



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

05/22

(31/01/2022-04/02/2022)

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 3181/22
Application Type Permission
Applicant HK & EU Dynamic Investment Limited
Location 29, Dorset Street Lower, Dublin 1
Registration Date 31/01/2022

Additional Information

Proposal: Planning permission for change of use of ground floor from retail to hot food takeaway, with internal modifications and new storefront to front.

Area Area 3 - Central
Application Number 3183/22
Application Type Permission
Applicant Martin McCaffrey
Location 345-347 Blackhorse Avenue, Phoenix Park, Dublin 7, D07 K5P5
Registration Date 31/01/2022

Additional Information

Proposal: The development will consist of proposed provision of two 3x4 meter parasols to cater for existing external seating area with 8 meters of branded external screens to the road side of site and all associated site works.

Area Area 3 - Central
Application Number 3194/22
Application Type Permission
Applicant Royal Amusement Limited
Location 185, Parnell Street at the corner of Dominick Street Lower, Dublin 1
Registration Date 01/02/2022

Additional Information

Proposal: The development will consist of the proposed erection of signage to the existing shopfront fascias on the ground floor elevation of a restaurant previously granted permission under Reg. Ref. 2781/20 and over/adjacent to the ground floor entrances to a gaming outlet (containing amusement-with-prize machines) at basement level previously granted permission by An Bord Pleanála under Reg. Ref. ABP 309865-2, and all associated site works and services.

Area Area 3 - Central
Application Number 3197/22
Application Type Permission
Applicant The Commissioners of Public Works in Ireland
Location The Clock Tower Building, Department of Education, Marlborough Street, Dublin, 1
Registration Date 02/02/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The Commissioners of Public Works in Ireland, intend to

apply for permission for development works to the Clock Tower Building, Department of Education, Marlborough Street, Dublin 1. This structure is part of a complex of buildings which are collectively given Protected Structure status under Dublin City Council RPS Reference No.5026.

The development will consist of the following works:

- Removal of existing, decayed render and replacement with lime based render to the whole of the exterior masonry walls to match existing detailing. Structural repair to underlying masonry structure as required.
- Installation of new lead coping to existing roof parapet wall.
- Replacement of existing decayed lead flashing with new.
- Removal of existing late 20th century glass fibre cornice and window hoods, and associated concrete corbels and replacement of each with profiles to match historic.

Area	Area 3 - Central
Application Number	3200/22
Application Type	Permission
Applicant	Findlater House Limited
Location	28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1
Registration Date	02/02/2022

Additional Information

Proposal: Planning permission for development at Holiday Inn Express (Formerly known as Findlater House), 28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1. The application site is located on the junction of O'Connell Street Upper, Findlater Place and Cathal Brugha Street, Dublin 1. The subject site is located within the O'Connell Street Architectural Conservation Area.

The proposed development will consist of alterations and provision of an extension (comprising 7 storeys over basement) to the existing / permitted 8 storey hotel building (an additional eighth storey, permitted under Reg. Ref.: 2084/18 & ABP Ref.: 301378-18, and a fire fighting shaft, permitted under Reg. Ref.: 2850/19, have yet to be implemented).

The proposed development comprises of the following:

- Alterations to the existing basement level involving the omission of the existing car parking spaces and access ramp to provide 9 no. hotel rooms, plant, bin store and ancillary back of house areas;
- The demolition of c. 355 sq.m of existing hotel floorspace and external ancillary structures within the existing courtyard and alterations to the existing bar/restaurant at ground floor level, and provision of a proposed extension including an additional 9 no. hotel rooms at ground floor level. It is also proposed to provide 34 no. cycle spaces at ground floor level;
- A proposed seven storey extension (located within the existing courtyard to the rear of the site) from basement to 6th floor level to provide for an additional 103 no. hotel rooms;
- Alterations to existing hotel rooms and removal of 6 no. rooms from first to sixth floor level to provide access to stair/lift cores and the proposed extension;
- The proposed development will increase the total number of existing / permitted hotel rooms from 214 no. to 311 no. rooms, i.e. a net increase of 97 no. hotel rooms, and will increase the overall gross floor area from c. 10,880 sq.m to c. 13,490 sq.m.; and
- The proposed development also includes for the decommissioning of an existing ESB substation and provision of a new ESB sub-station at ground floor level, and all associated and ancillary works.

Area	Area 3 - Central
Application Number	3203/22

Application Type Permission
Applicant Copperdale Estates Ltd
Location 1/2 Royal Canal Terrace, Phibsborough Road, Dublin 7.
Registration Date 03/02/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of:

The change of use of the existing property from hostel, residential and office to use as 'Bed and Breakfast' accommodation consisting of 13 no. guest rooms with ensuite, dining room, kitchen and staff facilities. The following works are proposed:

(i) Demolition of existing external staircase and single storey structure at ground floor level and the construction of a new single storey flat-roof structure to the rear featuring 3 no. rooflights; (ii) internal alterations at basement, ground, first and second floor levels comprising (a) replacement/relocation/reinstatement of doorways, window opes and wall partitions (b) extension of existing lightwell to front of building (c) replacement of kitchenette with ensuite partitions and (d) provision of new painted timber sash windows at existing opes to the front and rear of the building; (iii) provision of 2 no. carparking spaces at ground level to the front of the building and 6 no. bicycle parking spaces to the rear of the building; and (iv) all ancillary site and landscaping works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3218/22
Application Type Permission
Applicant Frank Twomey & Anne Marie Bennett
Location Cherrymount House, Phibsborough, Dublin, D07 P5Y0
Registration Date 04/02/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of : change of use and subdivision of building from multiple residential & bedsit type units to three no. dwelling houses comprising of three-bedroom unit 1 (retained as existing), four-bedroom unit 2 and five bedroom unit 3, all units being two-storey. Demolition of single-storey structures to the west side of the building adjoining the rear laneway and their replacement with a two-storey extension which forms part of unit 3. Conservation works and alterations include re-roofing and alteration of a section of the rear parapet level, re-rendering of selected areas of external walls, replacement of selected external windows, repair of retained external windows & doors, minor alterations to existing internal layouts, in-filling of internal ground floor voids, thermal lining bedroom 4 to unit 2, internal plaster repair works, replacement of mechanical & electrical installations and other ancillary works area also proposed. Ancillary site works form part of the application including removal of entrance avenue, construction of additional new vehicular site entrance from Cherrymount Park, fencing, gravelled surfacing and landscaping, demolition of a section of garden wall to the north of unit 1, repair and reconstruction of boundary walls are necessary , drainage and infrastructure works.

Area Area 3 - Central
Application Number 3500/21
Application Type Permission
Applicant The Fruit Market Development Company
Location Site bounded by Mary's Lane to the south, Halston Street to the west and Little Green Street to the east, comprising of: 6 & 8, Mary's Lane, Dublin 7 D07 VEF1 & D07W985; 2 & 4/5 Little Green Street, Dublin 7 D07 P983 & D07 YV78, and 21 Halston Street, Dub

Registration Date 04/02/2022

Additional Information Additional Information Received

Proposal: Planning permission is sought for the following: i) demolition of all existing structures on site; ii) construction of a mixed-use development comprising of 94 no. apartments (11 no. studio apartments, 57 no. one-bed apartments, 21 no. two-bed apartments, and 5 no. three-bed apartments) and 3 no. commercial units (totalling 433 sqm) in 3 no. 6-8 storey blocks (A-C) over basement. More specifically, Block A comprises a 6-8 storey block fronting Marys Lane and Halston Street, featuring 2 no. commercial units (totalling 339.6 sqm) at ground floor level and 5 no. studio apartments, 28 no. one-bed apartments, 14 no. two-bed apartments and 5 no. three bed apartments (totalling 52 no. apartments) at upper floor levels; Block B comprises an 8 storey block fronting Little Green Street featuring 4 no. studio apartments and 17 no. one-bed apartments at upper floor levels (totalling 21 no. apartments); and Block C comprises an 8 storey block fronting Little Green Street, featuring 1 no. 93.2 sqm commercial unit at ground floor level and 2 no. studio apartments, 12 no. one-bed apartments and 7 no. two-bed apartments (totalling 21 no. apartments) at upper floor levels. Residents of all proposed apartments have access to a private balcony, a communal central landscaped courtyard, 3 no. roof gardens (totalling 552sqm) and 127 no. bicycle parking spaces; iii) change of use from commercial to residential land use; and iv) all associated site and infrastructural works, including foul and surface water drainage; attenuation tanks; landscaping; plant areas and ESB substations; necessary to facilitate the development.

Area Area 3 - Central

Application Number 3908/21

Application Type Permission

Applicant Erol Basak

Location 18 Upper Liffey Street, Dublin 1

Registration Date 04/02/2022

Additional Information Additional Information Received

Proposal: Planning permission for a change of use from retail shop to restaurant. The development will consist of a take away/sit down service and food preparation on the ground floor, storage on the first and second floor, new external signage and associated site works.

Area Area 3 - Central

Application Number DSDZ3199/22

Application Type Permission

Applicant Oxley Dockland Quay Two Limited

Location Site generally bounded by North Wall Quay, Castleforbes Road, New Wapping Street and Mayor Street Upper, Dublin 1

Registration Date 02/02/2022

Additional Information

Proposal: Planning permission for development at this site generally bounded by North Wall Quay, Castleforbes Road, New Wapping Street and Mayor Street Upper, Dublin 1. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block A (A1, A2 and basement) permitted under Reg. Ref. DSDZ2750/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ3130/17, Reg. Ref. DSDZ4558/18, Reg. Ref. DSDZ4465/18 and DSDZ2116/20. This building is under construction.

The development will consist of modifications to the internal layout to include: revised layout and extension of shower and changing facilities, additional welfare room to provide drying facilities, change in location and size of plant, provision of additional accessible WC and omission of

catering store room all at Level -2 (Basement) in Blocks A1 and A2; relocation of fire doors at Level -1 (Basement) and Level 0 (Ground floor) in Blocks A1 and A2, medium voltage and low voltage(LV)/switch rooms relocated and resized in Block A1, additional plant room added in Blocks A1 and A2 adjacent to substations, LV switch room added in Block A2, goods lift relocated in Block A1, modifications to receptions layout in Blocks A1 and A2 including relocation of security turnstiles and provision of accessible WCs all at Level 0 (Ground floor); and; the provision of additional accessible WC provided on Levels 1 to 6 in Block A1. The development will also consist of the relocation of 17 no permitted bicycle spaces and a reduction in car parking spaces from 21 to 13 no. spaces at Level-2 (Basement) serving Block A; and; all associated site works. The proposed amendments will not result in any changes to the footprint or external elevations of Block A as permitted.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	3176/22
Application Type	Permission
Applicant	Paul Corey
Location	52, Joyce Road, Drumcondra, Dublin 9, D09 X7W2
Registration Date	31/01/2022

Additional Information

Proposal: Planning permission is sought for the following items: 1) To demolish existing single storey extension to rear of existing dwelling. 2) To erect a two storey extension to rear of existing dwelling. 3) All ancillary site works.

Area	Area 3 - Central
Application Number	3180/22
Application Type	Permission
Applicant	Eoghan and Aoife Daly
Location	20, Caragh Road, Cabra, Dublin 7, D07 V9X2
Registration Date	31/01/2022

Additional Information

Proposal: The development will consist of the demolition of the existing garage, rear conservatory, parts of the existing gable wall and the gable roof. We intend to erect a two storey extension to the side of the property, a single storey extension to the rear of the property, extend the roof, convert the attic and incorporate a flat door dormer to the rear roof. We also intend to widen the existing vehicular entrance.

Area	Area 3 - Central
Application Number	3204/22
Application Type	Permission
Applicant	Suzanne Foley
Location	67, Cabra Drive, Dublin 7
Registration Date	03/02/2022

Additional Information

Proposal: The development consists of two storey side extension, single storey rear extension and attic conversion with dormer to rear roof slope and all associated site works.

Area Area 3 - Central
Application Number 3207/22
Application Type Permission
Applicant THPI Ltd
Location 197, North Circular Road, Dublin 7
Registration Date 03/02/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at the permitted dwelling Annamore Parade, Dublin 7 (File Ref: 2260/20) to the rear of No. 197 North Circular Road, Dublin 7 (which is a protected structure) (D07 K4VP). The development will consist of revised internal floor plans to increase the permitted number of bedrooms from 2 no. to 3 no. at first floor and all associated and ancillary works.

Area Area 3 - Central
Application Number WEB1077/22
Application Type Permission
Applicant Patricia McElwaine
Location 8, Forth Road, East Wall, Dublin 3
Registration Date 03/02/2022

Additional Information

Proposal: The construction of a first floor extension over the existing single storey extension to the rear, conversion of existing attic space to study with a dormer window in the rear elevation roof plane and two roof lights in front elevation roof plane.

Area Area 3 - Central
Application Number WEB1084/22
Application Type Permission
Applicant John Doyle
Location 129, Ferguson Road, Dublin 9
Registration Date 04/02/2022

Additional Information

Proposal: Planning permission for modifications to existing front boundary wall, pillars and steel railings to allow for new vehicular entrance with off street parking. The development will include new pillars, pedestrian / vehicle access gates landscaping and all associated development works.

Area Area 3 - Central
Application Number WEB5164/21
Application Type Permission
Applicant Meadhbh Long
Location 41, Walsh Road, Drumcondra, Dublin 9
Registration Date 03/02/2022

Additional Information Additional Information Received

Proposal: Demolition of existing rear single storey extension and a construction of 2 storey rear extension; a single storey front porch extension; Creation of vehicular access to front

Area 3 Decisions

Area	Area 3 - Central
Application Number	0001/22
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	31/01/2022
Applicant	Maura and Graham Earley
Location	Site to rear 11, Cremore Avenue, Glasnevin, Dublin 11

Additional Information

Proposal: SHEC: Demolition of existing single storey garage, omission of existing vehicular access from Cremore Road to provide pedestrian access, Construction of a single storey single person dwelling and alterations to side boundary railings.

Area	Area 3 - Central
Application Number	0006/22
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	03/02/2022
Applicant	Pierce Madden & Claire-Louise Murphy
Location	113, North Circular Road, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE:

1. Tidy and reconfigure existing front and rear soft landscaping.
2. Rake out and repoint existing granite front doorsteps.
3. Repaint existing painted internal walls, ceiling and joinery.
4. Repaint existing painted front door and surround.
5. Replace existing fitted carpets and linoleum flooring to first floor bedrooms with new.
6. Provide new painted timber panelling to rear return bedroom wall over existing.
7. Upgrade existing fuse board and MCB panel to upper ground floor hallway with new in existing location and perform health check on existing electrics.
8. Upgrade any electrical circuits that are unsafe, reusing existing ducts and runs to provide 2 no. additional sockets to existing dining room.
9. Remove socket for shower pump fed through hole in the wall between bathroom and bedroom to return and replace with spur for shower.
10. Replace existing non original sanitaryware fittings with new in existing location reusing existing service runs as much as possible.
11. Replace existing non efficient external gas boiler with new efficient gas fired condensing boiler to kitchen in rear return reusing existing service runs as much as possible.
12. Fit mineral wool insulation held on airtight membrane between floor joists on upper ground floor where ceiling to lower ground floor has been removed.
13. Remove existing ivy to rear return carefully.
14. Check gutters to rear return and repair all gutters and rainwater goods where necessary.
15. Re-fix slipped slates to roof.
16. Relocate termination point of rainwater pipe to rear return currently draining into a blocked gully in the neighbouring rented property to ensure access for regular maintenance. This blocked gully has resulted in substantial damp and water damage to the lower ground floor rear return.
17. Replace existing rotten timber window heads to lower ground floor west facing window in rear return with new concrete lintel and repair brickwork currently left unstable due to rot.

18. Replace existing rotten timber head to lower ground floor front entrance doorways with new concrete lintels and repair brickwork currently left unstable.
19. Repair and treat dry rot damage above lower ground floor north facing window to rear return, replacing compromised window head with new concrete lintel.
20. Repair rotten timber/ceiling/floor joists to lower ground floor.

Area	Area 3 - Central
Application Number	0014/22
Application Type	Section 5
Decision	APPLICATION WITHDRAWN
Decision Date	03/02/2022
Applicant	Maye Taverns Limited
Location	19A, Frederick Street North, 44-45 Dorset Street Upper, Dublin 1

Additional Information

Proposal: EXPP: Is the re-positioning of the off-licence section within the subject premises an exempted development, in conjunction with a proposed change of use from pub to shop/convenience store?(Such change of use, of itself, an exempted development under Class 14(b) of the Second Schedule Part 1 of the 2001 Exempted Development Regulations).

Area	Area 3 - Central
Application Number	2863/21
Application Type	Permission
Decision	REQUEST AI EXT OF TIME
Decision Date	02/02/2022
Applicant	Dublin Central GP Limited
Location	22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1

Additional Information

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 3147/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/01/2022
Applicant Frank Twomey & Anne Marie Bennett
Location Cherrymount House, Phibsborough, Dublin 7, D07 P5YO

Additional Information

Proposal: Protected Structure : Planning permission for the development consists of : change of use and subdivision of building from multiple residential & bedsit type units to three no. dwelling houses comprising of three-bedroom unit 1 (retained as existing), four-bedroom unit 2 and five bedroom unit 3, all units being two-storey. Demolition of single-storey structures to the west side of the building adjoining the rear laneway and their replacement with a two-storey extension which forms part of unit 3. Conservation works and alterations include re-roofing and alteration of a section of the rear parapet level, re-rendering of selected areas of external walls, replacement of selected external windows, repair of retained external windows & doors, minor alterations to existing internal layouts, in-filling of internal ground floor voids, thermal lining bedroom 4 to unit 2, internal plaster repair works, replacement of mechanical & electrical installations and other ancillary works area also proposed. Ancillary site works form part of the application including removal of entrance avenue, construction of additional new vehicular site entrance from Cherrymount Park, fencing, gravelled surfacing and landscaping, demolition of a section of garden wall to the north of unit 1, repair and reconstruction of boundary walls are necessary , drainage and infrastructure works.

Area Area 3 - Central
Application Number 3153/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/02/2022
Applicant Ontower Ireland Limited
Location Mater Private Hospital, Eccles Street, Dublin 7

Additional Information

Proposal: Permission to install 18 no. antennas and 1 no. transmission dish on supporting poles including remote radio units (RRUs), ballast frames together with associated equipment cabinets, cabling and associated site works at the roof level.

Area Area 3 - Central
Application Number 3154/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/02/2022
Applicant Ontower Ireland Limited
Location The Maldron Hotel, Dorset Street & Granby Row, Dublin

Additional Information

Proposal: Permission to install 6 no. antenna, 1 no. transmission dishes on ballast mounted supporting poles together with equipment cabinets, radio equipment, cabling and associated site works at the roof level.

Area Area 3 - Central
Application Number 3167/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/02/2022
Applicant Molly Hennessy and Heather Harte
Location 16, Hawthorn Terrace East Wall, Dublin 3

Additional Information

Proposal: Planning permission for attic conversion with new dormer projecting window to rear, permission for single storey kitchen extension to rear of house and internal modifications with new utility room and all associated site works.

Area Area 3 - Central
Application Number 3176/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/02/2022
Applicant Paul Corey
Location 52, Joyce Road, Drumcondra, Dublin 9, D09 X7W2

Additional Information

Proposal: Planning permission is sought for the following items: 1) To demolish existing single storey extension to rear of existing dwelling. 2) To erect a two storey extension to rear of existing dwelling. 3) All ancillary site works.

Area Area 3 - Central
Application Number 3523/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 01/02/2022
Applicant Shay Hennessy
Location 162, Church Road, Eastwall, Dublin 3, D03Y9C4

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 3971/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/02/2022
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 new shopfront signage (facing north along North Circular Road) to the ground floor retail unit permitted under planning reference 3916/18.

Area Area 3 - Central
Application Number 3973/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 02/02/2022
Applicant Little Stars Childcare & Montessori
Location 351A, Navan Road, Dublin 7

Additional Information

Proposal: PERMISSION & RETENTION: Full planning permission is being sought for the following: (i) A proposed increase in child place numbers in existing childcare facility from 25 as originally granted full planning permission under planning reference number 4454/09 to 56 child places together with an increase in associated staff numbers in accordance with current Tulsa regulations and all ancillary site works; (ii) Retention of the existing single storey prefabricated type structure to the rear of existing childcare facility which is being used in conjunction with this childcare facility.

Area Area 3 - Central
Application Number 3989/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 04/02/2022
Applicant Shay Hennessy
Location 13, Hawthorn Avenue, Eastwall, Dublin 3, D03VY64

Additional Information

Proposal: Permission sought for proposed change of use from storage to dwelling house use to existing detached two storey store building.

Area Area 3 - Central
Application Number 4180/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/02/2022
Applicant Rabia Malik
Location 156, Parnell Street, Dublin 1

Additional Information

Proposal: Change of use on the ground floor from café to restaurant for hot and cold food for sale on and off the premises.

Area Area 3 - Central
Application Number WEB1055/22

Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/02/2022
Applicant John Doyle
Location 129, Ferguson Road, Drumcondra, Dublin 9

Additional Information

Proposal: I, John Doyle, am applying to Dublin City Council for full planning permission for modifications to existing front boundary wall, pillars and steel railings to allow for new vehicular entrance with off street parking. The development will include new pillars, pedestrian / vehicle access gates landscaping and all associated development works at 129 Ferguson Road, Drumcondra, Dublin 9. Eircode D09 Y8H4

Area Area 3 - Central
Application Number WEB5010/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/02/2022
Applicant Audrey Baker & Alan Walsh
Location 17, Violet Hill Drive, Glasnevin, Dublin 11
Additional Information Additional Information Received

Proposal: I, Audrey Baker and Alan Walsh, intend to apply for Permission for development at 17 Violet Hill Drive, Glasnevin, Dublin 11, D11 Y0ET consisting of the demolition of an existing shed to the rear and the construction of a single storey extension to the rear of the existing dwelling. The extension is intended for personal use only by current occupants and will consist of 1 bedroom, 1 bathroom, a kitchen/ living area and storage shed and to include 3no. roof lights. The extension will be accessed from the existing side laneway and the kitchen/ sitting room of the existing dwelling, works to also include for all associated site works.

Area Area 3 - Central
Application Number WEB5160/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/02/2022
Applicant Austin Dunne
Location 6, Killane Road, East Wall, Dublin 3.
Additional Information

Proposal: Demolition of existing single storey flat roof extension to the rear and proposed new single story flat roof extension to the rear of the existing property along with associated internal modifications and site works

Area Area 3 - Central
Application Number WEB5162/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 02/02/2022
Applicant Pat McDonagh
Location 14, Connaught Street, Dublin 7, D07 T224
Additional Information

Proposal: A double storey pitched roof extension and a single storey flat roof extension, all to rear, comprising a kitchen/dining room, WC and utility room at ground floor. The refurbishment will also include the relocation/enlargement of existing bedrooms, new wet room and ensuite at first floor with all related works

Area Area 3 - Central
Application Number WEB5171/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/02/2022
Applicant Robert Moynihan
Location 44A, New Cabra Road, Phibsborough, Dublin 7, D07 V3H1
Additional Information

Proposal: The removal of two no. chimneys, removal of existing garage and shed to front and side of the house, single storey extension to front and side of house and proposed widening of existing vehicular entrance and all associated landscape works

Area Area 3 - Central
Application Number WEB5174/21
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 04/02/2022
Applicant Gaelscoil Bharra
Location Gaelscoil Bharra, Faussagh Avenue, Cabra, Dublin 7 D07 CF72
Additional Information

Proposal: RETENTION: The development consists of the erection of a temporary single storey timber structure circa 25m² with a pitched roof, located at the gable end of the South Elevation of the existing school.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2861/21
Appeal Type Written Evidence
Applicant Dublin Central GP Limited
Location 36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1
Additional Information A.I Article 35 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 3 Appeals Decided

Area	Area 3 - Central
Application Number	3352/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	01/02/2022
Applicant	Wilex Developments Ltd.
Location	A site of approx. 0.1024ha accessed from Shea's Lane and to the rear of No. 27, 28 & 29 Manor Street, (all protected structures), Dublin 7

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission for development at this a site of approx. 0.1024ha accessed from Shea's Lane and to the rear of No. 27, 28 & 29 Manor Street, (all protected structures), Dublin 7. The development will consist of construction of a new 3 and part 4 storey apartment development consisting of 20 no. apartments (7 no. 1 beds, 10 no. 2 beds, 2 no. 3 beds and 1 no. studio units). Each residential unit has associated private open space in the form of a balcony or terrace and a communal open space. A total of 30 no. bicycle spaces are proposed and 1 no. set down car space. A single storey structure is proposed for a waste management and bicycle storage area along with associated bike shelter structures. The development shall be accessed from Shea's Lane. The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, attenuation proposals; permeable paving; all landscaping works; boundary treatments; shared surface footpath and roadway; and electrical services.
