



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**13/21**

(29/03/2021-01/04/2021)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2502/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Sanderly Holdings Limited
<b>Location</b>	Site of c. 0.4496 hectares, Glasnevin Hill, Glasnevin, Dublin 9
<b>Registration Date</b>	30/03/2021

### **Additional Information**

**Proposal:** Permission for development to amend a permitted residential scheme (Reg. Ref. 3870/18 (An Bord Pleanála Ref. ABP-304700-19)) on a site of c. 0.4496 hectares at lands comprising a property previously known as both No. 54 Glasnevin Hill and "Ardmore" with lands adjacent thereto (now vacant motor vehicle showroom and ancillary lands), No. 38 Glasnevin Hill, No. 52 Glasnevin Hill, lands to the rear of Nos. 48, 50 and 52 Glasnevin Hill, and the properties previously known as Nos. 40 and 42 Glasnevin Village, Dublin 9. The proposed development will consist of: the reconfiguration of the permitted split-level basement (reducing from a gross floor area of 5,260 sqm to 2,014 sqm) resulting in the reduction of car parking spaces provided from 81 No. spaces (permitted) to 25 No. car parking spaces (22 no. residential spaces (incl. 2 no. universally-accessible spaces and 2 no. car-club spaces); and 3 no. commercial spaces (incl. 1 no. universally-accessible space)); amendments at lower basement level to provide for the replacement of the 2 no. permitted retail/medical suites (287 sqm in total) with 1 no. retail/medical suite (127 sqm) in Block 1; amendment of the permitted concierge/meeting room facility at lower basement level to provide for a concierge/post room, with a change in floor area from 98 sqm to 74 sqm in Block 1; reduction in area of permitted retail/medical unit (103 sqm) at upper basement level to 97 sqm in Block 1; amendment of permitted residents' gym (272 sqm) at upper basement level to provide for residents' lounge (348 sqm); reconfiguration of permitted residents' storage (77 sqm) and plant (96 sqm) at lower basement level and upper basement level, respectively, to provide increased provision of storage facilities (129 sqm) at upper basement level and a reduced plant provision (63 sqm) at lower basement level; amendment of permitted cycle parking space provision from 238 no spaces at basement (175 no. residential spaces and 63 no. medical/retail spaces) to 187 no. (108 no. residential spaces at basement level, 69 no. residential spaces at podium-level and 10 no. on-street spaces to serve the retail/medical units); amendments to the permitted podium level, including the provision of covered bin store (29.25 sqm) and amendments to landscape and site lighting design; provision of direct stair access from lower basement level to the communal open area at podium level; and all other associated site excavation, and infrastructural and site development works, both above and below ground. The gross floor area of the development will reduce from 12,762 sqm to 9,516 sqm. No changes are proposed to the height of the permitted scheme or no. of apartment units (71 no. permitted).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2508/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Linders of Smithfield Ltd.
<b>Location</b>	Former '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)
<b>Registration Date</b>	31/03/2021

### **Additional Information**

**Proposal:** PERMISSION & RETENTION: The proposed development seeks to amend a previously permitted development under Dublin City Council (DCC) Ref. 2024/16 (An Bord Pleanála (ABP) Ref. PL29N.246933), as amended by DCC Reg. Ref. 2176/19 (ABP Ref. 304717-19); DCC Reg. Ref. 3974/19 (ABP Ref. PL29S.306060); DCC Reg. Ref. 2827/20 and DCC Reg. Ref. 3758/20. Retention permission is sought for the amalgamation of the Restaurant Unit (Unit 2 - 193 sq.m) and Retail Unit (Unit 3 - 277 sq.m) at ground floor level; together with permission for a change of use of the Restaurant Unit to provide for a Single Convenience Retail Unit of approximately 471 sq.m, incorporating an ancillary part off-licence (20 sq.m). Associated proposed external ground floor alterations include the replacement of a doorway on the western elevation with glazing to match the remainder of the shopfront and the replacement of an existing door and glazing on the southern elevation with a pair of automatic sliding entrance doors.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2516/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Peter McVerry Trust
<b>Location</b>	49-51, Parnell Square West, Dublin 1
<b>Registration Date</b>	01/04/2021

**Additional Information**

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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2525/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Oxley Holdings Limited
<b>Location</b>	Site at the Junctions of Mayor Street Upper and Slate Street, North Wall Quay and Slate Street and Castleforbes Road and Fish Lane, Dublin Landings, North Lotts, Dublin 1.
<b>Registration Date</b>	01/04/2021

**Additional Information**

**Proposal:** This application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme Area. The development will consist of: the erection of 3 no. fixed, internally illuminated totem signs (c.2.6m x 0.5 x 0.2m) at the junctions of Mayor Street Upper and Slate Street, North Wall Quay and Slate Street and Castleforbes Road and Fish Lane respectively; and all associated works.

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### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2487/21

**Application Type** Permission  
**Applicant** Michael McCormack and Jade McCormack  
**Location** 40, Whitworth Road, Dublin 9, D09 E7N6  
**Registration Date** 29/03/2021  
**Additional Information**

**Proposal:** Planning permission is sought for general refurbishment and attic conversion of the existing house, including installation of 2 no. velux rooflights to the front roof pitch and 3 no. velux rooflights to the rear roof pitch, plus associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1319/21  
**Application Type** Permission  
**Applicant** Graham O'Brien  
**Location** 128, Abbey Drive, Riverston Abbey, Navan Road, Dublin 7  
**Registration Date** 30/03/2021  
**Additional Information**

**Proposal:** Conversion of existing attic space to play room / office area with dormer window to rear roof with internal modifications and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1322/21  
**Application Type** Permission  
**Applicant** Marie Feirtear  
**Location** 32, Millmount Avenue, Drumcondra, Dublin 9  
**Registration Date** 30/03/2021  
**Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey kitchen to the rear of the house, replacing it with a new two storey extension, conversion of the attic for use and widening of existing rear gate to rear laneway, together with all associated siteworks.

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**Area** Area 3 - Central  
**Application Number** WEB1341/21  
**Application Type** Permission  
**Applicant** Trish & Pdraig Deeley  
**Location** 14, Wigan Road, Drumcondra, Dublin 9  
**Registration Date** 01/04/2021  
**Additional Information**

**Proposal:** On behalf of Trish & Pdraig Deeley, Planning Permission is sought for works to existing dwelling at 14 Wigan Road, Drumcondra, Dublin 9, D09T3K7. The works are proposed to include: demolition of existing rear ground and first floor extensions and replacement with new part-single-storey part-two-storey extension to provide new kitchen / living / dining space at ground floor level and new bedroom at first floor level. Works also to include new rooflights to front and rear roof planes. All along with associated landscaping and site works.

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## Area 3 SAWs

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2528/21
<b>Application Type</b>	State Authority Works
<b>Applicant</b>	The Commissioners of Public Works
<b>Location</b>	Block J, An Garda Siochana Headquarters, Phoenix Park, Dublin 8
<b>Registration Date</b>	01/04/2021

### Additional Information

**Proposal:** SAW: PROTECTED STRUCTURE: In accordance with Part 9 of S.I. No. 600/2001, Planning and Development Regulations 2001 (as amended), give notice of their intention to carry out the following development: renovations and demolitions to Block J and its surroundings, located within An Garda Siochana Headquarters, Phoenix Park, Dublin 8.

The proposed development will consist of:

The full internal refurbishment of part (1,770 m<sup>2</sup>) of Block J, a two-storey protected structure (No. 6745). The demolition of the two-storey toilet block (62 m<sup>2</sup>) connected to the rear of Block J, the demolition of the one-storey (20 m<sup>2</sup>) plant room located off the rear toilet annex, the removal of 3 no. prefabricated buildings to the south of Block J, the demolition of a one-storey workshop building (Block M) located to the south of Block J, the provision for a plant enclosure above the boiler room located to the east of Block J. The proposal will also provide accessible ramps to two existing entrances, new stepped access to three existing entrances, and hard and soft landscaping to the courtyard space.

An Appropriate Assessment (AA) Screening was undertaken for the proposed development. It concluded that there will be no likely significant effects on any Natura 2000 sites, either alone or in combination with any other plans or projects.

An Environmental Impact Assessment (EIA) Preliminary Examination was undertaken for the proposed development. It concluded that, based on a preliminary examination of all environmental receptors and criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), an EIAR is not recommended under the category of sub-threshold development. Any person may, within 4 weeks from the date of the notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The abovementioned EIA and AA screenings may be inspected online at the following website: <https://www.gov.ie/en/consultations>.

During all periods of Covid-19 restrictions, drawings and particulars of the proposed development will be available for inspection by appointment only and with two working days' notice, between 9.30am and 12.30pm and between 2.30pm and 5.00pm, Monday to Friday for a period of 6 weeks (the period between 2nd and 5th April, both days inclusive, shall be disregarded) beginning on the date of the publication of this notice at:

- Office of Public Works, Regional Architectural Offices, The Red House, Arbour Hill Gate, Collins Barracks, Dublin 7.

And at:

- Major Projects, Office of Public Works, 52 St. Stephen's Green, Dublin 2.

All appointments for viewing should be sent to:

- [blockj@opw.ie](mailto:blockj@opw.ie) or Tel: 046 942 6000

Or

- [blockj@opw.ie](mailto:blockj@opw.ie) or Tel: 046 942 2055

Submissions and/or observations on the proposed development, dealing with the proper planning and development of the area, may be made in writing within a period of 6 weeks (the period between 2nd and 5th of April, both days inclusive, shall be disregarded) beginning on the date of

the publication of this notice to:

The Commissioners of Public Works in Ireland, Office of Public Works, Major Projects, 52 St. Stephen's Green, Dublin 2.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0036/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/04/2021  
**Applicant** Ria Financial Services Ireland Limited  
**Location** 7, Talbot Street, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: Subletting part of the property to provide International remittances and support our existing agent network. The shop currently has Class 1 Business Use: General Retail. It will occupy less than 10 per cent of the shop. Do we need to seek any change in this business use classification of the premises? The kiosk will be situated on the ground floor.

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**Area** Area 3 - Central  
**Application Number** 0045/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/04/2021  
**Applicant** MRM Property Ltd  
**Location** 53, Cabra Road, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: EXPP: Paint already painted external walls of house and garden wall to front; Decorate front door and surround; Remove uPVC pipes to front facade; Clean and paint railings to front; Decoration of interiors; Replace kitchen and bathroom fittings; Fit fire-proofing system within first-floor floor; Remove wash hand basin to first floor front room.

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**Area** Area 3 - Central  
**Application Number** 0080/21  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 01/04/2021  
**Applicant** Michael Earley and Rachel Harshman  
**Location** 179, Botanic Avenue, Glasnevin, Dublin 9  
**Additional Information**  
**Proposal:** EXPP: The proposed development comprises of a single storey extension to the rear of 179 Botanic Avenue, Glasnevin, Dublin 9 which includes a family room, lobby with WHB, WC/Shower Room, bedroom including storage. A window to the rear of the existing house at first floor level is being replaced with a boxed out window with zinc cladding surround.

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**Area** Area 3 - Central  
**Application Number** 2133/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/03/2021  
**Applicant** Caroline Browne  
**Location** 15, Iona Villas, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** The development will consist of the widening of an existing pedestrian access to allow for a vehicular access driveway to the front garden with associated landscape works.

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**Area** Area 3 - Central  
**Application Number** 2137/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/03/2021  
**Applicant** Darren Lovely  
**Location** 84, Fitzroy Avenue, Dublin 3

**Additional Information**

**Proposal:** Planning permission for the development will consist of:

- (a) demolition of existing single storey structures to the rear,
  - (b) construction of new part single storey part two storey flat roof extension to the rear,
  - (c) construction of new dormer element to the rear roof slope,
  - (d) all associated new openings, internal layout alterations, site landscaping, drainage and ancillary works.
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**Area** Area 3 - Central  
**Application Number** 2165/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Sterling Estates Ltd  
**Location** 31, Richmond Cottages North, Dublin 1

**Additional Information**

**Proposal:** Permission is sought for the following works: Demolition of the existing single storey garage building and construction of a two storey mid-terrace house with a roof terrace a second floor level to the front of the property with a part three storey element to access the roof terrace and all associated works.

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**Area** Area 3 - Central  
**Application Number** 2166/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Sterling Estates Ltd  
**Location** 21, Richmond Street North, Dublin 1

**Additional Information**

**Proposal:** The demolition of the existing one and a half storey garage building and the

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construction of a two storey detached house with a roof terrace at second floor level to the front of the property with a part three storey element to access the roof terrace and all associated works.

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**Area** Area 3 - Central  
**Application Number** 2167/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Lewispark Estates Ltd  
**Location** 603, North Circular Road, Dublin 1 D01 H3N3

**Additional Information**

**Proposal:** PROTECTED STRUCTURE :Permission is sought for the following works: Repairs and replacement of the debonded top coat of cementitious render to the gable and of localised debonded areas of top coat to the front and rear elevations with the finishes to match existing and all associated works.

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**Area** Area 3 - Central  
**Application Number** 2171/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 29/03/2021  
**Applicant** Aidan Byrne  
**Location** 45, Martin Savage Park, Navan Road, Ashtown, Dublin 7

**Additional Information**

**Proposal:** Planning permission for retention of :

- a. single storey shed/workshop,
  - b. all associated site works
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**Area** Area 3 - Central  
**Application Number** 2172/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/03/2021  
**Applicant** Tom Sheridan  
**Location** 47, Ashington Close, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Planning permission for :

- a. attic conversion with dormer extension to rear,
  - b. 1 no. 'velux' roof light to front,
  - c. all associated site works
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**Area** Area 3 - Central  
**Application Number** 2176/21  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Royal Canal Convenience Limited

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**Location** Centra Royal Canal, Unit 4, Block 4, Pelletstown Avenue, Royal Canal Park, Dublin 15

**Additional Information**

**Proposal:** RETENTION: The development will consist of the following:

- a. Retention of 2 no. window posters to the west facing elevation of the Centra retail unit.
- b. Retention of window graphics to the south facing elevation of the Centra retail unit.

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**Area** Area 3 - Central  
**Application Number** 2187/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Discipulo Developments Limited  
**Location** Nos 42-44 (including the former Quinns Public House), 46, 48, 48B, 50 and 50A Drumcondra Road Lower, Dublin 9 (including a laneway access connecting to St. Joseph's Avenue)

**Additional Information**

**Proposal:** Planning permission for the development on a 0.194 ha site. The proposed development will principally consists of:

the demolition of all existing structures on site (1,436 sqm) including nos. 42-44 (including the former Quinn's Public House), No.46 and the surviving facades of Nos. 48B, 50 and 50A Drumcondra Road Lower, Dublin9; and the provision of a part 2 no. to part 5 no. storey over partial basement mixed-use development containing 3 no. commercial units including a bookmakers (131 sqm), a cafe (46 sqm) and retail unit (84 sqm) at ground floor level and 50 no. build-to-rent apartments (11 no. studio units, 33 no. one bedroom units and 6 no. two bedroom units) and internal communal amenity/support facilities (224 sqm). The scheme which has a gross floor area of 3,157 sqm in addition to a part basement measuring 338 sqm, also includes an external deck access facing south extending from first level to third floor levels. The residential units will be principally accessed from St. Alphonsus Avenue with the scheme including pedestrian and cyclist access from the laneway to west connecting to St. Joseph's Avenue. The development also includes bicycle parking; bin stores; comms room; meter room; ESB substation; wintergardens and balconies facing north, east and west; roof garden facing north, east and west; green roofs, PV panels; boundary treatments; hard and soft landscaping; lighting; plant and all other associated site works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 2189/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** LIV Dublin (Church Street) Student Residence Limited  
**Location** 27-31, Church Street, Dublin 7, D07 RR82

**Additional Information**

**Proposal:** Planning permission for development to amend a previously permitted student accommodation and cafe scheme (DCC Reg. Ref. 2990/14 ABP Reference PL29N.244466; DCC Reg. Ref. 4643/17; DCC Reg. Ref. 4644/17) on a site of 0.19 hectares at Nos. 27-31 Church Street, Dublin 7, D07 RR82. The proposed development will consist of the use of the permitted Student Accommodation for Tourist and Visitor Accommodation outside of academic term time only by the omission or modification of Condition No. 18 of Register Reference 2990/14 (ABP Reg.

Ref. PL29N.244466) to make the permitted use consistent with the definition of student accommodation in the Planning and Development (Housing) and Residential Tenancies Act, 2016. The principal permitted use as student accommodation during academic term time will remain unchanged. No change is proposed to the permitted cafe (with ancillary takaway) and no works are proposed.

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**Area** Area 3 - Central  
**Application Number** 2452/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/03/2021  
**Applicant** Home Farm Football Club  
**Location** Home Farm Football Club, St. Mobhi Road, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of 1 no. coffee-truck (and associated standing/sitting area and use of existing refuse area) to operate as a facility for serving take-away coffee and snacks during the hours of 8am – 4pm Monday to Sunday. Retention permission is sought for a period of 3 years.

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**Area** Area 3 - Central  
**Application Number** 2457/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/03/2021  
**Applicant** Elizabeth Henry and Brian Kelley  
**Location** 176 Botanic Road, Glasnevin, Dublin 9, D09 H6X2

**Additional Information**

**Proposal:** Planning permission is sought for alteration/extension of the existing two storey end of terrace house comprising construction of a new single storey extension to the rear, alterations to the existing two storey rear return including provision of a new pitched roof, provision of solar panels to the existing and proposed rear pitched roofs, with associated site development.

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**Area** Area 3 - Central  
**Application Number** 2469/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/03/2021  
**Applicant** Swampside Ltd.  
**Location** Tolka House, 8-10 Glasnevin Hill, Glasnevin, Dublin, D09 VH02

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention of existing single storey 95 sq.m. extension with pitched and hipped roof to side and rear, previously permitted under Reg. Ref. 3104/14 and 3259/08, for Public House use and for the removal of 4 no. car park spaces to rear and 2 no. car park spaces to side providing external retail area of 120 sq.m. and 18 sq.m. respectively, protected by fixed frame tented structure and retractable wall mounted awnings and for proposed flat roofed walled enclosure of 19.70 sq.m. to rear for gas, keg and waste storage use.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3703/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	31/03/2021
<b>Applicant</b>	Development Ocht Limited
<b>Location</b>	Alexandra Place, East Road, Dublin 3
<b>Additional Information</b>	Additional Information Received

**Proposal:** The proposed development will consist of the refurbishment and upward extension of the existing mixed-use building from 4-5 storeys to 6-7 storeys to accommodate a total of 131 no. residential apartments in 3 conjoined blocks A, B and C. The development provides for the demolition of 13 no. units at third and fourth floors and the provision of 71 no. units, resulting in a net gain of 58 no. units. The development also includes small infill extensions at ground floor and for the change of use of part of the ground and basement levels to accommodate a gymnasium and associated amenities.

The newly constructed units will comprise 17 no. studios, 29 no. 1-bedroom and 25 no. 2-bedroom units, all with private balconies. The overall mix of units in the development (existing and proposed) will be 17 no. studios, 36 no. 1-bedroom, 72 no. 2-bedroom units and 6 no. 3-bedroom units. The development will comprise:-

- Reconfiguration and partial change of use of existing basement to provide gymnasium space, 55 no. car parking spaces, bicycle parking, refuse stores and plant;
- Change of use of existing (vacant) commercial unit and part of permitted (vacant) crèche to accommodate gymnasium space at ground floor;
- Change of use and reconfiguration of remaining part of permitted crèche area at ground floor to provide 1 no. 1-bedroom apartment and a new entrance foyer / concierge area accessed via a new entrance on the southern elevation;
- Partial demolition of existing third floor level (10 no. units), construction of 16 no. units comprising 4 no. studios, 4 no. 1-bedroom and 8 no. 2-bedroom apartments and extensions to 4 no. existing units;
- Demolition of existing fourth floor level (3 no. units) and construction of new fourth floor accommodating 24 no. units comprising 6 no. studios, 10 no. 1-bedroom and 8 no. 2-bedroom apartments;
- Construction of new fifth floor level accommodating 23 no. units comprising 5 no. studios, 9 no. 1-bedroom and 9 no. 2-bedroom apartments;
- Construction of new sixth floor level accommodating 7 no. units comprising 2 no. studios and 5 no. 1-bedroom apartments;
- Upgrading of existing communal amenity spaces at ground floor and provision of new landscaped roof garden at sixth floor;
- Demolition of existing substation;
- Upgrading of existing facades;
- All associated signage, site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3886/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/04/2021
<b>Applicant</b>	Iosif Gabor
<b>Location</b>	296C, North Circular Road, Phibsborough, Dublin 7

**Additional Information**

## Additional Information Received

**Proposal:** The development will consist of the change-of-use of the existing ground floor commercial unit to retail and the change-of-use of the remaining commercial units to three apartments: two 1-beds and one studio, through the addition of an extra storey atop the original building, as well as extensions to the rear at ground floor, first floor and second floor.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2132/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/03/2021
<b>Applicant</b>	KW PRS ICAV
<b>Location</b>	City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1

**Additional Information**

**Proposal:** Permission at a site (c.1.55 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (the 'parent permission' – as amended by DCC Reg. Ref. DSDZ3273/20 and DSDZ3554/20), comprising an increase of the resident amenity area at ground and first floor level in permitted Block 3B1 from c.697 sqm gross floor area to c.749.8 sqm gross floor area, achieved by the omission of 1 no. residential unit at ground floor and the extension of the gallery area at 1st floor above main foyer and all associated works, including: localised reconfiguration of internal floor plan and external building elevations; rationalisation of circulation space at ground floor of Block 3B1 increasing the café area from 111.4 sqm gross floor area to c.130.6 sqm; and a minor increase to switchroom area. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20 and DSDZ3554/20). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2144/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/03/2021
<b>Applicant</b>	Spencer Place Development Company Limited
<b>Location</b>	Site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for amendments to a previously permitted development under, Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18, DSDZ3449/19, DSDZ3347/20, and DSDZ2774/20 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected

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structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839). The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed development seeks a reconfiguration of the permitted basement layout comprising of the following:

- Reduction in the number of car parking spaces from 165 no. to 118 no.;
- Reduction in the number of bicycle spaces at basement level from 620 no. to 548 no.;
- Provision of additional plant and associated services;
- Provision of staff changing rooms and all other site ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1098/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/03/2021
<b>Applicant</b>	Grace & Niall O'Flynn
<b>Location</b>	1, David Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** The development will consist of a new dormer window to the rear return at 1st floor level, a new vehicular access entrance from David Park into the rear of the rear garden, and associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1102/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	31/03/2021
<b>Applicant</b>	Ronan Kelly
<b>Location</b>	No. 5, Ashford Cottages, Stoneybatter, Dublin 7

**Additional Information**

**Proposal:** The development will consist of a new extension to the side of the existing dwelling, including alterations to the existing floor plan and side elevation along with all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1301/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	29/03/2021
<b>Applicant</b>	Graham O'Brien
<b>Location</b>	128, Abbey Drive, Riverston Abbey, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Conversion of existing attic space to play room / office area with dormer window to rear roof with internal modifications and associated site works.

**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**None**

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