



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

42/21

(18/10/2021-22/10/2021)

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	2861/21
Application Type	Permission
Applicant	Dublin Central GP Limited
Location	36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1
Registration Date	19/10/2021
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant / café unit with takeaway / collection facility' (Unit 1 – c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and

temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O’Connell Street; 160no. bicycle parking spaces within secure bicycle facility (24no. within Block 3A, 126no. within Block 3B and 10no. in the public realm); 1no. external residential courtyard at ground floor in Block 3B; Plant at basement and roof level; 2no. ESB sub-stations; Building signage zones and retractable canopies; Removal of existing boundary fence at junction of O’Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O’Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O’Rahilly Parade and Nos. 14 – 15 Moore Lane). The application site is within the O’Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area	Area 3 - Central
Application Number	2862/21
Application Type	Permission
Applicant	Dublin Central GP Limited
Location	10-13 & 19-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1
Registration Date	20/10/2021
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O’Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O’Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O’Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café /

restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on

the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area Area 3 - Central
Application Number 2863/21
Application Type Permission
Applicant Dublin Central GP Limited
Location 22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1
Registration Date 20/10/2021
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

Area Area 3 - Central
Application Number 3418/16/X1
Application Type Extension of Duration of Permission
Applicant Alec Good
Location Site adjacent to No.1, Mount Temple Road, Dublin 7
Registration Date 20/10/2021
Additional Information
Proposal: EXT. OF DURATION: Permission to construct an end of terrace two storey pitched roof, with single storey flat roof to rear and side, dwelling on a site adjacent to No.1 Mount Temple Road, Dublin 7. Works to include the demolition of existing storage unit/garage, part removal of boundary railings & all associated site and boundary treatments.

Area Area 3 - Central
Application Number 3438/16/X1
Application Type Extension of Duration of Permission
Applicant Austin Kelly
Location The Ripley Court Hotel, 37, Talbot Street (Backing
Onto Foley Street), Dublin 1
Registration Date 22/10/2021

Additional Information

Proposal: EXT. OF DURATION: The development will consist of: Demolition of existing 3 storey building over basement to be replaced with new 7 storey over basement incorporated into main structure of hotel, to include a new fire escape stairs exiting onto Talbot Street. The basement element includes 115m² of commercial floor area with 121m² New deli-restaurant and shop front on ground floor level accessed from Talbot Street. An Additional 155m² of guest accommodation on existing 1st & 2nd floors. An additional 456m² of guest accommodation on existing 3rd floor. New 4th & 5th floors with total 2612m² of guest accommodation. New 6th floor with 1157m² of guest accommodation together with new 149m² of roof terrace and room balconies. New stone cladding to replace existing timber at ground floor facade onto Talbot Street, to also include new glazed main entrance and vehicular gates at existing ramp to basement. New stone cladding to replace brickwork at ground floor facade onto Foley Street to include new windows and pedestrian access points. Minor internal alterations to provide new coffee shop at ground floor in place of existing conference rooms, accessible from Foley Street. New stone cladding and curtain wall glazing from third to sixth floor on both Talbot and Foley Street elevations.

Area Area 3 - Central
Application Number 3719/21
Application Type Permission
Applicant LMS Investments Designated Activity Company
Location Site bounded by Little Mary Street (to the south);
Little Green Street (to the west) and Anglesea Row (to
the east), Dublin 1
Registration Date 19/10/2021

Additional Information

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

Area Area 3 - Central
Application Number 3721/21
Application Type Permission
Applicant Virgin Media
Location Lands at Highfield Park, 274 North Circular Road,
Phibsborough, Dublin 7

Registration Date 19/10/2021

Additional Information

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

Area Area 3 - Central
Application Number 3725/21
Application Type Retention Permission
Applicant Lorcan Lynch
Location 107, Marlborough Street, Dublin 1. D01 HN22
Registration Date 19/10/2021

Additional Information

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

Area Area 3 - Central
Application Number 3745/21
Application Type Permission
Applicant Celtic Spire Capital Limited
Location 17 O'Connell Street Lower and corner of Sackville Place, Dublin 1
Registration Date 22/10/2021

Additional Information

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

Area Area 3 - Central
Application Number WEB5030/21
Application Type Permission
Applicant M&H Piao Pharmacy Ltd/TA Park's Pharmacy
Location 62, Dorset Street Lower, Dublin 1
Registration Date 19/10/2021

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission for one external lighted pharmacy cross to front.

Retention permission is sought for:

- a) lighted internal scrolling text sign to front
 - b) lighted internal pharmacy cross to front
 - c) lighted internal pharmacy cross to side, displayed on St. Ignatius Road
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Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3709/21
Application Type Permission
Applicant Etain and Muireann Doherty
Location 15 West Road, East Wall, Dublin D03 KC85
Registration Date 18/10/2021

Additional Information

Proposal: Planning permission for the construction of a part two storey extension to the rear of the property.

Area Area 3 - Central
Application Number WEB5027/21
Application Type Permission
Applicant Ben and Rachel Conway
Location 132, Church Road, East Wall, Dublin 3
Registration Date 18/10/2021

Additional Information

Proposal: The development will consist of the construction of a dormer extension to the rear of the property comprising of a bedroom and attic storage at first floor.

Area Area 3 - Central
Application Number WEB5033/21
Application Type Permission
Applicant Margaret McGrath and Paul Meade
Location 41, Dowth Avenue, Cabra East, Dublin 7
Registration Date 19/10/2021

Additional Information

Proposal: The development will consist of a ground floor porch addition of 2 squared meters to the front of the house, a 6 square meter extension at first floor level to the rear elevation and a dormer addition at attic level to the rear elevation, (overall 8 meters squared). Partial demolition of the existing entrance porch and existing rear extension roof at ground floor level. Adjustment to the internal layout at second floor level and a new stair between the first floor and attic levels, and an en-suite to the attic room.

Area 3 Decisions

Area Area 3 - Central
Application Number 0320/21
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 19/10/2021
Applicant Dublin City Council Housing Maintenance Division
Location 47, Dunard Drive, Dublin 7
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.

Area Area 3 - Central
Application Number 2115/21
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 21/10/2021
Applicant Michael Dever
Location 49, Cabra Road, Dublin 7
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
Decision GRANT PERMISSION
Decision Date 20/10/2021
Applicant Multidisciplinary Company Limited
Location 43 and 44, Arran Street East, Dublin 7
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 2673/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/10/2021
Applicant Talgar Property Ltd
Location 79A Talbot Street, Dublin 1 (Corner of 79A Talbot Street and 43 Gardiner Street Lower, Dublin 1)
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 2723/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/10/2021

Applicant Coldec Properties Limited
Location 202, Clonliffe Road, Drumcondra , Dublin 3
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
Decision GRANT PERMISSION
Decision Date 21/10/2021
Applicant Mark O'Neill
Location 5, Holy Cross Avenue, Clonliffe Road, Dublin 3, D03 AE48
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 3128/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/10/2021
Applicant Irish Distillers International Limited
Location The Courtyard, The Old Jameson Distillery, Bow Street, Dublin 7
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 3388/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/10/2021
Applicant Catherina Nic Giolla Dhe
Location 8 Kinvara Road, Navan Road, Dublin 7
Additional Information
Proposal: Planning permission for attic conversion to storage room with flat roof dormer with windows to rear and 1 no. velux roof light to front also new vehicular entrance to off street car parking to front garden and all associated site works.

Area Area 3 - Central
Application Number 3393/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/10/2021
Applicant Fahrattin Birben
Location 180, Parnell Street, Dublin 1

Additional Information

Proposal: Permission for change of use from retail phone shop to restaurant. A take away/sit down service on the ground floor and food preparation at basement level, new external signage and associated site works.

Area Area 3 - Central
Application Number 3400/21
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/10/2021
Applicant Mater Misericordiae University Hospital
Location Mater Misericordiae University Hospital, Eccles Street, Dublin 7

Additional Information

Proposal: For permission for development and permission for retention of development at the Mater Misericordiae University Hospital, Eccles Street, Dublin 7. The development consists of a seven to nine storey covid emergency extension block (13,563 sqm) (plus pop-up tenth floor level stairs and lift access to rooftop) to the south of the existing modern hospital. The development is to include a lower ground level below the street level of Eccles Street, with a six storey facade directly onto Eccles Street. The building will increase in height toward the north (rear) in steps of one storey each. Permission is sought for the development and completion of the Covid emergency extension block at Eccles Street, to the south of the Whitty Wing of the hospital and connecting at each level northwards to the existing circulation core at the south side of the hospital and forming a new (south) entrance to the hospital campus at Eccles Street, Dublin 7. Permission is sought for retention of site development and enabling works (including demolition of access road ramp from Eccles Street), relocation of services within the site and retention of piled foundations, substructures, retaining structures along Eccles Street and superstructure. Upon completion the covid emergency extension block will provide for 98 hospital beds, including 16 intensive care beds, 28 ppvl isolation beds, 12 isolation respiratory beds and 40 high acute isolation beds and 2 number infectious isolation bed units, associated plant, 3 retail units (345 sqm) and ancillary office and support accommodation. The development includes provision of 24 cycle parking spaces at lower ground level, access for ambulance to both the Eccles Street frontage and from within the existing hospital campus, signage on the Eccles Street elevation, all plant flues, tanks, services, landscaping, boundary treatment and ancillary site development works.

Area Area 3 - Central
Application Number 3402/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 21/10/2021
Applicant Theo Little
Location 145 St. Mobhi Road, Glasnevin, Dublin 9

Additional Information

Proposal: Planning permission is sought for the creation of new vehicular access from the front garden (adjacent to St. Mobhi Grove). The development will consist of the conversion of the front garden into a driveway with gated access onto St. Mobhi Road .

Area Area 3 - Central
Application Number 3411/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 21/10/2021
Applicant Ryan Murphy & Judith Emerson
Location 374, Carnlough Road, Cabra West, Dublin 7

Additional Information

Proposal: RETENTION for the retention of vehicular access to driveway from Carnlough Road. Retention permission to apply to associated site works, landscaping and dished concrete kerb to public path.

Area Area 3 - Central
Application Number 3414/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2021
Applicant Durkan (Mountjoy Street) Limited
Location 16 Mountjoy Street and bounded by Mountjoy Street to the west, Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7

Additional Information

Proposal: Permission for development on this site of approx. 0.1572ha comprising no.16 Mountjoy Street and bounded by Mountjoy Street to the west, Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7.

The development will consist of modifications to development previously granted under Reg. Ref. ABP 307581-20 (DCC Ref. 4691/19). The proposal will require revisions to the approved development at both ground and first floor to include the provision of an ESB sub-station building (14m²) located at the north-east corner of the site at Paradise Place to facilitate the approved development. Minor changes to the permitted elevations and internal floor space reconfigurations, at this stated location, are also proposed.

Area Area 3 - Central
Application Number 3416/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 22/10/2021
Applicant Christian Fraunifelter
Location 37 Annamoe Road, Cabra, Dublin 7

Additional Information

Proposal: The proposed development will consist of:

- The demolition of the existing single storey rear kitchen, store and rear/side garage, of total demolition area 32msq;
 - The construction of a new extension of total gross area 96msq at ground, first and attic
-

floors. The extension will be a 2 storey side extension and part single storey, part 2 storey rear extension, with an attic conversion of the existing attic space and addition of new attic space over the side extension;

- The construction of a new dormer window at roof level to the side extension at the front of the house;
- The construction of a new dormer window at roof level to the side extension at the rear of the house;
- The total development area of existing and proposed upon completion will be 219msq on a site area of 508msq.

Area	Area 3 - Central
Application Number	3417/21
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/10/2021
Applicant	Luther Moussa
Location	4 Summer Street North, Dublin 1, D01 W6P5

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission for the following works:

- Retention permission for change of use to two apartments.
- Installation of new lobbies and bathrooms within both existing apartments.
- Extension of the building at the rear at ground and first floor to provide additional living space to both existing apartments.
- Provision of new steel and glass balconies to the rear at ground and first floor levels for both apartments.
- Provision of a new hipped roof above the proposed extension.
- Provision of rooflight for the proposed upstairs bathroom.
- Related internal alterations.

Area	Area 3 - Central
Application Number	3422/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	22/10/2021
Applicant	Thomas A. Costello Construction Ltd
Location	134, 135 & 136 North Strand Road, Dublin 3

Additional Information

Proposal: Planning permission for development at this site encompassing nos. 134, 135 and 136 North Strand Road, Dublin 3. The development will consist of demolition of 3 existing properties on the site and construction of 20 no. apartments in two linked buildings around a landscaped, communal courtyard. The main building proposed, facing North Strand Road, is four-stories over basement, with the upper floor being an attic storey. It comprises 6 no. two-bedroom apartments, 6 no. two bedroom duplexes and 2 no. three-bedroom apartments. The second building, to the rear of the site facing Strandville Avenue, is four stories over basement at it's highest point, stepping down to two stories over basement at the eastern site boundary. It comprises 1 no. three-bedroom apartment at basement level and 5 no. one bedroom apartments above. Pedestrian entrances are located at the existing laneway to the site's northern boundary as well as at Strandville Avenue where bin and bicycle storage are also provided. All associated site works, connection of drainage to public sewer and landscaping are included in the application.

Area Area 3 - Central
Application Number 3425/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2021
Applicant Cedarglade Limited
Location Ground Floor Retail Unit at 232 North Circular Road/
85 Grangegorman Upper, Dublin 7, D07RH33

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of provision of a new external plant area to previously approved ground floor retail unit permitted under planning reference 3916/18. The application includes alterations to the west elevation comprising the following: (i) Provision of a new access door within existing ground floor window ope; (ii) New 600 x 600mm sq. louvre to proposed ground floor extract duct; (iii) New 2.4m high mild steel privacy screen/railings to proposed plant area behind existing stone boundary wall to western site boundary.

Area Area 3 - Central
Application Number DSDZ2626/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2021
Applicant Tulane Business Management Limited
Location Site at the junction of North Wall Quay and New
Wapping Street, City Block 7, Spencer Dock, Dublin 1

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: planning permission for signage at the ground floor of Building 2, Block 7, Spencer Dock permitted under Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18 and DSDZ2796/20 on 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 structure (RPS 5838) and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).

Building 2 is permitted as hotel with cafe unit at ground floor and forms part of the overall development at Spencer Place. The building is located in the north west corner of the overall development bound by Mayor Street to the north, an unnamed street adjoining Station Square to the west and the remainder of the development to the south and east.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed development comprises of the following:

Erection of 1 no. internal double sided hanging illuminated entrance sign at ground floor level on the north elevation fronting onto Mayor Street Upper.

All signage is associated with the permitted cafe unit at ground floor level in Building 2.

Area Area 3 - Central
Application Number DSDZ3413/21
Application Type Permission
Decision GRANT PERMISSION

Decision Date 22/10/2021
Applicant Spencer Place Development Company Limited
Location Site 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, DSDZ2774/20, DSDZ2796/20, DSDZ3347/20 and DSDZ2144/21 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 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 comprises of the following:

Building 2 and its environs

- Provision of weathering enclosures for mechanical services at roof level of 9th storey and relocation of plant screen door and additional plant screen door;
- Omission of section of permitted green roof from roof level (roof of 9th storey element);
- Provision of green roof at terrace on hotel 7th floor level (roof of 7th storey) (resulting in a net increase in coverage of the green roof area of 10 sqm);
- Provision of access ramps and steps at ground floor level to the northern elevation;
- Associated revisions to landscaping including omission of bicycle parking stands to the northern boundary and relocation of bicycle parking stands to the western boundary;
- Provision of external public seating to the north of the building;
- Reconfiguration of flood barrier to the north of the building;

Environs of Building 3

- Omission of bicycle stands from the northern boundary of Building 3;
- Amendments to tactile paving to the northeast of the building of Building 3;
- Omission of 2 no. raised planters at entrance to Building 3;

Environs of Building 4

- Revisions to permitted pedestrian access route and stepped access to the north of Building 4;
- Provision of external public seating to the east and south of Building 4;
- Relocation of the loading bay on the southern boundary of Building 4;
- Amendments to tactile paving to the southeast of Building 4;
- Public seat

Environs of Building 1B

- Revisions to permitted pedestrian access route and stepped access to the north and west of Building 1B;
- Relocation of bicycle stands from the northern boundary of Building 3 to this location;

Environs of Protected Structure Building 1A

- Revisions to permitted stepped access at the southern and western boundaries of Building 1A;
- Infill of existing gap on western external wall;
- Amendments to tactile paving to the southwest of Building 1A;

Omission of 4 no permitted trees on the northern boundary and 1 no. tree on the western boundary. The total number of bicycle parking spaces on the site will remain at 548 no. The proposed development also includes all minor modifications to permitted landscaping revisions

within the public realm area, minor amendments to the landscaped courtyards and all other associated site development works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1895/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2021
Applicant Ruth O'Connell Scallan
Location 34, Shandon Park, Phibsborough, Dublin 7

Additional Information

Proposal: The development will consist of 32.8m² of ground floor extension, 11.4m² of first floor extension and a dormer roof light over the existing staircase and associated external landscaping and internal alterations.

Area Area 3 - Central
Application Number WEB1896/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2021
Applicant Niall and Denise Fitzgerald
Location 29, Lindsay Road, Glasnevin, Dublin 9

Additional Information

Proposal: The conversion of the second floor attic area with dormer and Velux window to the rear, and new Velux window to replace existing to the front and associated works. Additional first floor ensuite and associated works at 29 Lindsay Road, Glasnevin, Dublin 9.

Area Area 3 - Central
Application Number WEB1900/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2021
Applicant Edmond & Catherine Taylor
Location 25, Croaghpatrick Road, Ashtown, Dublin 7

Additional Information

Proposal: Planning permission is sought for conversion of existing attic space to non-habitable storage/office area with new revised roof profile (from hipped to half hipped gable roof) to side/rear, with new dormer window extension to rear roof with 2 no. of velux rooflights to front roof elevation, conversion of garage area with new window to front, internal modifications and associated site works.

Area Area 3 - Central
Application Number WEB5012/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/10/2021
Applicant M&H Piao Pharmacy Ltd/TA Park's Pharmacy

Location 62, Dorset Street Lower, Dublin 1

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission for one external lighted pharmacy cross to front.

Retention permission is sought for:

- a) lighted internal scrolling text sign to front
- b) lighted internal pharmacy cross to front
- c) lighted internal pharmacy cross to side, displayed on St. Ignatius Road.

Area Area 3 - Central
Application Number WEB5015/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/10/2021
Applicant McAdam
Location 13, O'Brien's Place, Drumcondra, Dublin 9

Additional Information

Proposal: 1st floor hipped roof extension over previously constructed ground floor building bye-law approved planning exempt extension to the rear, a front hall extension, an additional 1st floor bedroom window to the side and a ground floor window replacement patio door at the rear plus permission retention for the 1st floor front bathroom suite window to the side

Area Area 3 - Central
Application Number WEB5022/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/10/2021
Applicant diagram LTD
Location 52, Whitworth Road, Dublin 9

Additional Information

Proposal: For a 2 storey semi recessed, artist live work unit to the rear of the existing house. Pedestrian access to the unit occur through the main entrance or to the rear lane way. No vehicular access required.
Boundary wall rebuild and associated rear wall. Access to terraced garden via live work unit.

Area Area 3 - Central
Application Number WEB5033/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/10/2021
Applicant Margaret McGrath and Paul Meade
Location 41, Dowth Avenue, Cabra East, Dublin 7

Additional Information

Proposal: The development will consist of a ground floor porch addition of 2 squared meters to the front of the house, a 6 square meter extension at first floor level to the rear elevation and a dormer addition at attic level to the rear elevation, (overall 8 meters squared). Partial demolition of the existing entrance porch and existing rear extension roof at ground floor level. Adjustment to the

internal layout at second floor level and a new stair between the first floor and attic levels, and an en-suite to the attic room.

Area 3
Appeals Notified

Area	Area 3 - Central
Application Number	3313/21
Appeal Type	Written Evidence
Applicant	Mairead Fanning & Cal Lynam
Location	14, Clare Road, Drumcondra, Dublin 9 D09 F9P1
Additional Information	

Proposal: Permission is sought for: (i) a single storey flat roof extension to the rear and side with rooflights; (ii) new raised parapet roof to existing side extension; (iii) widening of existing vehicular entrance; (iv) minor alterations to all elevations & all associated works to facilitate the development.

Area 3
Appeals Decided

None
