



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

38/21

(20/09/2021-24/09/2021)

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 2115/21
Application Type Retention Permission
Applicant Michael Dever
Location 49, Cabra Road, Dublin 7
Registration Date 24/09/2021
Additional Information Additional Information Received

Proposal: RETENTION:PROTECTED STRUCTURE: Works for which Retention Permission is sought include demolition of pre-existing 2-storey return and construction of new 2-storey return, all to rear of original building along with all associated landscaping and site works..

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 23/09/2021
Additional Information Additional Information Received

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 2555/16/X1
Application Type Extension of Duration of Permission
Applicant Monteco Holdings Ltd
Location 7-13, Ormond Quay Upper, Dublin 7
Registration Date 20/09/2021
Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE:For development at a 0.1557 hectare site. The site is bounded to the south by Ormond Quay Upper, to the north by Strand Street Little, to west by No.14 Ormond Quay Upper and Hamilton Court and to the east by No. 6 Ormond Quay Upper (a Protected Structure). The application site comprises of the Ormond Hotel at 7-11 and the adjoining buildings at No. 12 Ormond Quay Upper (a Protected Structure) and No. 13 Ormond Quay Upper. The Proposed development comprises of the following:
Demolition of the existing hotel 7-11 Ormond Quay Upper and the existing non original return structures to the rear of No's 12 and 13 Ormond Quay Upper; The construction of a new part five storey and part four storey hotel on the site of the existing hotel and to the rear of No's 12 and 13 Ormond Quay Upper. The proposed development includes a single storey basement to the front (south) of the site and setbacks at fifth storey level north and to the south. The new development comprises of 2 no. parallel east-west blocks separated by a landscaped courtyard space with lift lobbies connecting the two blocks from ground to fifth storey;
The change of use of No's 12 and 13 Ormond Quay Upper from office use to hotel use;
The refurbishment of No's 12 and 13 Ormond Quay Upper, including the conservation of and internal alterations to joinery, conservation of plasterwork and the upgrading of the floors, walls and doors to meet structural and fire safety standards;

The proposed development includes all associated and ancillary works, including green roof, bicycle parking (16 no. space), ESB substation and switch room to Hamilton Court and a service / loading area to the rear (north) with access from Strand Street Little.

The proposed hotel, comprising of the new development and No's 12 and 13 Ormond Quay Upper, will comprise of 121 no. bedrooms from ground to fourth floor.

The basement will comprise of ancillary facilities such as kitchen, store, residents fitness centre, plant, management office, toilets and lockers.

The ground floor will comprise of a reception / entrance area, bar (in No.12 Ormond Quay Upper), business centre (in No.13 Ormond Quay Upper), a restaurant, and bedrooms to the rear (north) .

The overall gross floor area of the proposed development is 5,850 sq.m, comprising of 409 sq. m in No. 12 Ormond Quay Upper, 278 in No. 13 Ormond Quay Upper and 5,163 sq.m in the new build element.

Area Area 3 - Central
Application Number 2673/21
Application Type Permission
Applicant Talgar Property Ltd
Location 79A Talbot Street, Dublin 1 (Corner of 79A Talbot Street and 43 Gardiner Street Lower, Dublin 1)
Registration Date 24/09/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission is sought for the change of use of part first floor from existing office use to apartment use, consisting of 1 no. studio and 1 no. 1 bedroom apartments, and all associated site works.

Area Area 3 - Central
Application Number 3128/21
Application Type Permission
Applicant Irish Distillers International Limited
Location The Courtyard, The Old Jameson Distillery, Bow Street, Dublin 7
Registration Date 24/09/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for the replacement of the existing pot still feature in The Courtyard, The Old Jameson Distillery, Bow Street, Dublin 7, D07 V57C with a free standing illuminated sculptural feature and all ancillary site development works. The proposed development consists of or comprises the carrying out of works to a protected structure.

Area Area 3 - Central
Application Number 3523/21
Application Type Retention Permission
Applicant Shay Hennessy
Location 162, Church Road, Eastwall, Dublin 3, D03Y9C4
Registration Date 20/09/2021
Additional Information
Proposal: RETENTION permission sought to retain residential use of ground floor level dwelling flat to existing two storey residential end of terrace.

Area Area 3 - Central
Application Number 3526/21
Application Type Permission
Applicant By-Tek Office Systems Ltd
Location Prospect House, 2-3 Prospect Road, Glasnevin, Dublin 9
Registration Date 20/09/2021

Additional Information

Proposal: The development will consist of:

- a) the demolition of the existing rear first floor balcony, and;
- b) the construction of a three-storey extension, over parking level, to the rear of the existing building, comprising of: 584sqm of office space and 294sqm of media rooms and associated staff welfare facilities; 8 no. car parking spaces and 8 no. bicycle storage spaces at lower ground floor level; a bin store and plant room at the lower ground floor; and, all associated engineering and site development works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3538/21
Application Type Retention Permission
Applicant Oakquay Ltd.
Location 607, North Circular Road, Dublin 1, D01 F2Y4
Registration Date 21/09/2021

Additional Information

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

Area Area 3 - Central
Application Number 3539/21
Application Type Permission
Applicant Cedarglade Limited
Location 232 North Circular Road/85 Grangegorman Upper, Dublin 7, D07RH33
Registration Date 21/09/2021

Additional Information

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

Area Area 3 - Central
Application Number 3543/21
Application Type Permission
Applicant Catarina Martins
Location 52A, Western Way, Dublin 7, D07KV22(rear of 52

Mountjoy Street)
22/09/2021

Registration Date

Additional Information

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

Area Area 3 - Central

Application Number 3550/21

Application Type Permission

Applicant Bus Éireann

Location 'Busaras', Aras Mhic Dhiarmada, Store Street, Dublin 1

Registration Date 23/09/2021

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of:

At Basement Level - alterations to previously granted planning permission, Ref: 3417/15 including reorganisation of Staff Areas, new Drivers' Cash-in Facility, new Staff Gym in place of previously granted public lockers, new Changing Places Toilet in place of previously granted Disabled WC/Baby Changing Area/Store, minor alterations to previously granted public toilets, introduction of glazed screens/doors to public concourse, reconfiguration and refurbishment of Eblana Theatre to Training Centre and associated disabled access;

At Ground Floor Level - alterations to previously granted planning permission, Ref: 3417/15 including addition of a fire escape enclosure around lift and Stair 4, a new public unisex WC, change of use of previously granted Retail/TVM Bank/Ticket Area/Drivers Cash/Drivers Canteen to Staff Office, modification of Control Tower to accommodate public ticket machines, alterations to external doors on north and south elevations;

At Mezzanine Floor Level - alterations to previously granted planning permission, Ref: 3417/15 including alterations to layouts, addition of fire-rated glazed screens to Stair 4 and acoustic glazed screen to Stair 5, modification of staff toilet layout including addition of disabled staff toilet, replacement of glazing to windows on north elevation and south elevation, replacement of existing external ventilation units to south elevation, alterations to concourse advertisement board and electronic timetable.

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

Area Area 3 - Central

Application Number 3553/21

Application Type Permission

Applicant Ger Duggan of Ger Duggan Pubs Ltd.

Location 25, Parkgate Street, Dublin 8, D09 XR94

Registration Date 23/09/2021

Additional Information

Proposal: Planning permission is sought to erect an open ended traditional drop arm style awning over the existing sign board on the full front elevation of P. Duggan's Public House. All work has been carried out.

Area Area 3 - Central
Application Number 3564/21
Application Type Permission
Applicant Virgin Media
Location Highfield Park, 274 North Circular Road, Phibsborough, Dublin 7
Registration Date 24/09/2021

Additional Information

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

Area Area 3 - Central
Application Number 3565/21
Application Type Permission
Applicant Gillian Brady, Liam McInerney & St. John Walsh
Location 378A, North Circular Road, Phibsborough, Dublin 7
Registration Date 24/09/2021

Additional Information

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

Area 3
DOMESTIC

Area Area 3 - Central
Application Number 2723/21
Application Type Permission
Applicant Coldec Properties Limited
Location 202, Clonliffe Road, Drumcondra , Dublin 3
Registration Date 24/09/2021

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development consists of: (i) the renovation of an existing end terrace dwelling house, (ii) internal repairs and refurbishment works to the existing building, (iii) reinstatement of main roof, timber sash windows, front entrance door, front steps and railings, and repair to all external elevations of the existing building including the removal of the steel bracing and associated stabilisation works, (iv) the construction of a new 3 storey extension to the rear and, (v) all associated site works.

Area Area 3 - Central
Application Number 2930/21
Application Type Permission
Applicant Mark O'Neill
Location 5, Holy Cross Avenue, Clonliffe Road, Dublin 3, D03 AE48
Registration Date 24/09/2021
Additional Information Additional Information Received
Proposal: Permission to demolish existing ground floor rear extension (10 sqm) and to replace with a two storey extension with flat roof over.

Area Area 3 - Central
Application Number 3534/21
Application Type Permission
Applicant Graham Egan
Location 20 Montpelier Park, Dublin 7
Registration Date 21/09/2021
Additional Information
Proposal: The development will consist of demolition of existing shed to rear and construction of double storey extension to rear.

Area Area 3 - Central
Application Number WEB1944/21
Application Type Permission
Applicant Nathan Fogarty & Nicola Cullen
Location 3, Bridge Avenue, Royal Canal Park, Dublin 15, D15 EO2Y
Registration Date 21/09/2021
Additional Information
Proposal: Additions and alterations to existing private mid-terrace dwelling house, consisting of ground floor extension at the rear of the house and all associated site works at No.3 Bridge Avenue, Royal Canal Park, Dublin 15, D15 EO2Y.

Area Area 3 - Central
Application Number WEB1950/21
Application Type Permission
Applicant Liam Corbett
Location 176, Navan Road, Dublin 7
Registration Date 21/09/2021
Additional Information
Proposal: Permission is sought for the construction of a flat roof single storey kitchen extension to the rear of this existing two storey semi-detached house and associated internal works.

Area Area 3 - Central
Application Number WEB1956/21
Application Type Permission
Applicant Richard and Jolene Hannon

Location 54, Old Finglas Road, Glasnevin, Dublin 11
Registration Date 23/09/2021

Additional Information

Proposal: Extension of dwelling to side and rear providing extended kitchen, living , dining area on ground floor with bedroom and ensuite above and all associated internal renovation works.

**Area 3
Decisions**

Area Area 3 - Central
Application Number 2047/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/09/2021
Applicant Gardiner Street Properties Limited
Location 7-10, Gardiner Street Upper and Kelly's Row, Dublin 1, D01 N448

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: This application site contains 4 no. Protected Structures (RPS Ref. 3095, 3096, 3097 and 3098).

The proposed development consists of the following:

- i. Cleaning and repair of front and rear elevations, railings, plinth and masonry elements.
 - ii. Replacement of windows and rainwater goods.
 - iii. Replacement steel stair leading to external basement area including works to railings to facilitate same.
 - iv. Internal works and repairs including removal of certain existing non original partitions and rendering to basement walls.
 - v. Works to external paving and yard including repair and replacement.
 - vi. Relocation of ground floor kitchen in Nos. 9 and 10 to the basement of Nos. 9 and 10.
 - vii. Provision of external louvre under window at low level in front basement area of No 10.
 - viii. All associated site development works, opes for ducting and conservation works as set out in the application.
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Area Area 3 - Central
Application Number 2849/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/09/2021
Applicant NCBI (National Council for the Blind) Group
Location Unit 1 Botanic Business Centre, 57 Botanic Road, Glasnevin, Dublin 9 (former Smurfit Kappa printworks)

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: planning permission for change of use and associated development works to a mobility transport training centre. The proposed works will require modification to the existing entrance forecourt and the front facade. The proposed works include the provision of a new access ramp and steps, new internal entrance to the former printworks unit, revised car-park layout, paving, minibus set-down and shelter. Modifications to the former printworks hall to provide; mobility transport training area, sanitary and welfare accommodation and means of escape all in accordance with building regulation requirements together with all necessary internal works and external site works. The site contains additional protected structures

as follows; the railings, gates, piers and plinth walls and brick chimney stack to the rear of the site for which there are no works proposed.

Area Area 3 - Central
Application Number 2857/21
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 21/09/2021
Applicant Glenn Naughton
Location 7 Campbell's Lane, Ballybough, Dublin 1
Additional Information Additional Information Received
Proposal: Planning permission sought to demolish a single storey unit containing 2 no. studio apartments and to construct a new 3 storey block containing 3 no. studio apartments and all associated site works.

Area Area 3 - Central
Application Number 3218/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 20/09/2021
Applicant Chris Melligan
Location 1, Imaal Mart, Imaal Road, Cabra, Dublin 7
Additional Information
Proposal: Planning permission for a new first floor extension over existing shop unit.

Area Area 3 - Central
Application Number 3220/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 20/09/2021
Applicant Dublin Port Company
Location Dublin Port, Alexandra Road, Dublin 1
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for development at this site which extends from North Wall Quay Extension to the Tolka Estuary, to include the western boundary to Dublin Port and pavements along East Wall Road, across the Alexandra Road junction with East Wall Road, across the Tolka Quay Road junction with East Wall Road, Bond Road, across the Promenade Road junction with Bond Road and to end of Bond Road, Dublin Port, Dublin 1 & 3 and permission to amend development permitted under Reg. Ref. 3084/16.
The ESB substation (Record of Protected Structures No. 8771) is located within the subject site. The proposed development will consist of construction of a new 1.4km pedestrian walkway and a 2-way cycle lane along East Wall Road and Bond Road from the River Liffey to the Tolka Estuary and will comprise the following:

- Removal of part of existing Dublin Port western boundary wall / fence;
- Removal of the existing access to Terminal 3 on East Wall Road;
- Modifications to layout of Terminal 3 along eastern boundary including removal of private car parking spaces;
- Relocation of 3 no. existing double billboards;

- Relocation of existing flagpoles,
- Relocation of existing temporary office building of 15sq.m;
- Closure of left turn from Alexandra Road to East Wall Road southbound;
- Removal of 17 no. car parking spaces from the Dublin Port Centre car park;
- Realignment of Bond Road north of the Promenade Road junction;
- Construction of new boundary along sections of the Dublin Port western boundary comprising railings over plinth or wall to a height of c. 4m along East Wall Road and Bond Road or for a section along Bond Road a wall of c. 2.6m in height;
- Creation of a civic space adjacent to the River Liffey at North Wall Quay Extension,
- Provision of 25 no. bicycle parking spaces,
- Provision of a Dublin Port Irish language installation as part of the boundary treatment adjacent the Crane 292 enclosure.
- Provision of hard and soft landscaping including trees along the extent of the route, amenity, interpretation and wayfinding features including bins and seating;
- Provision of an indented bus stop on the east side of East Wall Road;
- Provision of pedestrian and cycle facilities to enable road crossing on the east side of East Wall Road to connect with permitted road crossings on East Wall Road by Dublin City Council;
- Provision of lighting and CCTV along the proposed pedestrian and cycle route; and
- Modifications to the existing maritime garden adjacent to Dublin Port Centre.

In addition to the replacement of permitted pedestrian and cycle facilities and associated works along East Wall Road and Bond Road to the north of Tolka Quay Road as permitted under Reg. Ref. 3084/16 to include a bridge over Promenade Road with revised design and alignment the following proposed amendments to permission granted under Reg. Ref. 3084/16 will also comprise:

- Reduction in the width of the vehicular carriageway and omission of footpath on internal roadway in Terminal 3;
- Provision of a new vehicular access to Dublin Port Centre car park off the internal road network;
- Amendments to the junction between the Terminal 3/4 access road and Alexandra Road to include right-out only from the proposed access road onto Alexandra Road and changing the junction from signalised to priority controlled;
- Amendments to the permitted Alexandra Road / East Wall Road Junction to include the retention of the left slip lane from East Wall Road into Alexandra Road;
- Relocation of the emergency access gate at the junction of Tolka Quay Road and East Wall Road;
- Omission of the private secure access route for multi-modal berth between Tolka Quay Road and Alexandra Road; and
- Omission of a section of the internal road to the south of Dublin Port Centre car park.

The proposed development and proposed amendments include all associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs.

This application is accompanied by a Natura Impact Statement.

Area	Area 3 - Central
Application Number	3242/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/09/2021
Applicant	Kieran Hughes
Location	131 Ventry Park, Cabra West, Dublin 7, D07 P7EK
Additional Information	

Proposal: Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area Area 3 - Central
Application Number 3243/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/09/2021
Applicant Paula Kane
Location 13 New Street North, Smithfield, Dublin 7

Additional Information

Proposal: Planning permission for the development will consist of dormer construction to rear to facilitate attic conversion.

Area Area 3 - Central
Application Number 3252/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/09/2021
Applicant Aidan Rogers
Location 69, Saint Eithne Road, Cabra, Dublin 7

Additional Information

Proposal: Installation of external insulation to the existing walls, the construction of a single storey flat roof extension of 12.5 sq.m to the side along with a two storey pitched roof extension of 31.6 sq.m to the rear of the existing two storey end of terrace dwelling house and all associated site works.

Area Area 3 - Central
Application Number 3521/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/09/2021
Applicant Gillian Brady, Liam McInerney & St. John Walsh
Location 378A, North Circular Road, Phibsborough, Dublin 7

Additional Information

Proposal: Permission for alterations to a previously granted planning permission (Ref. 3964/19 & ABP-3027115-20) at 378a North Circular Road, Phibsborough, Dublin 7 to include: modifications to the approved five residential units to allow for an additional three units, providing a total of eight units (1 three bed, 1 two bed, 3 one beds & 3 studios), three new inset-balconies located at ground & first floors, reduction in the size of one commercial unit and associated site works. Access remains via a pedestrian entrance on the North Circular Road. There will be no increase to the approved number of storeys or the gross internal floor area.

Area Area 3 - Central
Application Number WEB1804/21
Application Type Permission
Decision GRANT PERMISSION

Decision Date 22/09/2021
Applicant Mr Raymond Rafferty & Mrs Charlene Skeen
Location 66, Seaview Avenue, East Wall, Dublin 3

Additional Information

Proposal: 1. Construction of a two-storey flat roof side extension to consist of a new hall, toilet and dining room at ground floor, a landing and bathroom at first floor. 2. Construction of a two-storey flat roof rear extension to consist of a kitchen at ground floor and a new bedroom at first floor. General remodel and upgrade of the main dwelling at both ground and first floor to suit the proposed layouts. 3. All drainage, structural and associated site works to be implemented.

**Area 3
Appeals Notified**

Area Area 3 - Central
Application Number 3064/21
Appeal Type Written Evidence
Applicant Michael Byrne
Location 51, St. Mary's Road, East Wall, Dublin 3

Additional Information

Proposal: The development consists of: a new 10.5sqm first floor roof terrace with opaque screening (1.8m) and new access door from rear return, over existing flat roofed extension to rear of house.

Area Area 3 - Central
Application Number 3913/20
Appeal Type Written Evidence
Applicant Wenqin Chen
Location Unit 3, Block K, The River Centre, Rathborne Place, Dublin 15

Additional Information

Clarification of Add. Information Recd.

Proposal: The development will consist of the change of use from retail use of all floors, to coffee shop use at ground floor level and residential use at first and second floor level with 2 No. 2 bed duplex apartments across first and second floor, all with associated bin store and bike store at ground floor level, and associated site works and signage.

**Area 3
Appeals Decided**

Area Area 3 - Central
Application Number 2482/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date 21/09/2021
Applicant Patrick Simons
Location 159, North Circular Road (siding onto Ellesmere Avenue), Dublin 7

Additional Information

Proposal: Permission sought for sub-dividing existing two storey end of terrace house into 1 no. 3 bedroom apartment at ground floor level (101.02 sqm) and 1 no. 3 bedroom apartment at first and

attic floor levels complete with ground floor entrance hall (128.48 sqm). Construction works to include new two storey pitched roof extension to side (33.98 sqm), single storey flat roof extension to rear (17.54 sqm) with screened roof terrace over, raising floor and eaves level of rear two storey return to match existing house and new attic conversion complete with dormer roof extension to rear (27.70 sqm). There will be 1 no. new apartment entrance door within side/west elevation facing onto Ellesmere Avenue, new windows to front/side and rear elevations, velux roof windows to front and side elevations, complete with internal alterations and all associated site works.

Area	Area 3 - Central
Application Number	3281/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	24/09/2021
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 development

Area	Area 3 - Central
Application Number	WEB1150/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@21/09/2021
Applicant	Martina McCarthy and Stephen Scott
Location	2, Cremore Road, Dublin 11
Additional Information	Additional Information Received

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 2 Cremore Road D11 A6C9 (on the corner with Cremore Park), Glasnevin, Dublin 11.



Dublin City Council

SECTION 5 EXEMPTIONS

38/21

(20/09/2021-24/09/2021)

Area Area 3 - Central
Application Number 0320/21
Application Type Section 5
Applicant Dublin City Council Housing Maintenance Division
Location 47, Dunard Drive, Dublin 7
Registration Date 22/09/2021

Additional Information

Proposal: EXPP: Proposed single storey extension to the side of DCC owned residential property. The front facade of the proposed extension will be set back from the front facade of the existing house.
