



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

10/22

(07/03/2022-11/03/2022)

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 3179/21
Application Type Permission
Applicant Damian Kidd
Location 8, Martin Savage Park, Dublin 15
Registration Date 07/03/2022
Additional Information Additional Information Received

Proposal: Permission for development consisting of construction of a new, detached two storey, 3 bed roomed house to side garden of existing dwelling, including retaining existing vehicular entrance, raising of part of side boundary wall to 1.8m and all associated site works, and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden; a new 16m² single storey rear extension, internal alterations and all associated site works.

Area Area 3 - Central
Application Number 3455/22
Application Type Permission
Applicant Amberground Limited
Location 62-66 Faussagh Avenue, Dublin 7, DO7 KH60
Registration Date 07/03/2022
Additional Information

Proposal: Permission for development for a residential and retail development at ac. 0.16 ha site located at Nos. 62-66 Faussagh Avenue, Dublin 7, DO7 KH60, (formerly 'The Cabra House') and the adjoining unnamed laneway to the rear and to the west, extending to Faussagh Avenue. The development will principally consist of: the demolition of the part-one, part-two storey detached former licenced public house (950 sq m); the construction of a four storey building with roof access (total gross floor area of 2,421 sq m); (comprising a licensed supermarket of 535 sq m at ground floor; with 24 No. apartments (12 No. 1-bed units and 12 No. 2-bed units, with balconies or terraces on the north, south, east and west elevations and to the internal courtyard). The development will also consist of: communal open spaces at first floor level (87 sq m) and roof level of the southern block (155 sq m); circulation spaces; ESB substation and switch room; plant rooms; waste storage areas; bicycle, cargo bike and motorbike parking; 8 No. resident car parking spaces at the rear accessed via the laneway; PV panels at roof level, sustainable urban drainage systems (including green roof and attenuation tanks); associated hard and soft landscaping; all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments, including the provision of a replacement rear gate; and associated site servicing (foul and surface water drainage and water supply). The development will also consist of: alterations to the layout of the unnamed laneway to the rear and west including the removal of the existing gate at the entrance; revision to surface layout and road markings. Access to the scheme will be via Faussagh Avenue and the laneway to the rear.

Area Area 3 - Central
Application Number 3463/22
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).
07/03/2022

Registration Date

Additional Information

Proposal: 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). 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.

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.

Area	Area 3 - Central
Application Number	3473/22
Application Type	Permission
Applicant	Gavan Molloy , Laura Ryan
Location	34 Ratra Park, Navan Road, Dublin 7, D07 T263
Registration Date	08/03/2022

Additional Information

Proposal: Planning permission is sought for demolition of existing single structure to the rear, canopy cover and detached garage structure at 34 Retra Park and the construction of a new single storey dwelling to the rear and associated works. The proposed dwelling consists of single bedroom , w.c. , store and combined living/kitchen space with front access from Conor Clune Road . Widening of the existing pedestrian access to a vehicular access is sought on the main front entrance .

Area	Area 3 - Central
Application Number	3476/21
Application Type	Permission
Applicant	Green Way Estates Sligo Limited
Location	14A Poplar Row, North Strand, Dublin 3.
Registration Date	07/03/2022
Additional Information	Additional Information Received

Proposal: Permission for the demolition of an existing commercial building, formerly used as a car garage and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a six-storey building to accommodate a total of 10 no. x 1 bedroom and 6 no. x studio apartments; with balconies at each level from first to sixth floor levels and communal open terraces (2 no.) at ground floor level on the rear (north) elevation and fifth floor level to the front (south) and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 32 no. spaces; disable car parking space, a secure bin storage facility and associated site development works. Primary access to the development would be from Poplar Row.

Area Area 3 - Central
Application Number 3485/22
Application Type Permission
Applicant Ginxo Trading Ltd
Location Turnpike Lane, at rear of 59-69, Drumcondra Road
Lower, Dublin 9
Registration Date 09/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a 74 unit Build to Rent scheme consisting of 11 no. 2-bedroom apartments, 18 no. 1-bedroom apartments and 45 no. studio-apartments and ancillary communal areas in an 8 storey over lower ground floor level building. The gross floor area of the building to be 6032sqm with 640sqm communal facilities to include a gym area, communal social area with kitchen facility, bike storage for 122 bicycles (22 at ground floor and 100 at lower ground floor), bike repair station, workspaces, meeting rooms, communal storage area and a parcel room. With ancillary plant / services and 390sqm of communal landscaped garden (210sqm at ground floor and 180sqm at lower ground floor). At ground floor level 4 no car parking spaces, 22 no bicycle parking spaces, external lift and enclosure to lower ground floor level, ESB sub station and 2 no external stairs to lower ground floor level. Ground floor accommodation within the building to include a 50sqm reception area, 2 no. communal lounge areas, with 2 no. lifts, 3 no. stairs and residential accommodation. There is a 56sqm communal roof terraces at sixth floor level along with 2 no. additional roof terraces at seventh floor (93sqm and 48sqm). There are proposed balconies to the South, West, and East. All with enabling and site development works, landscaping, boundary treatment, lighting, services and connections, waste management and all other ancillary works.

Area Area 3 - Central
Application Number 3489/22
Application Type Retention Permission
Applicant Edmilton Porreca
Location 67, Eccles Street, Dublin 7
Registration Date 10/03/2022

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Planning permission is sought for retention on change of use at ground floor level to dentist practice from salon, no internal structural changes or alterations to room decoration, existing entrance access through shared front door at ground floor level and all associated site works.

Area Area 3 - Central
Application Number 3491/22
Application Type Permission
Applicant Matthew Kelly
Location 484A North Circular Road, Dublin 1, D01 RX59
Registration Date 10/03/2022

Additional Information

Proposal: Planning permission for the demolition of the existing single storey retail shop and the construction of a 3 storey (2 storey over basement level) - 2 bedroom plus study dwelling, access level to a roof terrace, new boundary treatments to match existing adjacent and all associated site works adjacent to protected terrace of dwellings in an Architectural Conservation Area at 484A North Circular Road, Dublin 1, D01 RX59.

Area Area 3 - Central
Application Number 3498/22
Application Type Permission
Applicant Ontower Ireland Limited
Location Kavanagh Court, 1 Gardiner Street Lower, Mountjoy, Dublin 1
Registration Date 10/03/2022

Additional Information

Proposal: Planning permission for the erection of 6 no. antennas and 2 no. link dishes mounted on support poles and associated diplexers and remote radio units on a steel mounting support platform together with 1 no. outdoor cabinet and 4 no. stepovers and associated equipment at the rooftop . The development will provide mobile voice and data services in the area .

Area Area 3 - Central
Application Number 3508/22
Application Type Permission
Applicant Catella Real Estate AG
Location 1, George's Dock, IFSC, Dublin 1, D01 W213
Registration Date 11/03/2022

Additional Information

Proposal: The proposed development comprises the provision of an accessible ramped entrance on the southern and western side of the existing building. The development includes modifications to the existing landscaping and external access arrangements and all ancillary and associated site development site development and landscaping works.

Area Area 3 - Central
Application Number 4035/16/X1
Application Type Extension of Duration of Permission
Applicant Prussia Street 3 Limited Partnership
Location 84, Right Price Cars, Prussia Street, Dublin 7
Registration Date 07/03/2022

Additional Information

Proposal: EXT.OF DURATION:Development at a 0.5 hectares site. The proposed development comprises of the demolition of the existing vacant single storey commercial building and the construction of a student accommodation development with 203 no. bedspaces in 32 no. student

accommodation units. The proposed development comprises of the construction of a series of 1, 2, 3 and 4 storey buildings, including a 4-storey building (3 storey plus 4th storey set-back) fronting Prussia Street. The proposed development is proposed to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/ visitor accommodation only during academic holiday periods. The proposed development includes a number of outdoor amenity areas throughout the site to serve the student accommodation development. The proposed development also provides for ancillary services including a lounge, gym, concierge and social room all at ground floor level with laundry room, bin store area, plant room accommodated in a small basement area. 3 no. set-down/ drop-off car parking spaces are proposed and 120 no. sheltered bicycle spaces are proposed at surface level. Access to the development is to be via controlled pedestrian access from Prussia Street with access for service vehicles also provided from Prussia Street. Permission is also sought for all ancillary engineering, landscaping and site development works necessary to facilitate the development, including the provision of an ESB substation. The proposed development comprises of a total of 4,778 sq.m gross floorspace.

Area	Area 3 - Central
Application Number	DSDZ3467/22
Application Type	Permission
Applicant	KWCI GP Limited acting as General Partner of KWCI Ltd.Partnership
Location	Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1
Registration Date	08/03/2022

Additional Information

Proposal: KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partnership intends to apply for permission for development at a site (c. 1.08 ha) at Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Mayor Street Upper to the south, lands under construction to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east.

The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg.Ref. DSDZ4087/19 (the 'parent permission' - as amended by DCC Reg.Ref. DSDZ2626/20, DCC Reg.Ref. DSDZ3350/20, DCC Reg.Ref. DSDZ2016/21 and DSDZ2813/21) comprising the installation of photovoltaic panels at roof level of Building 1 (Block 3E) and Building 2 (Block 3F) and all associated and ancillary works and services. The scheme is as otherwise permitted under DCC Reg.Ref. DSDZ4087/19 (as amended by DCC Reg.Ref. DSDZ2626/20, DCC Reg.Ref. DSDZ3350/20, DSDZ2016/21 and DCC Reg. Ref. DSDZ2813/21).

This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area	Area 3 - Central
Application Number	WEB1213/22
Application Type	Permission
Applicant	H&M Hennes & Mauritz UK Limited
Location	27, O'Connell Street Lower, Dublin 1
Registration Date	11/03/2022
Additional Information	

Proposal: This application is for Advertisement Consent and also Listed Building Consent for the application of signage to a new H&M retail unit, forming part of the wider building context.

To be read in conjunction with previously approved applications:

Ref. 3576/21 (Grant dated 07th January 2022)

Ref. 3442/16

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3450/22
Application Type Retention Permission
Applicant Christopher O'Brien and Marie Hynes
Location 22 Martin Savage Park, Ashtown, Dublin 15
Registration Date 07/03/2022

Additional Information

Proposal: Retention planning permission of:

A. full smooth plaster finish to entire front facade, as opposed to half plaster/half brick finish as proposed under previous planning ref. no. 4610/07,

B. all associated site works.

Area Area 3 - Central
Application Number 3454/22
Application Type Permission
Applicant Paul Cooke
Location 13, Rutland Cottages, Dublin 1
Registration Date 07/03/2022

Additional Information

Proposal: Planning permission for:

A. Raising of roof level to accommodate new dormer extension to rear;

B. Two storey extension to rear;

C. Minor alterations to ground floor plan;

D. All associated site works.

Area Area 3 - Central
Application Number 3461/22
Application Type Retention Permission
Applicant Peter Reynolds
Location 82, Hollybank Road, Drumcondra, Dublin 9
Registration Date 07/03/2022

Additional Information

Proposal: RETENTION: Planning permission is sought for single storey flat roof extension to rear with raised boundary wall and parapet.

Area Area 3 - Central
Application Number 3468/22
Application Type Retention Permission

Applicant Noel Madden
Location 8, Whitworth Place, Dublin 3, D03 HE17.
Registration Date 08/03/2022

Additional Information

Proposal: RETENTION: Retention planning permission will consist of demolishing existing ground floor extension only to the rear of the existing house and replacing with a new ground & first floor extension and all ancillary works.

Area Area 3 - Central
Application Number 3470/22
Application Type Permission
Applicant Paul and Jane Burton
Location 369, Navan Road, Ashtown, Dublin 7, D07 F9V3
Registration Date 08/03/2022

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.

Area Area 3 - Central
Application Number 3510/22
Application Type Permission
Applicant Jessica McCarthy & Liz Maguire
Location 147, Cabra Road, Dublin 7, D07 HD89
Registration Date 11/03/2022

Additional Information

Proposal: Permission is sought for a single storey extension to the side & rear including conversion of existing garage with attic dormer to the rear of the existing semi-detached dwelling house, widening of existing entrance & ancillary site works.

Area Area 3 - Central
Application Number WEB1203/22
Application Type Permission
Applicant Edwin and Marguerite O'Hora
Location 59, Iona Villas, Glasnevin, Dublin 9
Registration Date 09/03/2022

Additional Information

Proposal: Planning Permission to construct a ground floor kitchen extension to the rear of 59 Iona Villas, Glasnevin, Dublin 9, D09 P6W8 to include alterations to the hip of the existing main roof in order to accommodate access to a new attic room with new rear dormer. To also include the partial conversion of the existing garage space to a utility room

Area 3 Decisions

Area	Area 3 - Central
Application Number	0006/22
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	08/03/2022
Applicant	Pierce Madden & Claire-Louise Murphy
Location	113, North Circular Road, Dublin 7
Additional Information	Additional Information Received

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	2395/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/03/2022

Applicant Abbey Lane Hotel Trading Ltd
Location The Abbey Hotel, 52 Middle Abbey Street , North City, Dublin 1 D01 W9H6

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.

Area Area 3 - Central

Application Number 2683/21

Application Type Permission

Decision GRANT PERMISSION

Decision Date 09/03/2022

Applicant Glenavon Developments Limited

Location Glenavon House, 46 Ballymun Road, Glasnevin, Dublin 9

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.

Area Area 3 - Central

Application Number 3031/22

Application Type Permission

Decision GRANT PERMISSION

Decision Date 07/03/2022

Applicant Eimear Ryan and Conor Casey

Location 6, Fingal Place, Stoneybatter, Dublin 7

Additional Information

Proposal: The development will consist of

- Demolition of existing single storey rear extension.
- Construction of part single part 2-storey rear extension with 2 no. rooflights to single storey portion.
- Two no. new rooflights to rear of main roof.
- Internal modifications and all ancillary works.

Area	Area 3 - Central
Application Number	3040/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	08/03/2022
Applicant	Fitzwilliam Real Estate Developments Ltd
Location	97 Middle Abbey St & 16/17 Prince's Street North, D1, 19/25 Prince's Street North, D1 & 98-101 Middle Abbey Street, D1 & 102-107 Middle Abbey Steet, D1, & 2-3, 4 & 4A Proby's Lane, D1 & 7/7A and Liffey Street Upper, D1.

Additional Information

Proposal: Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.568 hectares at: No. 97 Middle Abbey Street, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the 'Arnotts' Car Park', with an address of Nos. 98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnotts Store at Nos. 102-107 Middle Abbey Street, Dublin 1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1.

The proposed development will consist of the development of a Build-To-Rent residential development consisting of the: demolition of the existing 3 No. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2,201 sq m); decommissioning and demolition of the top three open-air levels of the Arnotts' Car Park (resulting in the removal of 145 No. car parking spaces, with 225 No. car parking spaces remaining); development of a 12 No. storey over basement element fronting William's Lane, a 5 No. storey element above Arnotts' Car Park, and 2 No. storey element above Arnotts Store, to provide 155 No. apartments (56 No. studio units; 85 No. 1-bed units; and 14 No. 2-bed units). The development also provides for hard and soft landscaping including the provision of: a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor Levels. Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane.

Additional proposed works include the provision of: communal residential amenities (c. 459 sq m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog-washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sqm) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms / management stores, general storage and bin store); communal amenity open spaces; a substation and a switchroom (c. 30 sq m); water tank and sprinkler rooms (c. 117 sq m); Sustainable Urban Drainage systems (including green roofs and

attenuation tanks (c. 121 sq m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq m..

The development will also consist of the following works to No. 97 Middle Abbey Street comprising the demolition of part of the existing basement (c. 16 sq m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq m); change of use of the Basement Floor Level from retail (storage) to café (storage) (c. 112 sq m); continued use of the Ground Floor Level as a café (c. 89 sq m); change of use of the First, Second, Third and Fourth Floor Levels to provide 4 No. Build-To-Rent studio apartment units (one on each level) (which will be operationally linked to the 155 No. apartments scheme); and associated internal and external alterations to the building. Pedestrian access to this part of the development will be provided via Middle Abbey Street. The total gross floor area of this part of the development is c. 423 sq m.

The development will also consist of: associated lighting; associated signage; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

The development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park) from its current operating hours of: Monday - Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00- 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for temporary period of 5 years.

Area	Area 3 - Central
Application Number	3049/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/03/2022
Applicant	Insomnia Coffee Company
Location	32, Liffey Street Upper, Dublin 1

Additional Information

Proposal: The development will consist of: (a) the change of use from coffee shop use to restaurant use, (b) the removal of existing fascia signage while maintaining the existing signage zone and (c) all associated site works.

Area	Area 3 - Central
Application Number	3053/22
Application Type	Retention Permission
Decision	SPLIT DECISION (PERMISSION & REFUSAL)
Decision Date	09/03/2022
Applicant	Celestine Limited
Location	Charleville Lodge, 268-272 North Circular Road, Dublin 7, D07 DT61

Additional Information

Proposal: PROTECTED STRUCTURE: Retention permission sought to retain some features at its premises, 'Charleville Lodge', a small hotel guest house and protected structure.

- (1) the erection of 2 no. 4 metres sq. semi-permanent fabric pergola umbrellas over the front terrace seating area;
- (2) the recently replaced main 'Charleville Lodge' wall mounted hotel sign to the front hotel wall with new LED back-lighting;
- (3) some additional timber bench seating to the rear terrace/garden area;

(4) the extension of a previously granted temporary permission to retain a 'Horse-Box' cafe dispense unit in the front garden area by a further 2 to 3 years.

Area	Area 3 - Central
Application Number	3054/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/03/2022
Applicant	Connolly Quarter Development Company Limited
Location	'Dublin Arch', on a site adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a proposed mixed-use development, 'Dublin Arch', on a site (2.86 ha) adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6.

The proposed development relates to work to a Protected Structure (RPS Ref. No. 130).

The development will consist of:

- (i) The construction of 4 no. office blocks (B1, B2, B3 and B4) 12 to 16 storeys in height including landscaped areas in the form of gardens at podium level and landscaped terraces at upper levels (combined 3,365 sq.m) with a cumulative gross floor area of 52,509 sq.m comprising of:
 - a) Block B1 (max. building height 58.725 m, total gross internal floor area 11,860 sq.m of office);
 - b) Block B2 (max. building height 58.725 m, total gross internal floor area 11,902 sq.m of office);
 - c) Block B3 (max. building height 54.725 m, total gross internal floor area 10,147 sq.m of office);
 - d) Block B4 (max. building height 69.925 m, total gross internal floor area 18,600 sq.m)
- (ii) The construction of 187 no. Built-to-Rent (BTR) apartments and associated supporting tenant support facilities, services and amenities in 2 no. blocks (C and D1/D2) with a cumulative gross floor area of 19,836 sq.m;
 - a) Block C (6,522 sq.m) comprising 62 apartments (10 no. studio; 14 no. 1-bed; 35 no. 2-bed and 3 no. 3-bed units) in a block 5 to 11 storeys in height (max. building height 39.5 m) and supporting tenant facilities and amenities (combined 68 sq.m);
 - b) Block D1/D2 (13,314 sq.m) comprising 125 apartments (40 no. studio; 30 no. 1-bed; and 55 no. 2-bed) in a block 5 to 15 storeys in height (max. building height 53.392 m) and supporting tenant facilities and amenities (combined 420 sq.m);
- (iii) residential communal amenity open space across Block C and D1/D2 in the form of courtyards and landscaped terraces at upper floor levels (combined 2,695 sq.m) and other private open spaces;
- (iv) 7,380 sq.m of public open space (5,930 sq.m at street level, and 1,450 sq.m at upper level) including a central public plaza and other open spaces located throughout the development;
- (v) two-storey covered car parking at ground level (the lowest level is +0.0 AOD) under blocks B2, B3, B4 and C of 7,027 sq.m with 206 no. car parking spaces;
- (vi) a total of 1,047 bicycle parking spaces distributed as follows:
 - a) 283 no. secure long-term bicycle parking spaces for residents and 96 no. secure short-term bicycle parking spaces for apartment visitors distributed across 2 no. bike storage rooms at street level in Block C and Block D1/D2;
 - b) 554 no. secure bicycle parking spaces to serve the office element of the development in 1 no. bike storage room at street level in Block B1; and
 - c) 114 no. bicycle parking spaces for public use at street level distributed across the development, including spaces within a covered bike hub;
- (vii) 4 no. retail units at street level (combined 468 sq.m) distributed in Block B4 (1 no. retail unit) Block C (1 no. retail unit) and Block D1/D2 (2 no. retail units), and 2 no. community units (combined 640 sq.m) at street level in Block D1/D2;

(viii) modifications to a portion of a Protected Structure (RPS No. 130), specifically the wall fronting Oriel Street Upper to facilitate:

- a) the development of a new pedestrian entrance to the site;
- b) the development of a vehicular entrance to the proposed car parking area; and
- c) the development of a service/ emergency vehicular access only ramp to serve CIE's transport needs at Connolly Station;

(ix) decommissioning and removal of existing telecommunication masts and removal of all existing structures on site including portacabins and ancillary storage containers;

(x) the construction of 7 no. electricity substations, plant rooms, 4 no. waste storage area within the proposed blocks and car parking, and solar panels located on the roofs of proposed office blocks; and

(xi) all ancillary site development works, including drainage, landscaping and lighting.

The planning application may, together with the Environmental Impact Assessment Report (EIAR) prepared in respect of the proposed development, be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00 am- 4.30 pm).

Area	Area 3 - Central
Application Number	3063/22
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	11/03/2022
Applicant	Paul Reid
Location	21, Orchard Terrace, Grangegorman Upper, Dublin 7, D07 E704

Additional Information

Proposal: RETENTION: Planning permission is sought for retention for conversion of existing two storey extension to dwelling house granted under planning permission ref. no. 1139/97, to two storey end of terrace dwelling and associated site works.

Area	Area 3 - Central
Application Number	3067/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	11/03/2022
Applicant	Antoine Giacometti & Tamsin Snow
Location	26, Montpelier Hill, Arbour Hill, Dublin 7, D07 R821

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the change of use from commercial to residential, including:

- 1) The removal of internal modern partitions at ground and first floor levels;
- 2) The removal of 2 nos. modern WCs and provision of new stairs from basement to half-landing and reinstatement of existing stairs from half-landing to ground floor;
- 3) The provision of 1 no. new kitchen services and 1 no. new tea-station for home office at ground floor;
- 4) The provision of 2 nos. new bathrooms and services at first floor;
- 5) The reinstatement of 15 nos. sash windows and provision of 2 nos. new windows at closed up openings on rear elevation.

Area Area 3 - Central
Application Number 3194/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/03/2022
Applicant Royal Amusement Limited
Location 185, Parnell Street at the corner of Dominick Street
Lower, Dublin 1

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 3390/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 07/03/2022
Applicant Ambael Ltd
Location Rear garden of 50 North Circular Road, Dublin 7

Additional Information

Proposal: The development consists of the following works, planning permission for a) subdivision of existing rear garden of 50 North Circular Road, Dublin 7, b) removal of existing rear garden shed c) provision of a 3 bedroom, 2 storey mews dwelling with off street parking for 1 car along with all associated site development and facilitating works.

Area Area 3 - Central
Application Number 3426/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2022
Applicant Navan Road Scouts
Location Scouts Hall, Kinvara Road, Ashtown, Dublin 7.

Additional Information

Proposal: The development will consist of the construction of a small porch extension and wheelchair ramp to the front of the property.

Area Area 3 - Central
Application Number 3430/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2022
Applicant Michael Burke
Location Rear of 61 North Circular Road, Marlborough Mews,
Dublin 7.

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for construction of a 3-bedroom two storey dormer and part single storey detached mews dwelling together with vehicle access and garage and all associated siteworks at rear of 61 North Circular Road, Marlborough Mews, Dublin 7.

Area Area 3 - Central
Application Number 3622/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2022
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.

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. 6686m² (from c. 21,330m² to c.28 016m²) 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. 140m² at ground floor level and change of use of c.41m² (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.

Area Area 3 - Central
Application Number WEB1025/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2022
Applicant Caoimhe Murdock
Location 18, Grangegorman Lower, Dublin 7

Additional Information

Proposal: Demolition of existing single storey extension to rear. Construction of new single storey

extension to rear of existing dwelling. All Associated Demolition, internal alterations, site landscaping and ancillary works.

Area Area 3 - Central
Application Number WEB1203/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2022
Applicant Edwin and Marguerite O'Hora
Location 59, Iona Villas, Glasnevin, Dublin 9
Additional Information

Proposal: Planning Permission to construct a ground floor kitchen extension to the rear of 59 Iona Villas, Glasnevin, Dublin 9, D09 P6W8 to include alterations to the hip of the existing main roof in order to accommodate access to a new attic room with new rear dormer. To also include the partial conversion of the existing garage space to a utility room

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 0029/22
Appeal Type Written Evidence
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 and (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 3 Appeals Decided

Area Area 3 - Central
Application Number 2714/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date @10/03/2022
Applicant Liam and Jennifer O'Driscoll
Location 10 Daneswell Place, Glasnevin, Dublin 9, D09 R2YY

Additional Information

Proposal: Planning permission for the development will consist of the installation of a new inward opening pedestrian entrance gate and access to the rear boundary and lane with associated site works and landscaping.

Area Area 3 - Central
Application Number WEB1846/21
Appeal Decision GRANT PERMISSION
Appeal Decision Date @08/03/2022
Applicant Gordon Hassett & Cana Loh-Hassett
Location 30, Connaught Street, Phibsborough, Dublin 7

Additional Information

Proposal: The development consists of:

Demolition of existing rear extension containing a bathroom and shed abutting 32 Connaught Street, Phibsborough.

A single storey flat roof extension, all to rear abutting 32 Connaught Street, Phibsborough, comprising kitchen/ dining room, WC and en-suite at ground floor. The refurbishment of existing room into a bedroom at ground floor.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

10/22

(07/03/2022-11/03/2022)

Area Area 3 - Central
Application Number 0076/22
Application Type Social Housing Exemption Certificate
Applicant Micheál Burke
Location Rear of 61, North Circular Road, Dublin 7
Registration Date 10/03/2022
Additional Information
Proposal: SHEC: Construction of one no. residential dwelling



Dublin City Council

SECTION 5 EXEMPTIONS

10/22

(07/03/2022-11/03/2022)

Area Area 3 - Central
Application Number 0072/22
Application Type Section 5
Applicant Irish Life Assurance plc
Location Block D Irish Life Centre, Abbey Street Lower, Dublin
1
Registration Date 08/03/2022

Additional Information

Proposal: EXPP: Whether the erection of a nameplate sign at the entrance to Block D of the Irish Life Centre, Abbey Street Lower, is development requiring planning permission or is it exempted development?
