



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

15/21

(12/04/2021-16/04/2021)

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

Area Area 3 - Central
Application Number 2596/21
Application Type Permission
Applicant Gerry Ryan
Location 384, North Circular Road, and 1 Goldsmith Street,
Dublin 7, D07 YY58 and D07 FY76
Registration Date 15/04/2021

Additional Information

Proposal: RETENTION PERMISSION: is sought for additional extended balcony at first floor level, additional floor space to that permitted at third floor level and flat roof at roof level.

Area Area 3 - Central
Application Number 2597/21
Application Type Permission
Applicant Lidl Ireland GmbH
Location Lidl, 25/27, Drumcondra Road Upper, Drumcondra, Dublin
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Registration Date 15/04/2021

Additional Information

Proposal: Permission for development on lands located at the LIDL Development, 25/27 Drumcondra Road Upper. The development will consist of: Permission for amendments to planning permission PA Ref: 2818/20. The amendments include the following items at ground floor level: (1) Permission for the change of use of Unit 1 from a coffee bar to retail unit (pharmacy)/cafe; (2) Permission for the inclusion of internal access door between the Lidl lobby and Unit 1; and (3) Permission for signage on Unit 1 and signage zones on Unit 2 (the restaurant unit).

Area Area 3 - Central
Application Number 2603/21
Application Type Permission
Applicant Goldboard Limited
Location 92A Prussia Street, Stoneybatter, Dublin 7
Registration Date 16/04/2021

Additional Information

Proposal: Permission for Modifications to existing planning permission for 2 storey apartment development approved under Reg Ref 2087/18 to provide; (A) a passenger lift, ambulant disabled stairs and general revisions including open spaces and balconies to the east and west of the site and; (B) 2 no. additional floors each containing 1 no. 2-bed apartment and 1 no. 1-bed apartment including balconies to the east and west of the site leading to an overall development of 8 apartments (4 x 2-bed and 4 x 1-bed) on 4 storeys with associated drainage services, boundary wall treatments, site works and landscaping.

Area Area 3 - Central
Application Number 2605/21
Application Type Permission
Applicant Swampside Ltd

Location Tolka House, 8-10, Glasnevin Hill, Glasnevin, Dublin,
D09 VH02

Registration Date 16/04/2021

Additional Information

Proposal: PERMISSION & RETENTION: Permission is sought for the 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 Permission is sought for New Works as follows; The removal of 4 no. car park spaces to rear and 2 no. car park spaces to side to provide proposed external retail area of 120 sq.m. and 18 sq.m respectively, protected by fixed frame tented structure and retractable wall mounted awnings and Permission is sought for the proposed erection of a flat roofed walled enclosure of 19.70 sq.m. attached to rear of Public House for gas, keg and waste storage use.

Area Area 3 - Central

Application Number 2606/21

Application Type Permission

Applicant Denis Byrne

Location 15 North Earl Street / 89 Marlborough Street, Dublin 1

Registration Date 16/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission for the development will consist of :

1. change of use of the commercial unit at ground and basement floor levels from shop use to restaurant/cafe use;
2. new retractable awnings/canopies to facades/signage areas;
3. all ancillary site development works and services.

**Area 3
DOMESTIC**

Area Area 3 - Central

Application Number 2575/21

Application Type Permission

Applicant Clare & Daniel Sheridan

Location 23 Ashington Green, Navan Road, Dublin 7

Registration Date 13/04/2021

Additional Information

Proposal: Planning permission for

- a. change of roof profile from hip end profile to full gable end profile,
- b. attic conversion with dormer extension to rear,
- c. 'velux' roof light to front elevation,
- d. all associated site works.

Area Area 3 - Central

Application Number 2577/21

Application Type Permission

Applicant Kitty & Owen Martin

Location 56, Violet Hill Park, Glasnevin, Dublin 11

Registration Date 13/04/2021

Additional Information

Proposal: Permission for single storey ground floor extension to the rear and all associated site works.

Area Area 3 - Central
Application Number 2591/21
Application Type Permission
Applicant Office of Public Works, Dublin North Regional Office
Location Castleknock Gate Lodge, Chesterfield Avenue, Phoenix Park, Dublin 15, D15 Y79X
Registration Date 15/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS. No. 6773). The development will consist of the replacement of the existing PVC windows with painted timber sliding sash windows, reinstatement of one original rear window currently blocked up, replacement of the PVC rear door with a painted timber door, refurbishment of existing front timber door, the careful cleaning of the external ashlar granite stonework and sundry other minor works.

Area Area 3 - Central
Application Number 2592/21
Application Type Permission
Applicant The Commissioner of Public Works
Location Teacher's Residence, Phoenix Park School, North Road, Phoenix Park, Dublin 8, D08 E7E5
Registration Date 15/04/2021

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to carry out works to a Protected Structure (RPS No. 6750). The development will consist of the replacement of the existing PVC windows with painted timber casement windows, replacement of the PVC rear door with a painted timber door, refurbishment of existing front timber door and sundry other minor works.

Area Area 3 - Central
Application Number 2607/21
Application Type Permission
Applicant Gavin Malone & Richard Costello
Location 27A Rathlin Road, Drumcondra, Dublin 9
Registration Date 16/04/2021

Additional Information

Proposal: The development will consist of increasing the height of part of the boundary wall and the construction of a new wall dividing the front garden.

Area Area 3 - Central
Application Number WEB1374/21
Application Type Permission
Applicant Ben Lavelle
Location 12, Nottingham Street, Dublin 3
Registration Date 12/04/2021

Additional Information

Proposal: Flat roofed extension of roof to rear and 2 rooflights to front, for bedroom and bathroom.

Area Area 3 - Central
Application Number WEB1378/21
Application Type Permission
Applicant Stephen Hassett and Serena Quinn.
Location 283, Bannow Road, Cabra, Dublin 7
Registration Date 12/04/2021

Additional Information

Proposal: A single storey porch extension to front with brick pier and roof canopy over. Part single part double storey flat roof extension to rear and associated siteworks.

Area Area 3 - Central
Application Number WEB1381/21
Application Type Retention Permission
Applicant Mark and Mandy Wilson
Location 372, Griffith Avenue, Dublin 9
Registration Date 14/04/2021

Additional Information

Proposal: Retention of a shed containing a home office and gym to the rear garden of their residence.

Area Area 3 - Central
Application Number WEB1385/21
Application Type Retention Permission
Applicant Ciaran McNamara
Location 11, Ratoath Road, Cabra West, Dublin 7
Registration Date 14/04/2021

Additional Information

Proposal: Retention Permission for a single storey porch to the front of the dwelling.

Area Area 3 - Central
Application Number WEB1387/21
Application Type Permission
Applicant Ronan Tynan & Anne Daly
Location 3, Strangford Road East, East Wall, Dublin 3
Registration Date 14/04/2021

Additional Information

Proposal: The development will consist of the construction of a two-storey extension to the side of the existing property to provide ancillary accommodation comprising a new front entrance serving a kitchen, dining and living area at ground floor level, and one double bedroom and bathroom at first floor level.

Works to the existing property will include the demolition of a section of gable wall at ground floor level and the extension of the existing hip roof, as well as other minor internal alterations, and all associated external works required to facilitate the development.

Area Area 3 - Central
Application Number WEB1390/21
Application Type Permission
Applicant Patrick Costello
Location 95, Saint Mary's Road North, East Wall, Dublin 3
Registration Date 15/04/2021

Additional Information

Proposal: The development consists of the construction of vehicular access to the front exiting onto St Mary's Road, East Wall, Dublin 3, D03 P7R0 and for all associated site works.

Area Area 3 - Central
Application Number WEB1395/21
Application Type Retention Permission
Applicant Mark and Mandy Wilson
Location 372, Griffith Avenue, Dublin 9
Registration Date 15/04/2021

Additional Information

Proposal: Retention of a shed containing home office and gym to the rear garden of their residence.

Area Area 3 - Central
Application Number WEB1399/21
Application Type Permission
Applicant Patrick Costello
Location 95, Saint Mary's Road North, East Wall, Dublin 3
Registration Date 16/04/2021

Additional Information

Proposal: The development consists of the construction of vehicular access to the front exiting onto St Mary's Road, East Wall, Dublin 3, D03 P7R0 and for all associated site works.

Area Area 3 - Central
Application Number WEB1401/21
Application Type Permission
Applicant Sarah Geoghegan & Bobby Smyth
Location 56, Hollybank Road, Drumcondra, Dublin 9
Registration Date 16/04/2021

Additional Information

Proposal: Permission sought for a proposed one & two-storey extension to rear, at 56, Hollybank Rd, Drumcondra, Dublin 9

Area Area 3 - Central
Application Number WEB1406/21
Application Type Permission
Applicant Ben Lavelle
Location 12, Nottingham Street, Dublin 3

Registration Date 16/04/2021

Additional Information

Proposal: Flat roofed extension of roof to rear and 2 rooflights to front, for bedroom and bathroom.

**Area 3
Decisions**

Area Area 3 - Central
Application Number 0100/21
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/04/2021
Applicant Beau Homes Ltd
Location 45, North Strand Road, Dublin 3

Additional Information

Proposal: SHEC: Construction of 3 no. apartments and alterations to existing 2 no. apartment units.

Area Area 3 - Central
Application Number 2231/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/04/2021
Applicant Tornese Limited
Location 34, Charles Street West, Smithfield, Dublin 7

Additional Information

Proposal: Change of use of the existing three-storey over basement terrace building from office use to bed and breakfast accommodation. The proposed layout will comprise of a breakfast room at ground level and 5 bedrooms on ground, first and second floor. Works include amendment to internal floor plans, existing shop front panels and new signage and ancillary site works.

Area Area 3 - Central
Application Number 2247/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/04/2021
Applicant Complex Productions CLG
Location 21-25 Arran Street East and 10,12 & 13 Mary's Abbey and West side of Meetinghouse Lane, Dublin 7

Additional Information

Proposal: The development will consist of the erection of new double sided, internally illuminated projecting wall mounted signage and roller door signage to Arran Street East elevation. Internally illuminated above door and roller door signage to Mary's Abbey elevation and large wall mural signage to East elevation of no, 13. Mary's Abbey.

Area Area 3 - Central
Application Number 2250/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/04/2021
Applicant Catherina Coyne
Location 44, Kinvara Park, Navan Road, Dublin 7

Additional Information

Proposal: Demolition of a single-storey kitchen extension, storage shed and garage to rear. Demolition of part of front wall and removal of bollards, with new dished kerb to facilitate new driveway access.

The construction of a new single-storey kitchen extension to the rear (c. 32 sq.m), a single storey mono pitched workshop and home office to the end of garden (c. 30 sq.m), and new attic bedroom with new stair and linear dormer window to the rear (c.28.6 sq.m).

Area Area 3 - Central
Application Number 2255/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 14/04/2021
Applicant Glenveagh Living Limited
Location Site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1. (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleborbes Business Park to the west.

Additional Information

Proposal: Permission for development on a site of c.0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleforbes Business Park to the west.

The development consists of revisions to permitted development of a hotel and office building under DCC Reg. Ref: 3433/19 , and as amended by 3197/20, comprising minor amendments. The development proposed comprises the following design modifications to the permitted office only:

- Increase in permitted floor area above ground from 10,803 sq.m to 12,545 sq.m with increase at each floor level. The building facade has extended along the north west, south east and west elevations.
- Introduction of basement of 578 sq.m to locate services functions inc. water storage tanks.
- Re-ordering of permitted building from 8 no. storeys with part mezzanine level at ground floor level to 9. no. storeys above new basement level. Taken in conjunction with a reduction of permitted floor to floor height from 4.0m, to 3.75m the results in an overall increase in building height at parapet level from +43.314m to +44.495m.
- Re-configuration of rooftop layout to include a perimeter walkway and additional air-handling units, some of which rise to +45.740m and relocation of permitted lift overrun(s) at Roof Level.
- Terrace at level 09 on south eastern elevation to be accessible.
- Minor re-configuration on the permitted layout of the ground floor and plant and service areas, bin store, staff welfare facilities and stair core with subsequent amendments to the layout of the ground floor and upper floors.
- Amendment to the ground floor facade on the north-west to include relocation of permitted doors and windows, affecting plant and stair cores and back of house areas only.
- Minor re-configuration of external landscaping.

Area Area 3 - Central
Application Number 2258/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/04/2021
Applicant Dr Jacqueline Furlong Mac Carthy
Location 53, Blessington Lane, Phibsborough, Dublin 7

Additional Information

Proposal: Alterations to the existing vehicular entrance within the front elevation of an existing garage to facilitate access and egress from 1no. vehicle to at least 2no. vehicles, and to increase off street parking and storage within the garage. The alterations include the removal of the existing sliding vehicle entrance door, widening of current door opening, the installation of an electric roller/up & over garage door and associated works.

Area Area 3 - Central
Application Number 2261/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/04/2021
Applicant Eoghan and Lingling McKenna
Location 65, North Circular Road, Dublin 7, D07K2P1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for the following: Reconfiguring existing front landscaping; reconfiguring of internal lower ground floor layout, including replacing the existing floor slab with new insulated slab, fitting of new shower room, breaking out portions of rear walls; construction of new single storey extension of 21m²; reconfiguring of rear landscaping to create new stepped patio; refurbishment works to rear upper ground floor return including removal of existing guest WC, provision of new breathable internal dry lining, reconfiguring of existing window and door openings; replacement of existing non-original PVC casement window to rear reception room at upper ground floor; upgrading of mechanical, electrical and plumbing services, decoration and all associated site works.

Area Area 3 - Central
Application Number 2555/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/04/2021
Applicant Swampside Ltd.
Location Tolka House, 8-10, Glasnevin Hill, Glasnevin, Dublin, D09 VH02

Additional Information

Proposal: PERMISSION & RETENTION: Permission is sought for the retention of existing single storey 95 sqm 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 sqm and 18 sqm respectively, protected by fixed frame tented structure and retractable wall mounted awnings and for proposed flat roofed walled enclosure of 19.70 sqm to rear for gas, keg and waste storage use.

Area Area 3 - Central
Application Number 3641/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 16/04/2021
Applicant SIPTU
Location 35, Gardiner Street Lower, Dublin 1

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: The development will consist of the restoration and refurbishment of a protected structure comprising a four storey over basement frontage building and two-storey return for the purpose of retaining its historic office use; demolition of an existing two-storey garage and storage building to the rear of the site fronting onto the lane from Deverell Place; extension of the existing basement area to the full length of the site and the erection onto the lane frontage of a four-storey over basement office annex (floor area 367 square metres), the top floor set back from the front and rear facades. The new annex building to be similar in height, scale and character to the existing 'mews' extensions on both adjoining sites granted permission and erected in recent years. Works to the existing building to include the removal of non-original windows to the front and rear facades and their replacement with hardwood sash windows in a style appropriate to the period; repairs, cleaning and re-pointing with lime mortar of brick facades; removal of non-original internal partitions; installation of new toilets and all associated mechanical, structural, conservation and ancillary works.

Area Area 3 - Central
Application Number WEB1134/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/04/2021
Applicant Rowena Kelly
Location 32, Moy Elta Road, East Wall, Dublin 3

Additional Information

Proposal: Proposed demolition of existing single extension to rear and proposed construction of a new partial single storey, partial two storey extension to the rear and new rooflight to rear of main roof with associated internal modifications and site works.

Area Area 3 - Central
Application Number WEB1138/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/04/2021
Applicant Peter Mcguire
Location 34, Montpelier Hill, Arbour Hill, Dublin 7

Additional Information

Proposal: Permission is sought to add two Velux type windows 60cm x 60cm to the front pitch roof at 34 Montpelier Hill, Arbour Hill, Dublin 7

Area Area 3 - Central
Application Number WEB1146/21
Application Type Permission

Decision GRANT PERMISSION
Decision Date 15/04/2021
Applicant Marie Goggins
Location 103, Ashington Rise, Navan Road, Dublin 7
Additional Information
Proposal: Attic conversion to study with dormer window to rear roof plane of existing house and a rooflight to front roof plane.

Area Area 3 - Central
Application Number WEB1149/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/04/2021
Applicant Ronan Clerkin
Location 8, Ashtown Grove, Navan Road, Dublin 7
Additional Information
Proposal: Demolition of existing single-storey flat-roofed extension, 38.1sqm in area, to rear and side of house; demolition of portions of back and side walls of house at ground floor level; construction of new single-storey flat-roofed extension to rear and side of house, measuring 32.4sqm in area, accommodating new kitchen, living, and dining area, with 2 no. rooflights over, utility room and store, and new entrance porch; and all associated internal works, drainage, and site services.

Area Area 3 - Central
Application Number WEB1150/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/04/2021
Applicant Martina McCarthy and Stephen Scott
Location 2, Cremore Road, Dublin 11
Additional Information
Proposal: To demolish an existing rear single storey utility room, lean to boiler room and the existing rear single storey kitchen extension comprising a combined total of 25 m² and to erect a new single storey extension to the rear and part (east) side elevation at ground floor to provide a total of 45 m² of floor area providing a net increase of 20 m² at ground floor , a new rear first floor extension comprising 14 m², the removal of a length of 5 m of existing railings to the side elevation to accommodate the new side extension and the raising of the rear east garden wall in part to enable the formation of a new gated entrance to the rear garden to the existing east garden wall at at 2 Cremore Road D11 A6C9 (on the corner with Cremore Park), Glasnevin, Dublin 11.

Area Area 3 - Central
Application Number WEB1358/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/04/2021
Applicant Andrew Iremonger and Elizabeth O'Kelly
Location 28, Northbrook Terrace, North Strand, Dublin 3
Additional Information

Proposal: Construction of a 2 storey rear extension and rear roof dormer extension; ground floor to consist of a kitchen/dining room with 1No. rooflight, first floor to consist of a WC and bathroom with 1No. rooflight

Area Area 3 - Central
Application Number WEB1361/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/04/2021
Applicant Stoney Road Press
Location Stoney Road Press, 11-13 Stoney Road, North Strand, Dublin 3, D03 K651

Additional Information

Proposal: Planning Permission Notice for a Mural on 11-13 Stoney Road, Dublin 3. Stoney Road Press intends to apply for permission for development at a site, which generally comprises a section of wall external to Stoney Road Press (11 - 13 Stoney Road, North Strand, Dublin 3) facing Stoney Road. The development will consist of: permission for the painting of a mural and other surface finishes by a professional muralist(s) to discourage unlawful graffiti and make a positive contribution to the streetscape and surrounding vicinity.

Area Area 3 - Central
Application Number WEB1374/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/04/2021
Applicant Ben Lavelle
Location 12, Nottingham Street, Dublin 3

Additional Information

Proposal: Flat roofed extension of roof to rear and 2 rooflights to front, for bedroom and bathroom.

Area Area 3 - Central
Application Number WEB1381/21
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/04/2021
Applicant Mark and Mandy Wilson
Location 372, Griffith Avenue, Dublin 9

Additional Information

Proposal: Retention of a shed containing a home office and gym to the rear garden of their residence.

Area Area 3 - Central
Application Number WEB1390/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/04/2021
Applicant Patrick Costello
Location 95, Saint Mary's Road North, East Wall, Dublin 3

Additional Information

Proposal: The development consists of the construction of vehicular access to the front exiting onto St Mary's Road, East Wall, Dublin 3, D03 P7R0 and for all associated site works.

Area Area 3 - Central
Application Number WEB1848/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/04/2021
Applicant Mater Private Hospital
Location 10/11, Berkeley Street, Neurology Out Patient and Diabetes / Endocrine Centre, Dublin 7 D07 Y032
Additional Information Additional Information Received

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 3 Appeals Notified

Area Area 3 - Central
Application Number 3091/20
Appeal Type Written Evidence
Applicant MKN Property Group
Location Commercial Premises at the Junction of East Wall Road and Alfie Byrne Road, on East Wall Road, Dublin 3, D03 F2H3
Additional Information Additional Information Received

Proposal: Permission for the development of lands at an existing commercial premises at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3. The proposed development will comprise of:

- The demolition of two existing vehicle sales commercial buildings and
- The construction of a mixed-use scheme, developed in three blocks over basement, consisting of:

Block A:

15-storey hotel building, with a maximum height of 52.7 metres. Block A will comprise of 195-bedroom suites, conference facilities, a restaurant / bar / lounge, ancillary facilities and substation. The gross floor area of Block A is 6,471 sq.m including 238 sq.m at basement level.

Block B:

8-storey mixed-use building, with a maximum height of 29.4 metres. Block B will comprise of cafe / retail unit (GFA 219 sq.m), (allowing for take-away service) and residential amenity space and substation on the ground floor with vehicular access to the basement, 6 no. office units over the first to third floors (GFA 1,674 sq.m) and 28 no. build-to-rent apartments over the fourth to seventh floors. The apartments will comprise of 16 no. one-bed units and 12 no. two-bed units. Balconies serving residential units shall be provided on all elevations.

Block C:

10-storey apartment building with a maximum height of 33 metres. Block C will comprise of 60 no. build-to-rent apartments consisting 1 no. studio, 29 no. one-bed units and 30 no. two-bed units. Balconies serving residential units shall be provided on all elevations. Together, Block B and Block C will provide 88 no. build-to-rent apartments.

Basement:

The basement serving the three blocks will provide 45 no. car parking spaces, 100 bicycle parking

spaces, ancillary hotel and ancillary residential facilities. Access shall be provided to the three blocks via the basement and externally at ground floor level.

The proposed scheme will have vehicular and pedestrian access from East Wall Road, a drop-off area to serve the hotel and associated changes to the public footpath, fire tender egress to the east of Block B and pedestrian access from Alfie Byrne Road and landscaping. The site will also include an urban plaza, riverside walkway with railing, play area and 60 bicycle spaces located at surface level. Photovoltaic panels and ancillary plant shall be provided at roof level.

The proposed development will include signage, roof plant, photovoltaic panels and all associated site works, including connections to services. The gross floor area of the proposed development shall be 15,266 sq.m plus 2,529 sq.m basement, on a site area of 0.38 hectares. The net site area is 0.34 ha.

Area	Area 3 - Central
Application Number	3240/20
Appeal Type	Written Evidence
Applicant	Linrath Holdings Ltd
Location	1b Ormond Quay Lower, Dublin 1, D01 A6XO
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning Permission to change the use from offices to guesthouse and to carry out the following minimal works;

- (a) removal of two fixed-glazed windows from the front elevation (one at ground floor level and one at basement) and replacement with traditional up and down sash windows to match existing,
- (b) removal of mild steel grille from ground floor front window,
- (c) removal of one casement window in the rear elevation at ground floor level and replacement with traditional up and down sash window to match existing,
- (d) replacement of broken uPVC rainwater goods with traditional cast iron type,
- (e) removal of two unauthorized ensuite bathrooms, one in the basement and one in the ground floor front room,
- (f) removal of partition between ground floor front room and entrance hall,
- (g) removal of vertical ducting from stair landings over five floors, and
- (h) addition of short sections of stud partitioning to form staff toilet and waste sorting room at basement level.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	4329/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	13/04/2021
Applicant	Michael Kearns
Location	8, O'Connell Street Lower & No. 3 Harbour Court, Dublin 1
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of: (1) Change of use of the upper floors within no. 8 O'Connell Street Lower from residential along with change of use of the existing commercial floorspace within no. 3 Harbour Court to provide for a boutique hotel consisting of an overall total of 23 number en-suite bedrooms on first, second, third and fourth floor of No. 8 O'Connell Street and to the ground, first, second and third floor of No. 3 Harbour Court. (2) Associated internal reconfiguration works to provide for the boutique hotel to include provision of a reception area, wc, kitchen, bicycle/storage area at the ground floor of no. 3 Harbour Court,

associated signage to the exterior no. 3 Harbour Court, change of finishes externally to existing link corridor between no. 8 O'Connell Street Lower & No. 3 Harbour Court, upgrading of existing internal lift within no. 8 O'Connell Street Lower and alterations to roof finishes and replacement of windows to No. 3 Harbour Court, connection to existing site services and all associated and ancillary works. (3) The development will also include for provision of 1 no. 1 bed apartment at second floor level within no. 8 O'Connell Street Lower.

Area Area 3 - Central
Application Number WEB1635/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @15/04/2021
Applicant Sophia Pearson
Location 37, Faussagh Avenue, Cabra West, Dublin 7, D07 N5N2
Additional Information
Proposal: The construction of a new vehicular entrance for vehicular access to front garden, landscaping and all ancillary site works.

Area Area 3 - Central
Application Number 2935/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date 08-Apr-2021
Applicant Pairc an Chrocaigh Cuideachta Faoi Theorainn Rathaiochta
Location Lands off Clonliffe Road (formerly part of the Holy Cross College Lands), Clonliffe Road, Drumcondra, Dublin 3
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for a hotel development on Lands off Clonliffe Road (formerly part of the Holy Cross College Lands), Clonliffe Road, Drumcondra, Dublin 3. The subject site encompasses an area of 0.51 hectares. The development will consist of: the construction of a 8.55m - 24.05m (above ground level) part -2 to part -7 storey 8,485 sq.m. hotel building comprising: (i) a lobby, bar/restaurant, kitchen and staff facilities at ground floor level; (ii) ancillary meeting room facilities including a breakout area and office, at first floor level and a gym; (iii) 200 - bedrooms arranged over floors 1-6; and (iv) plant room, lift overrun, green roof and 19 no. photovoltaic panels enclosed by 3m screen at roof level. The hotel is served by 38 no. car parking spaces (including 2 no. universally accessible spaces), 2 no. motorcycle spaces and 28 no. bicycle spaces accessed via a new vehicular and pedestrian entrance from within the Clonliffe College lands to the northern boundary of the site which includes a turning circle for coaches. The development also includes the demolition of the existing boundary wall, repositioning of the gate piers and widening of the entrance on Clonliffe Road to facilitate two-way traffic, the creation of 2 no. pedestrian accesses off Clonliffe Road, and the construction of a replacement plinth boundary wall with railings along Clonliffe Road, landscaping, boundary treatments, street lighting, SuDS drainage, piped and other services, and all ancillary site development works necessary to facilitate the development (including the alteration of site levels and the upgrade of the proposed entrance from Clonliffe Road to include a pedestrian crossing and traffic lights). The development to be applied for is within the Holy Cross College landholding which includes a number of buildings on the Dublin City Council record of protected structures, including the following: the main College Building (1863); Holy Cross Church; the South Link Building; the Ambulatory; the Assembly Hall and the Red House, ref. 1901 and 1902 respectively, all at the Clonliffe College lands, Clonliffe Road, Drumcondra, Dublin 3.

Amendment to Week 14



Dublin City Council

SECTION 5 EXEMPTIONS

15/21

(12/04/2021-16/04/2021)

Area Area 3 - Central
Application Number 0134/21
Application Type Section 5
Applicant Beatrice VAnce
Location 7, Northbrook Terrace, North Strand, Dublin 3
Registration Date 14/04/2021

Additional Information

Proposal: EXPP; House has a small, flat roofed,lean-to shower room, built off kitchen on the ground floor. There is currently no yard space and this shower room was built where the yard would have been. I plan to demolish this shower room and reinstate the yard into which the kitchen directly opens
