quay, Dublin 3
Registration Date 29/01/2021

Additional Information

Proposal: The development will consist of c.235kWp (c.11.60m²) of roof mounted solar PV panels and all associated works.

Area Area 3 - Central
Application Number 2115/21
Application Type Retention Permission
Applicant Michael Dever
Location 49, Cabra Road, Dublin 7
Registration Date 29/01/2021

Additional Information

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..

Area Area 3 - Central
Application Number 2119/21
Application Type Permission
Applicant Multidisciplinary Company Limited
Location 43 and 44, Arran Street East, Dublin 7
Registration Date 29/01/2021

Additional Information

Proposal: Change of use of maisonette section of 44 Arran Street East to light industry (c.111 sq.m), associated internal alterations to entire premises, the ancillary use of part of the premises for display and retail sales of associated products and changes to the shopfront/ front elevation all at Nos. 43 and 44 Arran Street East, Dublin 7.

Area Area 3 - Central
Application Number 3409/20
Application Type Permission
Applicant Kenneth Large
Location 17-21, Church Street East, East Wall, Dublin 3
Registration Date 26/01/2021

Additional Information Additional Information Received

Proposal: The proposed development consists of the demolition of an existing 2 storey industrial/office building (331 sq m) and the construction of a 4 and 5 story block of apartments totalling 772 sq m (including roof garden) on a site of 267 sq m consisting of 1 no. studio apartment; 5 no. 1 bedroom apartments; 3 no. 2 bedroom apartments; balconies on the rear elevation at 1st to 4th floor levels; 18 no bicycle spaces; all associated site works and utility connections.

Area Area 3 - Central
Application Number DSDZ2103/21
Application Type Permission
Applicant Waterside Block 9 Developments Limited

Location Site of 0.921 ha at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1

Registration Date 29/01/2021

Additional Information

Proposal: Permission for a ten-year permission for development totalling 66,718 sq m above and below ground on a site of 0.921 ha at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. (The cumulative gross floor area above ground is 43,767 sq m; with three basement levels totalling 22,951 sq m (including 7,119 sq m at lower ground level).) The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; Castleforbes Road to the west; and the residual City Block 9 lands of 1.029 ha to the east. The development site of 0.921 ha includes 0.071 ha of lands to facilitate the temporary provision of a pocket park at ground level pending redevelopment of the residual City Block 9 lands.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block 9 as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. The development will consist of the following:

1. Construction of 3 No. commercial office buildings (identified as four blocks (Blocks B1-B4)) ranging in height from 5-storeys to 9-storeys. The breakdown of accommodation is as follows: Block B1 is 7 storeys in height with a Gross Internal Area (GIA) of 9,409 sq m (excluding 1,681 sq m at lower ground floor level), with external accessible terraces and with roof-level terrace and extended access core; Blocks B2 and B3 are 5-9 storeys in height with a combined GIA of 25,640 sq m (excluding 3,486 sq m at lower ground floor level) (including a retail services unit of 147 sq m and a gallery / exhibition space of 224 sq m, both located at ground floor), with external accessible terraces and with roof-level terrace and extended access core; and Block B4 is 5-8 storeys in height with a GIA of 8,718 sq m (excluding 1,952 sq m at lower ground floor level) (including a retail services unit of 140 sq m located at ground floor), and with external accessible terraces with roof-level terrace and extended access core.
2. Construction of basement accommodation (22,951 sq m), accommodating: lower ground floor level (7,119 sq m) of office and ancillary accommodation; plant rooms (1,599 sq m); waste storage facilities (290 sq m); employee changing / drying / locker facilities (825 sq m); a bike repair area (40 sq m); a goods' storage area (298 sq m); double loading bay; 107 No. car parking spaces; 14 No. motorcycle parking spaces; and 570 No. bicycle parking spaces, with vehicular access provided by ramp from Castleforbes Road.
3. Development of a new western pedestrian lane from Castleforbes Road linking centrally with a new pedestrian lane through the centre of the overall City Block 9 site to North Wall Quay, with a second lane also linking to North Wall Quay to the east of Block B4.
4. Public realm improvements, to include the provision of a sculptural feature to the corner of North Wall Quay and Castleforbes Road. (Public realm works inclusive of parking and loading bays external to the planning application site boundary will be subject to agreement with Dublin City Council.)
5. All enabling and site development works, landscaping, lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

A Natura Impact Statement has been prepared in relation to the proposed development.

Area	Area 3 - Central
Application Number	WEB1075/21
Application Type	Permission
Applicant	Damian Kidd
Location	8, Martin Savage Park, Navan Road, Ashtown, Dublin 15
Registration Date	29/01/2021

Additional Information

Proposal: For development consisting of construction of a new, detached three storey, 4 bed roomed house to side garden of existing dwelling, including retaining existing vehicular entrance; raising of front boundary wall to 1.8m and all associated site works; and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden, a new 16m² single storey rear extension, internal alterations and all associated site works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2080/21
Application Type Permission
Applicant Andy Davis , Niall Smyth
Location 82, Shandon Park, Phibsboro, Dublin 7
Registration Date 25/01/2021

Additional Information

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

Area Area 3 - Central
Application Number 2100/21
Application Type Permission
Applicant Ian Whelan
Location 58, Connaught Street, Dublin 7
Registration Date 27/01/2021

Additional Information

Proposal: Planning permission for a new vehicular access driveway involving the re-modelling of existing railings and all associated site works.

Area Area 3 - Central
Application Number 2118/21
Application Type Permission
Applicant Karen Benson
Location 231, Cabra Road, Dublin 7
Registration Date 29/01/2021

Additional Information

Proposal: New pitched roof to cover over entire existing flat roof of 2-storey house and associated works.

Area Area 3 - Central
Application Number WEB1067/21
Application Type Permission
Applicant Aoife NicPhilibin
Location 72, Leinster Avenue, North Strand, Dublin 3
Registration Date 27/01/2021

Additional Information

Proposal: Extension and alterations to existing two storey dwelling and all associated site works at 72 Leinster Avenue, North Strand, Dublin 3.

Development will consist of (i) removal of existing single storey rear extension (ii) the erection of new 11.5m² ground floor extension and 4m² first floor extension to rear of existing dwelling.

Area 3 Strategic Housing Development

Area	Area 3 - Central
Application Number	SHD0001/21
Application Type	Strategic Housing Development
Applicant	Waterside Block 9 Developments Limited
Location	City Block 9, North Wall Quay, Dublin 1
Registration Date	29-Jan-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

Waterside Block 9 Developments Limited intends to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site of 1.1 ha forming part of a larger site identified as City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). The subject site is principally bounded by: Mayor

Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west.

The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents'

common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;

3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.

4. Provision of 4,307 sq m of "other uses" as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.

5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.

6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

[Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council.]

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The subject site is zoned Z14 in the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016-2022 and the North Lotts and Grand Canal Dock Planning Scheme, 2014.

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 a relevant development plan or local area plan other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report and a Natura Impact Statement 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 and the Environmental Impact Assessment Report and the Natura Impact Statement may also be inspected online at the following website set up by the applicant: www.waterfrontsouthcentralshd.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, 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 or on the Citizens Information Service website: www.citizensinformation.ie

Area 3

Strategic Housing Development

Area	Area 3 - Central
Application Number	SHD0003/21
Application Type	Strategic Housing Development
Applicant	Castlethorn Construction Unlimited
Location	Rathborne Avenue, Pelletstown, Ashtown, Dublin 15
Registration Date	29-Jan-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

Castlethorn Construction Unlimited Company intend to apply to An Bord Pleanála for Permission for Strategic Housing Development at this site (c. 1.44 ha) at, Rathborne Avenue, Ashtown, Dublin 15.

The site is generally bounded by River Road and Tolka Valley Park to the north, Ashtown Road to the west and Rathborne Avenue to the south and east

The proposed development will consist of:

- Demolition of the former marketing suite building and prefab building (previously used on a temporary basis as a school); and ESB Minipillar.
- 169no. residential units (9no. 1-bed, 78no. 2-bed and 12no. 3-bed apartments; 5no. 2-bed and 65no. 3-bed duplexes) and internal residents' amenity spaces (c. 301.7sqm), accommodated in 2no. buildings ranging in height from 4 to 10 storeys. The development proposal will also include a childcare facility of c. 221.9 sqm. Provision of all associated and ancillary site development, landscaping and boundary treatment works, including:
 - Block 1: 8 to 10 storeys, with setback at 9th storey, accommodating a c. 221.9 sq.m childcare facility, 79no. apartments and residential amenity space (c.265.1 sqm). All apartments have balconies or terraces, which are provided on east, west and south elevations.
 - Block 2: 4 to 5 storeys, accommodating 90no. apartment units and residential amenity space (c. 36.6 sq.m). All apartments have balconies or terraces, which are provided on east, west, north and south elevations.
- Private communal open space, including roof terrace area on Block 1 (c. 2404.8 sq.m total).
- Public open space (c. 1,487.4 sq.m)
- Open space for use of the childcare facility at c.122.3 sq.m
- A total of 102no. car parking spaces (including 57no. at surface, 9no. set down/visitor and 36no. undercroft spaces).
- 424no. bicycle parking spaces (including 108no. at surface and 316no. undercroft spaces).
- 4no. motorcycle parking spaces at surface.
- Bin Stores, bicycle stores and ancillary plant at lower groundfloor level of both blocks.
- Provision of pedestrian and cycle facilities on the site
- Green roofs on both Blocks 1 and 2
- New signalised junction at the junction of River Road and Rathborne Avenue and new toucan crossing across Rathborne Avenue to the south of the site, with associated tactile paving.

Vehicular access to the development is via 2no. vehicular entrances along Rathborne Avenue (east side of the site) and River Road (north side of the site)

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016 – 2022 and the Ashtown – Pelletstown Local Area Plan 2014 (as extended) as appropriate. 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 a relevant development plan or local area plan other than in relation to the zoning of the land. 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.rathborne2bshd.com

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, 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 or on the Citizens Information Service Website: www.citizensinformation.ie.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0001/21
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	29/01/2021
Applicant	Alpina Base Investment Management
Location	33 and 35, Cabra Road, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of windows to the rear of both properties with double glazed timber sliding sash windows to ground floor and first floor. Replacement of the stairs window and fanlight with double glazed 6 over 6 sliding sash window.

Area Area 3 - Central
Application Number 0453/20
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 27/01/2021
Applicant Emer Brennan
Location 29 Blessington Street Dublin 7
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Replacement of modern aluminium double glazed windows and front door on front facade.

Area Area 3 - Central
Application Number 2556/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2021
Applicant Baker Anderson Limited
Location 10 & 11, Belvedere Court, Dublin 1
Additional Information Additional Information Received
Proposal: The development will consist of the demolition of No. 10 and No. 11 Belvedere Court and construction of 14 No. 2 bedroom apartments, in one four storey block with a step down to three storey to the rear, (gross area c. 1,106sqm, site area c. 414sqm), arranged around 2 no. external courtyards / lightwells, with balconies to front and rear at ground, first, second and third floor levels, third floor roof level landscaped communal open space to the rear (c. 75sqm), solar roof panels and green roof over four storey block, pedestrian and cycle entrance off Belvedere Court, 18 no covered cycle spaces, associated residential bin storage and all associated site works.

Area Area 3 - Central
Application Number 3023/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2021
Applicant Massey Bros Funeral Homes Ltd.
Location 88A and 88B, Cabra Road, Dublin 7
Additional Information Additional Information Received
Proposal: Construction of proposed amendments to an existing ground floor funeral home, amendments to an existing first floor apartment and the installation of new external signage. The proposed works will include:

- a) Amendments to the layout of the existing ground floor funeral home to provide for the reconfiguration of the existing 2 no. chapels including the installation of 2 no. new proposed double doors to the north elevation, relocation of the kitchenette, proposed new accessible WC, revised reception area, revised access corridor including the installation of a new double door to the east elevation and the removal of the existing fenestration throughout and the installation of new double glazed window sections.
- b) Amendments to the existing first floor apartment for the demolition of an existing entrance and stair measuring 4.6 sq.m, the construction of a new entrance, stair and lift measuring 16 sq.m and the removal of the existing fenestration throughout and the amendments and installation of new

double glazed window sections.

c) Backlit external signage including logo to the east elevation.

d) All landscaping and ancillary site works to facilitate the development.

Area	Area 3 - Central
Application Number	3274/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/01/2021
Applicant	Cathedral Leisure Limited
Location	Nos. 133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: permission for development of a hotel at this 0.212 Ha site at Nos. 133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1 (all Protected Structures with the exception of No. 7A Meetinghouse Lane, RPS Nos. 1213, 5064, 8772). Part of the site is also known as the Former Boland's Bakery (including structures to the rear opening onto Meeting House Lane) referred to as No. 133B Capel Street in the Record of Protected Structures (also RPS No. 1213).

The development will consist of: the removal of part of existing floorspace (1,512 sq m) which principally includes the removal of non-original fabric to Protected Structures of no architectural significance (including fabric such as flat roofed extensions, stud partitions, blockwork services enclosures, infill floor and ceiling sections, stair enclosures, atrium, block fabric to original openings, later windows, doors, services, fittings and concrete floors); upper gable fabric of No.133b Capel Street in addition to the limited removal of original fabric to facilitate permeability, improved functioning and connectivity (including the provision of openings in existing masonry); change of use of building fabric to be retained (2,805 sq m) from current commercial uses (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 2,694 sq m to facilitate a development with a gross floor area of 5,499 sq m (a total 1,182 sq m larger than existing premises which has a gross floor area of 4,317 sq m).

The proposed development will range in height from part one to part eight storeys and the hotel will comprise 98 No. bedrooms in addition to ancillary facilities including bar, restaurant and function areas. The development includes modifications to non-original shopfronts, replacement of floor slabs throughout (principally relating to archaeological and architectural investigations which will be subject to separate license); reconfiguration of internal spaces and conservation works to existing structures including roof repair to early buildings, masonry repointing, removal of cementitious render and replacement with lime-based render, masonry consolidation, repair/replacement of rainwater goods, repair/ replacement of non-original window joinery, creation of new openings through existing masonry, replacement and re-routing of services, structural interventions, fire safety interventions, reconstruction of upper gable fabric of No.133b Capel Street in brick; general architectural modifications and internal and external works for the repair, maintenance and upgrading of the buildings.

The development includes bicycle parking spaces; hard and soft landscaping including courtyards and inaccessible upper level outdoor planted spaces; the provision of upper level private terraces facing east; signage; lighting; plant; service and refuse areas; and all associated works above and below ground. The proposed development can be accessed via No. 133 Capel Street, No.7 Meeting House Lane and No.23 Little Mary Street.

Area	Area 3 - Central
Application Number	3281/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/01/2021
Applicant	Vision Wave Limited
Location	No. 3 Parnell Street, Nos. 4, 5 & 6 Parnell Street and Nos. 58 & 59 Capel Street, Dublin 1

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: No. 3 Parnell Street (a Protected Structure RPS. 6422) and Nos. 4, 5 & 6 Parnell Street (a corner site with Jervis Lane Upper Dublin 1) and Nos. 58 & 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear).

The development will consist of:

- (1) demolition of Nos. 58 and 59 Capel Street (excluding the front west-facing facades, the rear east-facing facade of the building to rear of 58 Capel Street fronting Jervis Lane Upper, shared party wall between properties and the original internal structure of No. 58),
- (2) demolition of existing single storey structures comprising Nos 4-6 Parnell Street,
- (3) internal and external alterations to the existing three storey, over basement building at No. 3 Parnell Street (a protected structure) to accommodate new hotel development with original brickwork to be cleaned and repointed and new traditional style timber windows to be provided in existing opes on front (north facing) facade, existing chimney stack to be retained and refurbished; part-removal of internal partitions/walls to facilitate reconfiguration/refurbishment of ground floor, first floor and second floor levels of No. 3 Parnell Street to facilitate proposed entrance foyer/lobby, bedrooms and connection (including new feature atrium to rear of existing building) to new hotel development, provision of replacement shop front on No. 3 Parnell Street with associated lighting, signage and new glazed canopy above replacement shopfront,
- (4) alteration of fenestration, refurbishment and extension by 1 no. storey of rear east-facing facade at 58 Capel Street, refurbishment of front west-facing facade at Nos. 58 & 59 Capel Street to original state with existing brickwork and cleaned and repointed along with the installation of new traditional-style timber windows to replace existing non-original windows; provision of replacement shopfronts to Nos. 58 & 59 Capel Street with associated lighting and signage;
- (5) construction of a part-five, part-six, part-seven storey (maximum height 25.36 metres from ground level) and over basement 94-bedroom contemporary hotel on the overall site comprising the following:
 - (i) whiskey lounge (30 sq. m.) with associated service bar, wine cellar (20 sq.m.) with associated service bar, toilets, spa facilities including steam room & sauna with associated reception area, toilets, changing rooms and office/accounts/admin space, kitchen /food preparation areas, bicycle store, luggage store, linen store and associated laundry wash area, plant, storage, water storage attenuation tank and staff facilities at basement level;
 - (ii) hotel entrance foyer, lobby/reception, check-in area, atrium, restaurant (162 sq.m.) accessible via Parnell Street and Jervis Lane Upper with associated kitchen space, lounge/bar/coffee area (148 sq.m.) external courtyard/seating area (64 sq.m.), cocktail/wine bar (46 sq.m) sub station and wheelchair accessible toilets at ground floor level;
 - (iii) provision of 94 no. hotel bedrooms at ground, first, second, third, fourth, fifth and sixth floor levels;
 - (iv) residents private lounge/bar (66 sq.m.) at sixth floor level with balcony area(36 sq.m.) to the northern & eastern elevations . Room No. 503 at fifth floor level will be served by balcony on the northern & eastern elevations and Room nos. 602 & 603 at sixth floor level will be served by balconies on the southern elevation. A light well is provided from ground to fourth floor level on the southern elevation within the south-eastern corner of the site,
- (6) other works proposed as part of the development include:
 - (a) roof plant;

- (b) facade treatments to new hotel development to include brick and glazing detail with metal cladding on all elevations;
- (c) SuDs drainage;
- (d) all associate site works necessary to facilitate the developement

Area Area 3 - Central
Application Number 3398/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/01/2021
Applicant Ann Fitzgerald
Location 70, Swilly Road, Cabra, Dublin 7
Additional Information A.I Article 35 Received
Proposal: The development will consist of building a single storey flat roofed accessible bedroom and bathroom extension at the side of the house. The works also include all associated internal, site and drainage works.

Area Area 3 - Central
Application Number 3670/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/01/2021
Applicant Lynmoy Ltd
Location 409, North Circular Road, Dublin 7
Additional Information Additional Information Received
Proposal: Permission for change of use from retail to restaurant use incorporating the sale of food and beverages and their consumption on and off the premises and associated retail sale of related goods.

Area Area 3 - Central
Application Number 3782/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 26/01/2021
Applicant Eden Quay Taverns Ltd.
Location 3, Eden Quay, Dublin 1
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission sought for new signage details and external lighting.

Area Area 3 - Central
Application Number 3786/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/01/2021
Applicant Lise Underwood
Location 17, North Great Georges Street, Dublin 1 D01 DK65

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for restoration and refurbishment of the front and rear facades.

The proposed works to the front facade consist of the following:

Steam cleaning of facade brickwork to remove heavy carbon staining, the ranking out of cementitious pointing, brickwork repair to badly damaged or spalled bricks, repointing using hydraulic lime and application of a colour wash, cementitious render to be removed from window reveals on third floor and repaired with new lime feathered reveals, and removal of paint from granite cills on 2nd and 3rd floors.

The proposed works to the rear facade consist of the following:

Steam cleaning of facade brickwork to remove heavy carbon staining, the raking out of cementitious pointing and repointing using hydraulic lime, brickwork repair to badly damaged bricks including stitching of cracking, removal of foam insulation from window reveals on second and third floors and repointing using hydraulic lime.

The works will include the painting and decoration of all windows.

Area	Area 3 - Central
Application Number	3787/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/01/2021
Applicant	Sandra Hurley
Location	41, Charleville Road, Dublin 7 D07 TY74

Additional Information

Proposal: Permission sought for proposed alterations to previously approved development, granted permission under Planning Application No 3976/19, to comprise: change from 3 to 2-bedrooms, separation of the playschool, ancillary toilets & staff facilities from the dwelling and their relocation to the rear of the site in a single storey, flat roofed prefabricated structure; together with associated elevational changes and shared private open space and designated play area.

Area	Area 3 - Central
Application Number	3789/20
Application Type	LAW
Decision	OBSERVATIONS
Decision Date	27/01/2021
Applicant	Dublin City Council
Location	30, Sackville Avenue, Dublin 3

Additional Information

Proposal: LAW: Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended) - Part 8

Pursuant to the requirements of the above, notice is hereby given of a proposed development at Number 30 Sackville Avenue, a site within the Strategic Development and Regeneration Area (SDRA) "Croke Villas and Environs" as defined in the Dublin City Development Plan 2016 - 2022. The works comprise the demolition of an existing derelict house and ancillary structures and the construction of three, two storey, three bedroomed terraced houses with private rear gardens and new connections to the existing drainage infrastructure. Car-parking will be provided via undesignated on street spaces to the front of the dwellings.

The site area 380m² and the area of the proposed development is 301m².

Area Area 3 - Central
Application Number 3790/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/01/2021
Applicant Fionnuala and Nuada Mac Eoin
Location 23, Mountjoy Square, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for the following works at basement and hall floor levels at 23 Mountjoy Square, Dublin 1 - A Protected Structure, (RPS 5434).

- Removing 1980's staircase from rear basement to rear hall floor return.
- Removing 1980's plasterboard partitions separating the lobby, staircase and rear return office in the basement return.
- Removing six number 1980's single-glazed, top-hung, outward opening windows in the rear hall and basement return.
- Installation of new timber floor at hall floor return level.
- Installation of new partitions at rear basement return level to form a lobby/ tea station and rear office.
- Installation of two number new bathrooms at rear hall floor return access.
- Supply and fit of six number new side-hung, timber casement, outward opening windows.
- Supply and fit glazed fire door at hall floor rear hall.
- Fitting new floorcovering throughout.
- Decoration throughout.

Area Area 3 - Central
Application Number 3802/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/01/2021
Applicant Ruirside Developments Ltd
Location Capel Site, Pelletstown, Ashtown, Dublin 15

Additional Information

Proposal: Permission for development at a site (c. 5.1 Ha) known as the 'Capel' Site Pelletstown, Ashtown, Dublin 15. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and Ashtown Village centre to the west and existing residential development adjoining Rathborne Drive and Royal Canal Way to the east, at Pelletstown, Ashtown, Dublin 15.

Permission is sought for the following proposed development consisting of minor amendments to the development permitted on this site under DCC Reg. Ref 3666/15 (ABP Reg. Ref. PL29N. 246373) comprising the following:

- Reconfiguration and extension of floorplates with associated building elevational changes to permitted Block H2 to provide 97 no. new apartment types (an increase of 48 no. units to Block H2 as permitted). This results in an increase from a total of 77 no. permitted apartments to a total of 125 no. apartments in Block H2. The proposed dwelling mix comprises 21 no. 1-bed units, 94 no. 2-bed units, 10 no. 3-bed units. The modifications to Block H2 result in a gross floor area of c. 14,493 sqm (an overall increase in gross floor area by c. 2,830 sqm).
- Proposed amendments include an increase in the height of Block H2, which ranges from 4 to 5 storeys as permitted, to 5 storeys.
- Amendments to permitted undercroft car parking area including the removal of floor area (c. 812 sqm) and associated car parking (41 no. spaces) beneath the central area of open space connecting Block H2 and Block H1. Addition of plant room and reconfiguration of the layout of the

remainder of the undercroft car parking area beneath Block H2 including relocation of bin and bicycle storage.

- Provision of additional 32 no. bicycle parking spaces (increase from 100 no. to 132 no. spaces), additional 5 no. cargo bike parking spaces and 12 no. motorcycle parking spaces.
- Minor amendment to alignment of vehicular access to undercroft at northern elevation of Block H2.
- Reconfiguration of resident's communal open space comprising removal of communal open space at ground level immediately to the north of Block H2 and at podium level (c. 971 sqm) and immediately south of Block H2 (c. 586 sqm) and creation of new communal open space at roof level (c. 669.5 sqm) and communal open space (c. 275 sqm) at ground level to the north west of Block H2.
- Revised landscape design of the public open space including adjustments to the design layout, topography, gradients, provision of amenity and planting associated with the central open space between Blocks H2, H1 and the Royal Canal.
- Overall reduction in car parking spaces from 539 no. spaces as permitted, to 476 no. spaces across the development as a whole, consequent to amendments to the undercroft level and reconfiguration of car parking layout at Block H2. 3 no. of these car parking spaces comprise car sharing club spaces.
- All associated and ancillary site development works, landscaping works and boundary treatment works.
- The scheme is as otherwise permitted under DCC Reg. Ref. 3666/15 (ABP Ref. PL29N.246373).

Area	Area 3 - Central
Application Number	3816/20
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	27/01/2021
Applicant	Shane Doherty
Location	8, Ross Street, Stoneybatter, Dublin, D07 H9Y7
Additional Information	
Proposal:	RETENTION: The development will consist of the retention of the application of 100mm external insulation with self-finished render to external walls. (South East, North West & North East Elevations).

Area	Area 3 - Central
Application Number	3818/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/01/2021
Applicant	Mark Meehan and Caroline Meehan
Location	16, Villa Park Road, Navan Road, Dublin 7, D07 X6X4
Additional Information	
Proposal:	Planning permission for a flat roof attic conversion to the rear to include the demolition of the existing rear roof and roof lights and all ancillary site works.

Area Area 3 - Central
Application Number 3826/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 29/01/2021
Applicant Board of Management St. Columba's N.S.
Location St. Columba's National School, Crawford Avenue,
Glasnevin, Dublin 9

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Permission to retain the existing prefabricated building located to the south of the existing school which was permitted for removal under planning reg ref 2657/19. This proposal is within the curtilage of protected structures St. Columba's Church, Iona Rd., Glasnevin Dublin 9 ref - RPS_4001 and St. Columba's National School, Crawford Avenue, Glasnevin, Dublin 9 ref - RPS_4002.

Area Area 3 - Central
Application Number 3828/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2021
Applicant Michael & Sandra Kelly
Location 48, Ashtown Grove, Navan Road, Dublin 7

Additional Information

Proposal: Planning permission for demolition of an external boiler house in the rear garden, the construction of a single storey rear extension with internal alterations, canopy overhang to the front elevation and associated siteworks including widening of the existing vehicular entrance.

Area Area 3 - Central
Application Number 3830/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/01/2021
Applicant Yamamori Sushi Limited
Location 36, Great Strand Street, and rear of 39 Ormond Quay
Lower, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number 3831/20
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/01/2021
Applicant Peter Tansey
Location 253, North Circular Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Permission for alterations to a previously granted permission ref. no. 2282/17 to a protected structure. Alterations to include: Retention of: New ensuite on first floor; Alterations to façade and windows of new rear return; Change to lower ground floor layout; Landscaping at front and rear of house; Dividing wall in lower level corridor.

Area Area 3 - Central
Application Number DSDZ3812/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/01/2021
Applicant Spencer Place Development Company Limited
Location City Block 2, Spencer Dock, Dublin 1

Additional Information

Proposal: Planning permission for amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18, DSDZ4111/19 and DSDZ2590/20 at a site of 1.26 hectares located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, North Lotts and Grand Canal Dock SDZ.

The proposed amendments comprise of:

- Internal reconfiguration of Block 1 and Block 2 to provide for 3 no. additional units to the permitted residential development increasing the number of units from 326 no. to 329 no. units, 165 no. one beds and 164 no. two bed units;
 - Internal reconfiguration of 1 no. unit at 6th floor level of Block 1;
 - Internal reconfiguration of communal space at 6th floor level of Block 1;
 - Modifications to façade treatment to include balconies and minor modifications to materials and finishes;
 - Revised landscaping to the public realm and all associated site development works necessary to facilitate the development.
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Area Area 3 - Central
Application Number WEB1848/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/01/2021
Applicant Mater Private Hospital
Location 10/11, Berkeley Street, Neurology Out Patient and Diabetes / Endocrine Centre, Dublin 7 D07 Y032

Additional Information

Proposal: The Mater Private Hospital are applying for planning permission for a shopfront fascia

sign, 3.4 square meters area, at the hospital's Neurology Out Patient and Diabetes / Endocrine Centre, located at 10 / 11 Berkeley Street, Dublin D07 Y032

Area Area 3 - Central
Application Number WEB1856/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/01/2021
Applicant Michelle McGarry
Location 35, Rathlin Road, Glasnevin, Dublin 9

Additional Information

Proposal: Two storey rear extension to incorporate enlarged kitchen at ground floor with additional bedroom and en suite at first floor to include the provision of new roof lights to the front and rear of the existing roof together with all associated site works. To include for the removal of front boundary wall to accommodate new vehicular access in the form of an off street parking bay and the provision of a new porch and bay window to the front elevation.

Area Area 3 - Central
Application Number WEB1860/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/01/2021
Applicant Henry Travers & Alexandra Pickerill
Location 2, Saint Joseph's Court, Stoneybatter, Dublin 7 D07 V2P6

Additional Information

Proposal: The development will consist of a dormer roof extension to the rear of the existing two storey, terraced house and all associated works

Area Area 3 - Central
Application Number WEB1864/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/01/2021
Applicant Julie Shanley & Shane McKenna
Location Site at rear of, 10, Dalymount, Phibsborough, Dublin 7, D07 T6Y1

Additional Information

Proposal: The development will consist the demolition of an existing dilapidated single-storey shed building; the construction of one new detached two-storey, 3-bedroom mews dwelling with pedestrian access from adjacent laneway 'Dalymount Lane'; private garden space; external terrace at first floor level, roof light to rear of proposed dwelling and all other associated site works required to facilitate the development.

Area Area 3 - Central
Application Number WEB1868/20
Application Type Permission

Decision GRANT PERMISSION
Decision Date 29/01/2021
Applicant Shashidhar Reddy
Location Unit 3, Stewart Hall, Ryder's Row, Dublin 1
Additional Information

Proposal: The development consists of permission to place street furniture in front of this premises, on private property adjacent to public footpath. The street furniture will consist of:
a.) 2 no. tables of 600mm x 600mm
b.) 4 no. chairs
c.) 6 no. screen canvas of circa 1m x 0.9m, framed by metal type posts around seating area.
The total seating area proposed is 4 sq.m.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3609/20
Appeal Type Written Evidence
Applicant Ringline Investments Limited
Location 162-164a (inclusive) Capel Street and 33-36 (inclusive) Strand Street Little, Dublin 7

Additional Information

Proposal: Planning permission for development to include demolition of buildings and redevelopment of partly vacant site for hotel with ancillary bar/cafe lobby fronting Capel Street/ Strand Street Little junction and shop in 162 Capel Street. The development consists of the following:-

- Demolition of 33-36 Strand Street Little (Working Men's Club) and buildings to the rear of the shop at 162 Capel Street;
 - Construction of a 5 to 9-storey over basement mixed use development with setbacks at 5th and 7th floor levels from the Capel Street and Little Strand Street frontages;
 - Internal reconfiguration of No.162 Capel Street with retail unit at ground floor and hotel accommodation on the floors above, linked into the new building at 1st and 2nd and 3rd floor levels;
 - Basement level accommodating staff facilities, meeting room, admin office, store, toilets, plant rooms, gym, linen store, bicycle parking and basement to shop in No. 162 Capel Street;
 - Ground floor accommodating hotel reception and foyer accessed from Strand Street Little; Hotel dining, kitchen, toilets; Licensed cafe/ bar lobby front Capel Street / Strand Street Little; Service yard; Shop unit in no.162 Capel Street; bin store, ESB substation, generator and switchroom accessed from side lane off Strand Street Little;
 - 1st to 8th floors accommodating 142 no. hotel bedrooms and ancillary facilities with set back at 1st floor rear, screened plant enclosure at 5th floor recess level and 7th floor rear;
 - Signage and all associated site works and services.
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Area 3 Appeals Decided

Area Area 3 - Central
Application Number 0079/20
Appeal Decision SECTION 5 - NOT EXEMPT

Appeal Decision Date @26/01/2021
Applicant Michael Maher
Location 62, Dorset Street Lower, Dublin 1

Additional Information

Proposal: EXPP: Continuation of retail use from off-licence to introduction of retail use as a pharmacy in place of former retail use as an off-licence.

Area Area 3 - Central
Application Number 3078/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 27/01/2021
Applicant Hammerson ICAV & Irish Life Assurance plc
Location Unit 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1

Additional Information

Proposal: Planning Permission for development at Unit No. 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1. The development will consist of: the change of use of the ground floor (vacant retail/permitted restaurant) and first floor (storage/permitted restaurant) of Unit No. 32 Coles Lane to a casino (304 sq.m) with ancillary family entertainment (48 sq.m) and circulation (103 sq.m). The total gross floor area of the proposed development is 455 sq.m. The development will utilise the existing mall entrance and a second entrance from Coles Lane which has been constructed under DCC Reg. Ref. 3797/18 (permitted restaurant use has not been implemented). The development also includes staff facilities, toilets, signage, and all other associated ancillary work.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

04/21

(25/01/2021-29/01/2021)

Area Area 3 - Central
Application Number 0031/21
Application Type Social Housing Exemption Certificate
Applicant Connor Milroy
Location 14D, Poplar Row, DUBLIN 3
Registration Date 28/01/2021

Additional Information

Proposal: SHEC; Demolition of existing dwelling & Construction of a 5 storey mixed used development consisting of ground floor commercial/retail/cafe unit with 8 No one-bed apartments



Dublin City Council

SECTION 5 EXEMPTIONS

04/21

(25/01/2021-29/01/2021)

Area	Area 3 - Central
Application Number	0392/20
Application Type	Section 5
Applicant	Declan McGeough
Location	28, New Cabra Road, Dublin 7
Registration Date	28/01/2021
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE: Assessment of Proposed Works on the Historic Fabric

The following is a list of the works proposed to be undertaken which we seek a declaration on development and exempted development under this Section V application:

1. Replacement of the flat roof build up - ceiling joists, OSB board, insulation and roof finish to the rear extension where affected by damp and/or rot issues
2. Replacement of severely affected floor joists and floors to the bathroom areas within the non-original extension to the rear which have been affected by leaks
3. Replacement of internal drylining system to the walls of the non-original extension to the rear
4. All new skirtings and architraves throughout the property, including the non-original extension to the rear; – there are no original joinery elements within any part of the property apart from a small section of skirting on the first-floor landing which shall be retained.
5. Replacement of all bathrooms like for like. It is proposed to run the services for the bathrooms within the non-original extension externally.
6. Replacement of all kitchens – like for like
7. Upgrading of existing non-original stud partition walls to include fireproof plaster slabs and acoustic insulation
8. Replacement of all windows to the front facade with timber sliding-sash double-glazed windows in keeping with those originally fitted locally.
9. Replacement of the front door and surround with a solid timber door and glazed fanlight in keeping with those originally fitted locally.
10. Maintenance and realignment works to the front granite steps
11. Ventilation of the space underneath the front steps
12. Repair/replacement as necessary of the flat roof over the kitchens and bathrooms of the new build.
13. Minimal localised repairs to the roof inside the line of the front parapet to stop current leaking.
14. Electrical upgrades to include the replacement of the common area lighting with light fittings that contain a sensor to switch on and off these lights; the rest of the lighting will remain the same. The existing heat and smoke detectors will be replaced with like for like and the fire panel will be replaced with like for like.
15. Replacement of the non-original uninsulated concrete floor slab in the original house with a new insulated concrete floor to the basement and lowering of the floor level by 50mm to achieve a height of 2400mm.