



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**08/22**

(21/02/2022-25/02/2022)

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** 2692/16/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** EasyHotel Ltd.  
**Location** 0.0964 ha site approximately, at Nos. 28-31 Benburb Street & Nos. 6-9 Wood Lane, Dublin 7  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of: the demolition of six derelict dwellings plus the remains of two further dwellings (ground floor facade only) measuring a total of 437 sq m; and the provision of a three to six storey over basement level Hotel (progressively set back at its fourth and sixth storeys); comprising 96 No. bedrooms with a gross floor area of 3,904 sq m, which includes a basement level of 730 sq m. The development will also include: the provision of vehicular access to the site from Wood Lane; the provision of 3 No. car parking spaces; 10. No. bicycle parking spaces; loading bay; hard and soft landscaping; an outdoor terrace area at sixth storey level on the southern elevation (17 sq m); signage; ancillary plant; attenuation; ESB sub-station and all associated site development and site excavation works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3163/16/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Co-Operative Housing Ireland  
**Location** Site at 84 North King Street and between George's Court and Red Mill Apartments on North Brunswick Street, Dublin 7. The site adjoins 85 North King Street (a Protected Structure)  
**Registration Date** 24/02/2022

**Additional Information**

**Proposal:** EXT.OF DURATION:The development will consist of the removal of all existing buildings on the site, and the construction of a commercial unit and 33 apartments in 2 buildings; Block A facing onto North Brunswick Street is a 6-storey building including a recessed penthouse floor, and comprises 17 apartments; and Block B facing onto North King Street is a 5-storey building, including a recessed penthouse floor, and comprises 16 apartments and 1 commercial unit. The overall development comprises 4 no. 3-bedroomed units, 18 no. 2-bedroomed units, 11 one-bedroomed units, all with balconies, one ground-floor commercial unit, bin store, internal landscaped courtyard, photovoltaic solar panels on support grids on roofs, and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3344/22  
**Application Type** Permission  
**Applicant** Tim Benjamin  
**Location** 9B Lower Abbey Street, Dublin 1, D01 X4P0  
**Registration Date** 22/02/2022

**Additional Information**

**Proposal:** The development will consist the change of use of the three office floors above ground

level (first floor, second floor and third floor) to residential apartments for long term letting. Each floor will consist of two studio apartments with communal bicycle storage and all ancillary facilities.

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**Area** Area 3 - Central  
**Application Number** 3345/22  
**Application Type** Permission  
**Applicant** Phillip Keir  
**Location** 9A, Lower Abbey Street, Dublin 1, D01 A0W2  
**Registration Date** 22/02/2022

**Additional Information**

**Proposal:** The development will consist the change of use of the three office floors above ground level (first floor, second floor and third floor) to residential apartments for long term letting. Each floor will consist of 1 no. studio apartment and 1 no. one bedroom apartment with communal bicycle storage and all ancillary facilities.

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**Area** Area 3 - Central  
**Application Number** 3347/22  
**Application Type** Retention Permission  
**Applicant** Lidl Ireland GMBH  
**Location** Lidl, Talbot Mall, Talbot Street, Dublin 1, D01 T322  
**Registration Date** 22/02/2022

**Additional Information**

**Proposal:** RETENTION: Retention permission for development at a site of approximately 1,784 sqm. The development to be retained consists of signage at ground floor level: 2 no. bracket mounted, internally illuminated projecting signs and 1 no. backlit sign affixed to the front façade; 1 no. internally illuminated sign on backboard above the front entrance; and 1 no. internally illuminated sign inside the shop window; and all other associated site works. The signage to be retained has a total area of 7.8 sqm.

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**Area** Area 3 - Central  
**Application Number** 3358/22  
**Application Type** Permission  
**Applicant** Cathedral Leisure Limited  
**Location** 0.212 Ha. site at Nos 133 & 133A Capel Street, Nos. 136A and 136B Capel Street, Nos 7 and 7A Meetinghouse Lane and No.23, Little Mary Street, Dublin 1 (all Protected Structures with the exception of No. 7A Meetinghouse, Lane, RPS Nos. 1213,5064,8772).  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** Part of the site is also known as the former Boland's Bakery (including structures to the rear opening onto Meeting House Lane) referred to as No133B Capel St. in the Record of Protected Structures (also RPS No. 1213) . PROTECTED STRUCTURE: The development will consist of amendments to the permitted hotel development as granted under Dublin City Council Reg. Ref. 3274/20 and An Bord Pleanala Case Reference 309470-21, to include the following modifications to accommodate the detail Mechanical & Electrical service design:- Alterations to the roof level on Building B to accommodate air handling units, heat pumps, additional plant equipment & roof top plant screening, the relocation of the firefighting lift shaft and an associated generator.

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Provision of an increased FFL to FFL on Building B to provide a service zone within the internal corridors, resulting in an increase to the overall parapet level by a total of 1m and the required adjustments to the external elevations. Alterations to the roof level on Building C to accommodate air handling units, heat pumps, additional plant equipment & roof top plant screening. Provision of an increased FFL to FFL on Building C to provide a service zone & appropriate level access connection to Building B, resulting in an increase to the overall parapet level by a total of 1.5m and the required adjustments to the external elevations. All other associated site and ancillary development works. The proposed amendments do not result in any changes to the footprint of the permitted development.

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**Area** Area 3 - Central  
**Application Number** 3360/22  
**Application Type** Permission  
**Applicant** EasyHotel Ireland Ltd.  
**Location** Nos. 28-31 Benburb Street & Nos. 6-9 Wood Lane, Dublin  
7  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** The development will consist of revised site boundary alignments and treatments to the staggered western boundary to law society lands pursuant to previous grant of planning permission P.A. reference 3655/19.

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**Area** Area 3 - Central  
**Application Number** 3361/22  
**Application Type** Permission  
**Applicant** Durkan Residential Ltd.  
**Location** Site of 0.1067 Ha at the corner of Brunswick Street  
North and Church Street Upper, Dublin 7  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** The proposed development will consist of the following: The construction of 52 residential units (each with private balcony/terrace) within three apartments blocks (A, B and C) ranging from 3 to 8 storeys, with a ground floor unit in Block A. Block A at 8 storeys comprises retail (c.106.1m<sup>2</sup>) a ground floor fronting both Church Street and Brunswick Street North, 28 no. residential units (15 no. 1 bed, 13 no. 2 bed) and a terrace at 7th floor (54.2m<sup>2</sup>). Block B at 6 storeys comprises 17 residential units (7 no. 1 bed and 10 no. 2 bed) with bin store and bicycle storage at ground floor level. Block C at 3 to 4 storeys comprises 7 no. residential units (4 no. 1 bed and 3 no. 2 bed). Pedestrian access to residential units is from Brunswick Street North. Permission is sought for all associated site development works, an ESB substation at ground floor level onto Church Street Upper, landscaping/public realm works and 108 no. bicycle parking spaces.

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**Area** Area 3 - Central  
**Application Number** 3373/22  
**Application Type** Permission  
**Applicant** Dublin Bus  
**Location** Dublin Bus, Phibsboro Depot, off Constitution Hill,  
Dublin 7

**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a free standing single storey ESB Sub-Station and MV switch room (approx. 63 sq m) to the side boundary of the site, (Northern site) and all associated site works.

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**Area** Area 3 - Central

**Application Number** 3374/22

**Application Type** Permission

**Applicant** Dublin Bus

**Location** Summerhill Dublin Bus Depot, Mountjoy Place, off Mountjoy Square, Summerhill, Dublin 1

**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** The development will consist of a free standing single storey ESB Sub-Station and MV switch room (approx. 63 sq m) to the side boundary of the site, (Northern boundary) and all associated site works.

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**Area** Area 3 - Central

**Application Number** 3543/21

**Application Type** Permission

**Applicant** Catarina Martins

**Location** 52A, Western Way, Dublin 7, D07KV22(rear of 52 Mountjoy Street)

**Registration Date** 25/02/2022

**Additional Information** Additional Information Received

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

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**Area** Area 3 - Central

**Application Number** 3674/21

**Application Type** Retention Permission

**Applicant** David Duncan

**Location** 54A & 54B Lower Dorset Street, Dublin 1

**Registration Date** 22/02/2022

**Additional Information** Additional Information Received

**Proposal:** Retention planning permission for change of use from a shop to a cafe and retention permission for cafe fascia signage and retention permission for cafe fascia projecting signage. At the existing ground floor commercial unit with a floor area of 68.8m<sup>2</sup>.

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**Area** Area 3 - Central

**Application Number** 3918/21

**Application Type** Permission

**Applicant** Vantage Towers Ltd

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**Location** Dorset Point, 107, Dorset Street Upper, Dublin 1, D01,F6F8.  
**Registration Date** 22/02/2022  
**Additional Information** Additional Information Received  
**Proposal:** Permission to erect 6 No. antenna, 1 No. microwave dish together with associated telecommunications equipment on the building rooftop.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3340/22  
**Application Type** Permission  
**Applicant** Paul Corey  
**Location** 52, Joyce Road, Drumcondra, Dublin 9, D09 X7W2.  
**Registration Date** 22/02/2022

**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** 3359/22  
**Application Type** Permission  
**Applicant** Kevin Daly & Lisa Turnbull  
**Location** 21, Clonliffe Road, Drumcondra, Dublin 3  
**Registration Date** 23/02/2022

**Additional Information**

**Proposal:** The development will consist of alterations to existing dwelling comprising:-The demolition of existing extension and shed to the rear (34.9 sq.m); and construction of 2-storey extension to rear (41 sq.m) . Planning permission is also sought for all other site and development works including hard and soft landscaping to the rear and front of existing dwelling .

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**Area** Area 3 - Central  
**Application Number** 3366/22  
**Application Type** Permission  
**Applicant** Patrick Wilkinson  
**Location** 39, Clonliffe Road, Dublin 3, D03 ND98  
**Registration Date** 24/02/2022

**Additional Information**

**Proposal:** Planning permission to widen the existing pedestrian access to create a vehicular entrance for off street parking with associated kerb dishing.

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**Area** Area 3 - Central  
**Application Number** 3382/22  
**Application Type** Permission

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**Applicant** Paul & Jane Burton  
**Location** 369, Navan Road, Ashtown, Dublin 7, D07 F9V3.  
**Registration Date** 25/02/2022

**Additional Information**

**Proposal:** The development consists of; (a) extending the existing dwelling to the front to form a part single storey part two storey front extension with a bay window to the living room and new porch at ground floor level and extended bedroom at first floor; (b) Extension to the side at first floor level to create a new bedroom and bathrooms; (c) rear part single storey and part two storey extension to include new living/dining/kitchen, utility and bathroom accommodation with a flat roof at ground floor and rear extension at first floor to accommodate two ensuite bathrooms and main bathroom with a flat roof overhead; (d) attic conversion including flat roof dormer extension to the rear at second floor level for a new bedroom and bathroom; (e) main pitched roof extended over the front and side extensions (f) internal alterations at ground and first floor (g) all associated external works.

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**Area** Area 3 - Central  
**Application Number** 3861/21  
**Application Type** Permission  
**Applicant** Frances Moss  
**Location** 66, Bannow Road, Cabra, Dublin 7, D07W8X0  
**Registration Date** 22/02/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for alteration/extension of the existing two storey terraced house comprising of the demolition of the existing rear extension and construction of a new single storey flat roof extension to the rear of the existing house, with internal alterations and associated site development.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0029/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 22/02/2022  
**Applicant** Millennium Theatre Company  
**Location** The Ambassador Theatre, Parnell Square, Dublin 1, D01 R243

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting. Also, hack off the defective sections/cracked sections of render and re-render to match existing.
2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish/reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.

7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged/cracked section to the render and make good including ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

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**Area** Area 3 - Central  
**Application Number** 0030/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 24/02/2022  
**Applicant** David Foran  
**Location** 22, Annaly Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** SHEC: New 2 storey semi detached house, 2 no. bedrooms

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**Area** Area 3 - Central  
**Application Number** 3319/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/02/2022  
**Applicant** JOM Investments Unlimited  
**Location** Unit 1, The Ivy Exchange, Parnell Street, Dublin 1  
**Additional Information**  
**Proposal:** Planning permission is sought for change of use (total area = 3090 sqm) from retail and retail ancillary to culture/recreational use; (a) comprising a gymnasium facility (class 11 (e) without pool), including at ground floor (area = 1525 sqm) and mezzanine floor (area = 1565sqm) and (b) replacement of previously approved internal signage to shop front, (c) all associated development works at Unit 1 The Ivy Exchange, Parnell Street, Dublin 1 for JOM Investments Unlimited.

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**Area** Area 3 - Central  
**Application Number** 4122/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/02/2022  
**Applicant** Liam Lynch  
**Location** 20, Ferguson Road, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** Planning permission for new 2 storey extension to front, side and rear of existing house for new bedroom, removing existing single storey garage/ utility, also single storey kitchen extension to rear and single storey extension to front of house, enlargement of sitting room and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4137/21  
**Application Type** Permission



**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Department of Education and Skills  
**Location** Site at Gaelscoil Cholaiste Mhuire located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1

**Additional Information**

**Proposal:** Planning permission for the development at the site located on the eastern side of Dominick Street Lower at the junction of Dominick Street Lower and Dominick Place, Dublin 1. The site is a part of SDRA 10 in the Dublin City Development Plan 2016-2022 and part of the masterplan granted planning permission by An Bord Pleanala in 2011. The development will consist of alterations to previously approved development (Reg Ref. 4646/19) consisting of the repositioning of the rear boundary line at the right of way, adjoining rear 20 Dominick Street Lower and rear 20A Granby Lane. This will include the repositioning of the boundary security fencing and access ramp and gateway to the school to allow for vehicle access to rear 20 Dominick Street Lower.

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**Area** Area 3 - Central  
**Application Number** 4140/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Evan Gillooly  
**Location** 24, Innisfallen Parade, Dublin 7

**Additional Information**

**Proposal:** Proposed new ground and attic level extension to the rear of the existing single storey terraced house with a flat roof extending back to the existing ridge of the terraced house also raising the new flat roof by 250 mm above the existing ridge line to match No. 23. 2 no. new Velux's to the front of the existing roof & 2 no. rooflights to the rear of new flat roof and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4143/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 23/02/2022  
**Applicant** Dublin Period Property Management  
**Location** 4, Ormond Quay Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission is sought for the change of use of the existing 57.5 sq.m second floor artist studio to one bed residential unit, associated internal alterations and all associated refurbishment and remedial works as detailed in the Conservation Method Statement for Proposed Works, and retention permission is sought for the existing free standing bin store and bike store to the rear of the property.

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**Area** Area 3 - Central  
**Application Number** 4162/21

**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/02/2022  
**Applicant** Independent Trustee Company Ltd.  
**Location** 125, East Wall Road, Dublin 3

**Additional Information**

**Proposal:** Permission for change of use of ground floor betting office to a two-bedroom apartment with railings to front delineating entrance.

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**Area** Area 3 - Central  
**Application Number** 4184/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2022  
**Applicant** Tom Quinn  
**Location** Rear 3 Blessington Street, Dublin 7

**Additional Information**

**Proposal:** Planning permission for the demolition of the existing disused single storey building which faces Blessington Court and the construction of a 3 storey building to accommodate 3 no. 2 bed own door apartment units. All with associated landscaping, balconies, site development works and drainage at the rear.

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**Area** Area 3 - Central  
**Application Number** 4189/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/02/2022  
**Applicant** Conservation Assets Ltd.  
**Location** Charles Lane, to the rear of 30, Fitzgibbon Street, Dublin 1, D01 Y6H6

**Additional Information**

**Proposal:** Demolition of the remaining walls of a single-storey semi-detached workshop building and the construction of a two storey semi-detached house with a roof terrace at second floor level to the front of the property and all associated works.

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**Area** Area 3 - Central  
**Application Number** 4202/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/02/2022  
**Applicant** IPUT Plc  
**Location** 25-28, North Wall Quay, Dublin 1, D01 H104

**Additional Information**

**Proposal:** Planning permission for development on a site of c. 0.3973 ha. The site is bounded by North Wall Quay to the south and Alderman Way to the north.

The proposed development is to amend planning permission granted by Dublin City Council Reg. Ref. 3245/20 to provide for the following:

- Alteration of the roof profile (overall maximum height of 35.5m, was previously 38.9m)
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- Relocation of the main lifts and alteration of stair cores, resulting in an increase of the shoulder height of the building, enlarging the atrium and opening up the floor space;
- Redesign of the elevations, to include extension of the southern elevation fronting onto North Wall Quay
- Extension of the existing building by 1.5m to the north and 1.8m to the east;
- Provision of additional door on the western elevation;
- Relocation of 1 no. door on northern elevation;
- Provision of screen to the northwest corner of the building to create storage area;
- Change in finish to the stair cores on the rear elevation;
- Provision of accessible landscaped terraces at 7th storey on southern elevation, and on 8th storey on southern and northern elevation;
- Amendments to the ground floor layout to provide for the enlargement of the entrance to the building, relocation and expansion of reception and lobby area, staff welfare facilities, courtyard, uncovered storage area with 12 no. cycle parking spaces, substation, switch room and platform for access and the associated loss of 2 no. parking spaces at ground floor for access, loading area and goods lift'
- Amendments to basement level to provide for a reconfiguration of the floor layout resulting in a reduction from 69 no. to 64 no. spaces, provision of 8 no. motorbike spaces, increase from 177 no. cycle parking spaces to 200 no spaces, reconfiguration of staff welfare facilities, plant rooms and store rooms, lifts and stair cores continue into basement. Access to basement will remain unchanged;
- Provision of 1 no. 'A&L Goodbody' entrance sign comprising of stainless steel internally illuminated individually mounted lettering to the south elevation and 1 no. 'A&L Goodbody' façade sign at 7th storey on the southern elevation in the eastern corner comprising of Perspex lettering with LED Light tape backing;
- Alterations to the hard and soft landscaping, SUDs drainage, PV Panels, provision of plant and screening at roof level and plant at basement level, green roofs and all other associated site development works necessary to facilitate the development.

The proposed development will result in an increase in gross floor area from 17,357 sqm (excluding basement of 3,708 sqm) to 18,131 sqm (excluding basement of 3,708 sqm).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5214/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/02/2022
<b>Applicant</b>	Lee McKeogh & Stacey McKeogh
<b>Location</b>	416, Carnlough Road, Dublin 7
<b>Additional Information</b>	

**Proposal:** Construction of a first floor extension (with 'velux' rooflights) over an existing rear single storey extension and for a single storey porch to the front of the house and all associated works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5240/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/02/2022
<b>Applicant</b>	Maty Catering Ltd
<b>Location</b>	155, Parnell Street, Dublin 1
<b>Additional Information</b>	

**Proposal:** Planning Permission for development at 155 Parnell Street, Dublin 1, an existing mid-terrace 4 storey over basement building fronting onto Parnell Street and Parnell Place. The development will consist of the replacement of the existing glazed roof over the smoking terrace at the ground floor facing onto Parnell Place with an acoustically insulated glazed roof, new acoustically insulated glazed screen and acoustic door to the smoking terrace and sundry associated minor works.

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### **Area 3 Appeals Notified**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3024/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	SRM Developments Limited
<b>Location</b>	Site to rear of No. 17 Richmond Street North, accessed via St Joseph's Villas, Dublin, 1 D01 T6T2

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of a single storey garage structure and a single storey outbuilding and the construction of a two storey apartment building consisting of 2 no. one bedroom apartments, including a balcony at first floor level to front of the proposed property, facing onto St Joseph's Villas, and a new boundary wall within the curtilage of No 17 Richmond Street North, together with bicycle storage, bin storage, landscaping, and all associated site works and services.

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### **Area 3 Appeals Decided**

**None**

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