



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**06/22**

(07/02/2022-11/02/2022)

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** 2395/21  
**Application Type** Permission  
**Applicant** Abbey Lane Hotel Trading Ltd  
**Location** The Abbey Hotel, 52 Middle Abbey Street , North City, Dublin 1 D01 W9H6  
**Registration Date** 09/02/2022  
**Additional Information** Additional Information Received

**Proposal:** Permission for an extension to The Abbey Hotel consisting of additional floors to existing hotel, to increase accommodation from 21 bedrooms to 45 bedrooms, comprising the following development:

- A) Demolition of localised internal walls & floor structure at Ground, First, Second, & Third Floor levels and demolition of pitched roof to rear at Second Floor Level and to flat roof at front at Fourth Floor Level.
- B) Proposed infill floor extension at first Floor Level to rear
- C) Proposed floor extensions at Second, Third & Fourth Floors to rear
- D) Proposed new Fifth & Sixth floor extensions
- E) Revisions & alterations to upper floor facade to Abbey Street Elevation and proposed new shopfront/entrance & facade to North Lotts elevation with alterations to all elevations, with localised internal floor layout modifications at all levels.
- F) Provision of lightwells and rooflights at First Floor and at Sixth Floor Level
- G) Proposed surface water attenuation at basement level and all associated site and development works.

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**Area** Area 3 - Central  
**Application Number** 2683/21  
**Application Type** Permission  
**Applicant** Glenavon Developments Limited  
**Location** Glenavon House, 46 Ballymun Road, Glasnevin, Dublin 9  
**Registration Date** 10/02/2022  
**Additional Information** A.I Article 35 Received

**Proposal:** Permission for development at a site (c.039Ha) at Glenavon House, 46 Ballymun Road, Glasnevin, Dublin 9. The subject site is generally bounded to the west by Ballymun Road and Clonmore Court apartments, to the north by Glenavon Court and Hillcrest Court apartments, to the east by the rear gardens of houses on St. Mobhi Road, and to the south by Mobhi Court apartments and houses at The Haven. The development will consist of the construction of a 5 to 6 storey apartment building (total GFA c.5,330 sqm excluding car park), partially over basement, accommodating 52 no. residential units (13 no. 1-bed apartments, 9 no. 2-bed apartments, 17 no. 2-bed duplex apartments, 8 no. 3-bed apartments and 5 no. 3-bed duplex apartments), all with private balconies on the east or west elevation. And, all associated and ancillary site development, landscaping and boundary treatment works, including: Demolition of existing habitable house and ancillary outbuildings. Modification of existing vehicular and pedestrian site entrance to Ballymun Road. 1 no. car share space at surface level. 37 no. car parking spaces at basement. 80 no. bicycle parking spaces. ESB substation and switch room. Solar panels and green roof.

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**Area** Area 3 - Central  
**Application Number** 3224/22

**Application Type** Permission  
**Applicant** Easy Living Developments Ltd  
**Location** 8A Henrietta Lane, Dublin 1  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** Planning permission for the demolition of the existing disused single storey building and the construction of a 4-storey building to accommodate 4no. studios, 2no. 2 bed apartments and 1no. 2 bed duplex apartment, going to number of 7 no. units in total. All with associated bin and bicycle store, landscaping, balconies, site development works and drainage at no. 8A Henrietta Lane, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 3237/22  
**Application Type** Permission  
**Applicant** Francis Doherty, Peter McVerry Trust  
**Location** 88, Drumcondra Road Lower, Dublin 9, D09 F9K6  
**Registration Date** 08/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development consisting of: a) Material Change of Use of the existing building from bed & breakfast use into residential use providing for 4 no. new apartments, one per floor, within the existing floor area of the building, as follows: unit 1-44.8 msq at basement (lower ground floor) level; unit 2-35.5msq at ground floor (entry) level; unit 3-45.1 msq at first floor level; unit 4-45.3msq at second floor level; b) Replacement of all non-original windows with new timber-framed six over six sash windows to the front and rear at ground, first and second floor levels, and 2 no. timber-framed windows at basement level, all to existing opes; c) Structural repairs to redress water damage including removal of the existing roof structure and replacement to match existing, and reinstatement with new natural slates; removal and replacement of the existing suspended timber floors and upgrading to new fire rated suspended timber floors and ceilings throughout; d) Removal of internal stair and reinstatement to match existing; e) Internal alterations to remove non-original internal partitions at all levels; f) Provision of new internal partitions to new unit layouts at all levels; g) Fire safety upgrade works to include new alarm system, firestopping at attic level and at compartments below, new internal fire doors at all levels, and new fire rated partitions and ceilings as required; h) New AOV rooflight to existing roof valley; i) Weatherproofing and remedial works to the existing front entrance steps; j) Refurbishment of existing historic fabric including 2 no. original arched windows to the rear, original external ironwork throughout, plasterwork to entrance hall, localised repairs and patching to original brickwork to the front and to the original render to the rear; k) Existing drainage to be refurbished including new pipework and new cast iron rainwater goods as required; l) Landscaping works to the front and rear including new permeable paving, planting, refuse store, and a new boundary treatment subdividing the subject site from the rear section opening onto St. Joseph's Avenue m) New mechanical and electrical services throughout; n) 4 no. new bathrooms and kitchenettes, one each per proposed apartment o) Remedial works to address dampness in the existing external walls and lower ground floor p) Remedial works to the existing rear return including repairs to the existing non-original roof q) All ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3242/22  
**Application Type** Permission  
**Applicant** The Commissioners of Public Works in Ireland  
**Location** Clock Tower Building, Department of Education,

Marlborough Street, Dublin 1

09/02/2022

**Registration Date**

**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.

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**Area** Area 3 - Central

**Application Number** 3251/22

**Application Type** Permission

**Applicant** Crawford Barrie Property Limited

**Location** 61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58

**Registration Date** 10/02/2022

**Additional Information**

**Proposal:** Planning permission for development at 61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58. The development will consist of the demolition of existing single storey sheds and the construction of a 4 storey apartment block consisting of 9no. apartments as follows; 2no. studio units, 2no. one bedroom units and 5 no. two bedroom units together with the provision of balconies to east & west elevations, shared amenity space, bin storage, 18 no. bicycle spaces at ground floor level to the rear and for all ancillary works necessary to complete the development.

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**Area** Area 3 - Central

**Application Number** 3265/22

**Application Type** Permission

**Applicant** HK & EU Dynamic Investment Limited

**Location** 29 Dorset Street Lower, Dublin 1

**Registration Date** 11/02/2022

**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, to premises at 29 Dorset Street Lower, Dublin 1.

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**Area** Area 3 - Central

**Application Number** 3622/21

**Application Type** Permission

**Applicant** Irish Life Assurance plc

**Location** Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03.

**Registration Date** 11/02/2022

**Additional Information** Additional Information Received

**Proposal:** Planning permission for development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03. Block 3A is the highest block at the Irish Life Centre, directly behind the main plaza 'Chariot of Life' sculpture and water feature as viewed from Abbey Street Lower. Block 3B is behind (to the north) of Block 3A and both blocks are linked. Blocks 3A and 3B are bordered to the west by internal gardens and other blocks within the Irish Life Centre, to the east by Beresford Lane, to the north by other blocks within the Irish Life Centre, by Talbot Mall and by other properties facing onto Talbot Street and to the south by the Irish Life Plaza and beyond it by Abbey Street Lower. The proposed development comprises an overall increase in floorspace of c. 6686m<sup>2</sup> (from c. 21,330m<sup>2</sup> to c.28 016m<sup>2</sup>) and includes the following elements: an increase in height of Block 3A, from c.34.3m to c.38.5m and of Block 3B from c.24.3m to 31.3m (both measured from the existing podium to parapet) with plant enclosures and garden areas at roof levels; facade and fenestration changes to both blocks; internal changes to the existing blocks including the leisure centre; a new and wider link element (up to 10 storeys above podium level) linking Blocks 3A and 3B, with plant and gardens at roof level; a new atrium/pavilion projecting one storey above part of existing podium garden level, remodelling and landscaping of the existing podium garden area; a roof garden on the new atrium roof; change of use (from medical centre to office) of c. 140m<sup>2</sup> at ground floor level and change of use of c.41m<sup>2</sup> (from retail space to ancillary office space) at ground floor level; new planting, seating and signage to the first floor entrance balcony to Block 3A; provision of a single storey security hut and security gate at the Beresford Lane vehicular entrance to the site; an overall reduction of car parking spaces on the site of 121 spaces, from 483 to 362 (comprising 23 in the public carpark in the basement and 98 to the Block 3 parking on level 1) and an overall increase of 76 bicycle spaces (from 418 to 494); all of the preceding to include associated plant and ancillary development and site works above and below ground.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1105/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Tom Melvin and Dominic McLoughlin
<b>Location</b>	45, Aughrim Street, Stoneybatter, Dublin 7
<b>Registration Date</b>	09/02/2022

**Additional Information**  
**Proposal:** The development will consist of the demolition of an existing single storey boundary wall and gate onto Lucky Lane and the construction of a new 109 sq.m. two-storey mews house comprising two bedrooms, one study/bedroom and two bathrooms on the ground floor and a kitchen / living / dining space on the first floor with one off-street parking space with access via Lucky Lane, one courtyard garden, two external first floor terraces and sundry other minor works.

### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3249/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul Corey
<b>Location</b>	52, Joyce Road, Drumcondra, Dublin 9, D09 X7W2
<b>Registration Date</b>	10/02/2022

**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.

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**Area** Area 3 - Central  
**Application Number** 3259/22  
**Application Type** Permission  
**Applicant** David Cleary  
**Location** 75, Saint Mobhi Road, Glasnevin, Dublin 9, D09 DK00  
**Registration Date** 11/02/2022

**Additional Information**

**Proposal:** Planning permission is sought for alterations/extensions to the existing two-storey semi-detached house comprising demolition of the existing shed, conversion of the garage to a multi-purpose room, construction of new single-storey mono-pitch roof extensions to the side and rear, with 1 no. rooflight to the side, first floor extension to south west corner, attic conversion with dormer window to the rear, 3 no. velux roof light to the front roof pitch and 1 no. velux roof light to the rear roof pitch, modification of the existing roof to accommodate extension at first floor, modification of the existing internal layouts and fenestration, and associated site development.

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**Area** Area 3 - Central  
**Application Number** 3266/22  
**Application Type** Permission  
**Applicant** Molly Hennessy and Heather Harte  
**Location** 16, Hawthorn Terrace, East Wall, Dublin 3  
**Registration Date** 11/02/2022

**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.

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**Area** Area 3 - Central  
**Application Number** WEB1096/22  
**Application Type** Permission  
**Applicant** Ruth Corrigan  
**Location** 12, Temple Cottages, Phibsborough, Dublin 7  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** The development will consist of demolition of existing 6m<sup>2</sup> single storey extension to rear and erection of a new 2 storey extension incorporating an 8m<sup>2</sup> kitchen at ground floor and 8m<sup>2</sup> bedroom at first floor level. 2no Velux rooflights on new extension, Solar PV panels on existing south facing roof along with internal layout modifications and associated siteworks.

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**Area** Area 3 - Central  
**Application Number** WEB1098/22  
**Application Type** Permission  
**Applicant** Amirsad Zalli  
**Location** 54, Botanic Road, Dublin 9, D09 N8H3  
**Registration Date** 08/02/2022

### Additional Information

**Proposal:** RETENTION & PERMISSION: I, Amirsad Zalli seek indefinite retention of existing partial roof alterations and full planning permission for amendment of the remaining roof which would include the raising of the front ridge line, construction of attic extension to rear of new roof ridge line and a two-storey rear extension including internal modifications of existing house along with all associated site works at 54 Botanic Road, Dublin 9, D09 N8H.

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**Area** Area 3 - Central  
**Application Number** WEB1123/22  
**Application Type** Permission  
**Applicant** Ruth & John Corrigan  
**Location** 12, Temple Cottages, Phibsborough, Dublin 7 D07 T1W8  
**Registration Date** 11/02/2022

### Additional Information

**Proposal:** The development will consist of demolition of existing 6m<sup>2</sup> single storey extension to rear and erection of a new 2 storey extension incorporating an 8m<sup>2</sup> kitchen at ground floor and 8m<sup>2</sup> bedroom at first floor level. 2no Velux rooflights on new extension, Solar PV panels on existing south facing roof along with internal layout modifications and associated siteworks.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0009/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 09/02/2022  
**Applicant** Tom Quinn  
**Location** Rear of 3, Blessington Street, Dublin 7

### Additional Information

**Proposal:** SHEC: Construction of 3 no. 3-storey 2-bed own door apartment units.

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**Area** Area 3 - Central  
**Application Number** 0012/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 07/02/2022  
**Applicant** Board of Management St. Columba's National School  
**Location** St. Columba's National School, Waterloo Avenue, North Strand, Dublin 3

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: The application is for the replacement of 10 no. approx. 25 year old upvc windows at ground floor & first floor in the existing school building (a protected structure), with 10 no. new double-glazed timber windows of similar size.

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**Area** Area 3 - Central  
**Application Number** 0013/22

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**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 10/02/2022  
**Applicant** Seamus O' Donnchadha  
**Location** 2, Innisfallen Parade, Phibsboro, Dublin 7  
**Additional Information**  
**Proposal:** EXPP: Adding in a side wall upstairs bathroom window.

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**Area** Area 3 - Central  
**Application Number** 3112/21  
**Application Type** Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 11/02/2022  
**Applicant** CDK Properties Limited  
**Location** Rawlton House, Sherrard Street Lower, Dublin 1  
**Additional Information**

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

- (i) Refurbishment of the historic facade and change of use from light industrial to residential of the existing Rawlton House to consist of 10no. new apartments being a mix of 4no. one bed, 5no. two bed units and 1no. three bed unit to include a rooftop terrace for private amenity space to the rear,
  - (ii) demolition of existing modern industrial shed to the rear,
  - (iii) construction of a new 3-storey apartment block to the rear consisting of 8no. apartments being a mix of 2no. one bed, 3no. 2 bed, 1no. three bed penthouse unit and 2no. four bed units,
  - (iv) provision of outdoor amenity spaces,
  - (v) new bicycle storage,
  - (vi) new bin storage area,
  - (vii) new additional storage units for the apartments,
  - (viii) connection to services and all associated site works
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**Area** Area 3 - Central  
**Application Number** 3181/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/02/2022  
**Applicant** HK & EU Dynamic Investment Limited  
**Location** 29, Dorset Street Lower, Dublin 1  
**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.

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**Area** Area 3 - Central  
**Application Number** 3197/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/02/2022  
**Applicant** The Commissioners of Public Works in Ireland  
**Location** The Clock Tower Building, Department of Education, Marlborough Street, Dublin, 1

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### 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3207/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	09/02/2022
<b>Applicant</b>	THPI Ltd
<b>Location</b>	197, North Circular Road, Dublin 7

### 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3334/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/02/2022
<b>Applicant</b>	Deck Building Services DAC
<b>Location</b>	42/43, Blessington Street, Dublin 7, D07 N232 & D07 KP08 (with frontage to Blessington Lane)

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for the following:

- change of use from commercial to residential land use;
- demolition of existing single-storey warehouse to the rear of the site (fronting Blessington Lane) and existing single storey extension to the rear of Nos. 42 and 43 Blessington Street (Protected Structures);
- removal of non-original partition walls, doors and furniture; reinstatement of some previously removed walls; and installation of new partition walls, doors, sanitary ware and kitchen units in Nos. 42 and 43 Blessington Street to provide 8 no. apartments (6 no. 1-bed apartments and 2 no. 2-bed apartments);
- refurbishment and restoration works to Nos. 42 and 43 Blessington Street, including the following works to the interior of the building:
  - repair and strengthening of existing stairs; repair and replacement (where necessary) of original ceilings, including the replacement of missing lengths of cornice; reinstatement of stained and

sealed hard wood skirting with moulding to match the existing; repair and restoration of original plasterwork; and replacement of fireplaces;

and the following works to the exterior of the building:

- replacement of existing modern windows and new timber sash windows of a suitable historic detailing to match the originals; cleaning, sanding and repainting of original walls; replacement of existing roof tiles with Spanish slates; cleaning and repairing of all gutters and down pipes and installation of a cast aluminium rain water pipe on the front facade; cleaning and repainting of steps and paving featuring along the Blessington Street frontage; and cleaning and repainting of existing railings featuring along Blessington Street frontage;

v) construction of a three-storey apartment building, comprising 6 no. one-bedroom apartments, fronting Blessington Lane. Apartments are provided with private balconies. Residents of all proposed apartments have access to a central landscaped courtyard and bicycle parking facilities and

vi) landscaping; boundary treatments; SuDS drainage; and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4019/21
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	08/02/2022
<b>Applicant</b>	Roberto Mungo Limited
<b>Location</b>	Unit No. 6 Norseman Court, Manor Street, Stoneybatter, Dublin 7, D07 NP83

#### **Additional Information**

**Proposal:** The development will consist of: the change of use of the Ground Floor Level (c. 44 sq m) from retail to restaurant use. The works proposed include the reorganisation of the internal floorspace; amendments to the shopfront including the repositioning of the entrance doorway from Manor Street; removal of existing facade signage and projecting signage and provision of an internally illuminated projecting sign (600mm x 600mm) in addition to vinyl signage on the entrance door (150mm x 400 mm); and all associated site and development works above and below ground.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4023/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/02/2022
<b>Applicant</b>	Adam Stairs
<b>Location</b>	46, Fairfield Avenue, East Wall, Dublin 3

#### **Additional Information**

**Proposal:** Planning permission for the conversion of the attic into study/ storage with a dormer window to the rear and two rooflight to rear roof, to existing 2 storey terraced dwelling including all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4041/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION

**Decision Date** 09/02/2022  
**Applicant** Keith Carolan  
**Location** 61, West Road, East Wall, Dublin 3, D03 YT22

**Additional Information**

**Proposal:** Permission is sought for alteration/extension of the existing two storey terraced house, comprising demolition of existing single storey extension and construction of new part single storey, part two storey flat roof extension to the rear, with associated modifications to the existing fenestration, including new roof light to existing house, and site development.

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**Area** Area 3 - Central  
**Application Number** 4044/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** Photo Me Ireland Ltd.  
**Location** Circle K, 146 Cabra Road, Dublin 7

**Additional Information**

**Proposal:** RETENTION: The development will consist of the retention of existing detached single storey external "revolution" laundry kiosk with ancillary logos and instructional advertising as constructed located to the north east side of existing petrol station forecourt and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4049/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** William Lynch  
**Location** 133, Clonliffe Avenue, Ballybough, Dublin 3

**Additional Information**

**Proposal:** A two storey extension to rear of existing dwelling.

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**Area** Area 3 - Central  
**Application Number** 4061/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/02/2022  
**Applicant** Kodasen Ltd.  
**Location** 85, King Street North, Dublin 7, D07 RK6A

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of: At Roof Level: Repair works to roof including rebuilding the roof, valleys, and parapets, reusing original timbers where appropriate, including the use of new Blue Bangor slates, rebuilding the access dormer in central valley, rebuilding of chimneys and rebedding of pots, and cast-iron rainwater goods. At Ground Floor level; Provision of new suspended timber floor at ground floor level; reinstatement of the stairs between basement and ground floor levels; reopening of an existing external door in link to Cook House. To Cook House to rear: Removal of an outside toilet and reopening of original arch in rear wall to access new bin store; Provision of new insulated concrete floor at rear Cook House;

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Replacement of collapsed roof on rear Cook House building with new roof including new roof lights; Form new opening in party fence wall with no. 84 King Street North, with new access door to enable refuse collection. At Basement level: Provision of new insulated concrete floor at basement level; The reopening of front and rear lightwells; New windows at basement level front and rear; Generally: Works to the party wall with 84 King Street North to eliminate damp issues caused by the roof; All associated works and services necessary to facilitate the development; Repairs to "Connell's" sign on front facade: Repairs to the structure on removal of the temporary works: Removal of the paint finish on the ground floor brickwork and door surround, repairs to same and repointing of front and rear brickwork.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4190/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	07/02/2022
<b>Applicant</b>	La Touche S.a.r.l C/O BCP Capital
<b>Location</b>	Site at La Touche House, Custom House Dock, I.f.s.c., Dublin 1

#### **Additional Information**

**Proposal:** Development at a c. 0.4417 ha site. The proposed development will consist of:

-The refurbishment/reconfiguration, partial demolition, recladding and vertical extension of an existing (c. 13,276.9 sq.m GFA) 7-storey building to a 10-storey (c. 23,314.3 sq.m GFA) office building with an additional c. 8,068.4 sq.m commercial floorspace provided and a total height of c. 45.84 m from ground (50.85 m ODM), including the following:

- 1) Partial demolition of the existing fifth floor and the existing sixth floor plant rooms and external plant areas to fifth floor slab level comprising a combined area of c. 1528.5 sq.m removed, the removal of an existing bridge link across the atrium, and maintaining the existing c. 565.1 sq.m of office space and the existing core areas to the east, west and south;
- 2) Refurbishment and reconfiguration of the existing office building as follows:
  - a) Basement level: Reduction in car parking provision from 143 no. to 99 no. retained spaces, reconfiguration of existing plant areas, increased bicycle parking to 184 no. spaces, provision of bicycle storage areas, locker room, changing rooms, staff toilets and drying room, bin storage area, new staircase link, bicycle lift and service lift from podium (ground floor level) covering an additional area of c. 913.2 sq.m within the existing basement;
  - b) Ground Floor: Reconfiguration of the existing ground floor to include a new glazed screen enclosure to the existing atrium and introduce a new building entrance to the south elevation accessed from IFSC Plaza and close the existing entrance. Change of use of 103 sq.m of part of an existing retail bank area to office use. Change of use of c. 134.9 sq.m existing office space to a c. 152.1 sq.m food and beverage unit including an extended area of c. 17.2 sq.m to the east and access to an external terrace to the east. Change of use of c. 128.2 sq.m existing office space to a c. 164 sq.m bicycle café including an extended area of c. 35.8 sq.m to the south and east. Reconfiguration of the existing ground floor to the south/ south-west to include a change of use from existing office area to create 2 no. food & beverage/ retail units of c. 94.1 sq.m and c. 44 sq.m respectively;
  - c) First Floor, Second Floor and Third Floor: Reconfiguration of the existing office floors to included refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium;
  - d) Fourth Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation, extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium and enclosure of 2 no. external balcony areas to provide and additional c. 86.6 sq.m office space;

- e) Fifth Floor: New office floor accommodation to replace the existing plant areas and the enclosure of the existing external terrace to the north of the office floor (c. 1,226 sq.m) and to include the existing c. 565.1 sq.m of office accommodation to the north of the new extended floorplate, reconfiguration of existing plant areas to unisex toilets, lift lobby and circulation space within core area to the south;
- f) Addition of new floors: Addition of 4 no. office floors with the existing stair cores extended upwards and toilet accommodation replicated as the supplemented existing provision on the lower floors and the existing atrium extended through to roof level; the proposed sixth, seventh and eighth floor levels will consist of c. 1,791.1 sq.m office space each; the proposed ninth floor level will consist of c. 1,329.5 sq.m office space; setback of the external envelope and creation of a terrace area accessible for maintenance only at ninth floor level; new Part M compliant accommodation stairs within the atrium from ground floor to ninth floor;
- g) External works to include: A complete recladding with replacement curtain walling and an overwrapping by a translucent perforated metal veil to the vertical external envelope of the existing building from ground floor level to fifth floor level and the extension and continuation of a new curtain wall and external perforated veil above to include the newly reconstructed fifth floor, and the new sixth, seventh, eighth and ninth floors; new plant and plant enclosure screen at roof level; additional plant on perforated metal platforms adjacent to the 3 no. existing cores from first to ninth floor; the provision of photovoltaic panels at roof level; new glazed atrium roof; provision of 4 no. standard bicycle spaces and 9 no. cargo bicycle spaces at ground level; provision of a platform lift on the north-east corner of the site; new hard and soft landscaping adjacent to the building only; new lighting; and all associated site development works.

**Area** Area 3 - Central  
**Application Number** WEB1096/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/02/2022  
**Applicant** Ruth Corrigan  
**Location** 12, Temple Cottages, Phibsborough, Dublin 7

**Additional Information**

**Proposal:** The development will consist of demolition of existing 6m<sup>2</sup> single storey extension to rear and erection of a new 2 storey extension incorporating an 8m<sup>2</sup> kitchen at ground floor and 8m<sup>2</sup> bedroom at first floor level. 2no Velux rooflights on new extension, Solar PV panels on existing south facing roof along with internal layout modifications and associated siteworks.

**Area** Area 3 - Central  
**Application Number** WEB1105/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/02/2022  
**Applicant** Tom Melvin and Dominic McLoughlin  
**Location** 45, Aughrim Street, Stoneybatter, Dublin 7

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single storey boundary wall and gate onto Lucky Lane and the construction of a new 109 sq.m. two-storey mews house comprising two bedrooms, one study/bedroom and two bathrooms on the ground floor and a kitchen / living / dining space on the first floor with one off-street parking space with access via Lucky Lane, one courtyard garden, two external first floor terraces and sundry other minor works.

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**Area** Area 3 - Central  
**Application Number** WEB1773/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/02/2022  
**Applicant** Thomas and Carmel Casey  
**Location** 48 Crawford Avenue, Dublin 9, D09 X6Y2  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of the demolition of an existing single storey rear kitchen extension. Removal of existing front and rear rooflights. Removal of existing chimney internally and externally. Construction of a new ground floor flat roofed extension with rooflight, new first floor flat roofed extension, new flat roofed rear dormer, and new front and rear rooflights on existing pitched roof. Internal alterations to all floors. All associated landscaping and boundary treatment works, drainage, ancillary site works and services.

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**Area** Area 3 - Central  
**Application Number** WEB1854/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/02/2022  
**Applicant** Ianik & Elaine Pomorski  
**Location** 67, Carlingford Road, Drumcondra, Dublin 9  
**Additional Information** Additional Information Received  
**Proposal:** Proposed rear single storey extension with partial demolition of existing rear single storey extension and associated site development works.  
Proposed roof dormer and rooflights to rear part of roof, attic roof space conversion with removal of chimney stack and associated internal & external alterations to dwelling house.

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**Area** Area 3 - Central  
**Application Number** WEB5053/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 08/02/2022  
**Applicant** McAdam  
**Location** 13, O'Brien's Place, Drumcondra, Dublin 9  
**Additional Information** Additional Information Received  
**Proposal:** Retention permission for the 1st floor obscured glass bathroom window at the front end of the south side elevation and planning permission for a 1st floor bedroom & bathroom hipped roof extension over the previous kitchen extension at the rear with 1st floor windows into both south side and rear elevations, associated facade changes include relocation of 1st floor back bedroom window to the south side elevation and one ground floor back facing window changed to patio door, plus front hall extension onto the front drive

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**Area** Area 3 - Central  
**Application Number** WEB5185/21  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 10/02/2022  
**Applicant** Jane Purdom & Brian Mathews  
**Location** 66, Saint Patrick's Road, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** A single storey extension at rear and attic conversion with dormer window to rear and all associated site works.

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**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** WEB1756/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 11/02/2022  
**Applicant** Avitor Ltd.  
**Location** Prospect House, 2-3, Prospect Road, Glasnevin, Dublin, D09K5V2

**Additional Information**  
**Proposal:** The installation of an externally mounted LED advertising display having a screen size of 6m x 3m x 0.3m deep to the northern gable wall of Prospect House, 2-3 Prospect Road, at first floor level of the property, and including all associated site works and services.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

06/22

(07/02/2022-11/02/2022)



**Area** Area 3 - Central  
**Application Number** 0023/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Easy Living Developments Ltd  
**Location** 8A, Henrietta Lane, Dublin 1  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** SHEC: Demolition of existing disused single storey building & proposed construction of 4-storey apartment building to accommodate 7 no. apartment units.

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**Area** Area 3 - Central  
**Application Number** 0032/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Frank Twomey and Annemarie Bennet  
**Location** Cherrymount House, Cherrymount Park, Dublin 7  
**Registration Date** 07/02/2022

**Additional Information**

**Proposal:** SHEC: 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 Cherry mount 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.

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