



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**18/22**

(03/05/2022-06/05/2022)

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** 3871/22  
**Application Type** Permission  
**Applicant** Academic Bridge English School  
**Location** 33, Gardiner Place, Rotunda, Dublin 1, D01 W625  
**Registration Date** 03/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Retention Permission is sought for existing English School of 5 no. floors, basement to third floor, gross floor area of 556.26 sq.m And Planning Permission is sought for 5 no. prefabricated single storey classroom units, 13.5 sq.m. per classroom plus 1 no. prefabricated toilet block of 14.08 sq.m to rear yard of 33 Gardiner Place, Dublin 1 - A PROTECTED STRUCTURE Ref : 3034 - with all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3877/22  
**Application Type** Retention Permission  
**Applicant** Tony Lawless  
**Location** 87, Ballybough Road, Ballybough, Dublin 3, D03 N230  
**Registration Date** 03/05/2022

**Additional Information**

**Proposal:** RETENTION: The development consists of retention permission for an existing optician's office located to the rear of 87 Ballybough Road with access from Clonmore Road.

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**Area** Area 3 - Central  
**Application Number** 3886/22  
**Application Type** Permission  
**Applicant** Anthony Murphy  
**Location** 324B, North Circular Road, Dublin 7  
**Registration Date** 04/05/2022

**Additional Information**

**Proposal:** Permission for (1) to extend the existing retail unit to the front by circa. 6.1sq.m. (2) provide new hardwood timber painted shopfront with internal roller shutter and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3891/22  
**Application Type** Retention Permission  
**Applicant** Alan Salmon  
**Location** 40, Drumcondra Road Lower, Dublin, 9  
**Registration Date** 05/05/2022

**Additional Information**

**Proposal:** RETENTION : Retention of Bakery Kitchen unit at ground floor, to rear of Shouk restaurant, at St. Joseph's Art college Drumcondra Ltd. 40, Drumcondra Road Lower, Dublin, 9.

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**Area** Area 3 - Central  
**Application Number** 3895/22  
**Application Type** Permission  
**Applicant** Ontower Ireland Limited  
**Location** Maldron Hotel, Parnell Square, Dorset Street Upper,  
Granby Row, Dublin 1  
**Registration Date** 05/05/2022

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3902/22  
**Application Type** Permission  
**Applicant** Kerala Kitchen Limited  
**Location** 73 Manor Street, Dublin 7, D07 R2N4  
**Registration Date** 06/05/2022

**Additional Information**

**Proposal:** Planning permission for the development consists of  
(a) permission for the removal and making good of the front terrace existing non-original balustrades on the south and west elevations,  
(b) permission for the erection of fixed glazed screens and glazed entrance door on the south, west and east elevations with a retractable canopy over the front terrace to be fixed to the existing facade providing a semi sheltered external dining area to the front of the existing restaurant.

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**Area** Area 3 - Central  
**Application Number** 3903/22  
**Application Type** Permission  
**Applicant** Irish Rail  
**Location** Connolly Station, Dublin 1  
**Registration Date** 06/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for general repairs to existing protected structure, including architectural ironwork to Amiens St elevation (balustrading at first floor and roof level), render repairs to Sheriff St Lower elevation and general repairs to roof.

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**Area** Area 3 - Central  
**Application Number** WEB1421/22  
**Application Type** Permission  
**Applicant** John Carney  
**Location** 97 & 99, Dunmanus Road, Cabra West, Dublin 7  
**Registration Date** 06/05/2022

**Additional Information**

**Proposal:** Planning Permission for a) the removal of existing boundary garden wall between no. 97 & no. 99, b) the construction of 1 No. 2 storey end of terrace dwelling house c) modification to existing vehicular entrances and driveways from Dunmanus road to provide front garden and parking spaces for No. 97, No. 99 and the proposed new dwelling, d) modifications to the existing

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rear gardens to provide private open space for No. 97, No. 99 and the proposed new dwelling, e) new roof-light to side hip roof to the existing dwelling at No.99 and f) all associated site works, at the site comprising No. 99 and No. 97 Dunmanus Road, Cabra West, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1422/22  
**Application Type** Permission  
**Applicant** Melonmount Limited  
**Location** 21-25, Chancery Street, Dublin, D07 KX21  
**Registration Date** 06/05/2022  
**Additional Information**

**Proposal:** Permission to display advertisement. For installation of 1 no. set of brand signage to consist of built up lettering with internal static face illumination, and 2 no. projecting brand signs to consist of built up logo with internal static face illumination, affixed to building façade of the new Guud Day Café at River House, 21-25 Chancery Street, Dublin 7, D07 KX21

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3873/22  
**Application Type** Permission  
**Applicant** Tony McIntyre  
**Location** 68, North Circular Road, Dublin 7  
**Registration Date** 03/05/2022  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of the removal of the new masonry boundary wall constructed on the boundary between No.68 / 66 North Circular Road and replacing it with a set of fixed, painted metal railings; To provide a new set of new railings and gates to delineate the boundary between the front garden area and the public pavement. No works are proposed to the exterior or interior of the existing house. The works the subject of this application are located within the grounds of a Protected Structure (RPS Ref. No.1584).

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**Area** Area 3 - Central  
**Application Number** 3907/22  
**Application Type** Permission  
**Applicant** Nicola Smith  
**Location** 51, Conor Clune Road, Ashtown, Dublin 7, D07 KX77  
**Registration Date** 06/05/2022  
**Additional Information**

**Proposal:** Planning permission is sought for attic conversion for storage / study room with dormer type window to rear, also single storey kitchen extension to rear and all associated works.

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**Area** Area 3 - Central  
**Application Number** 3913/22  
**Application Type** Permission

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**Applicant** Kellie Harrington  
**Location** 27, Portland Row, Dublin 1, D01 R3H3  
**Registration Date** 06/05/2022

**Additional Information**

**Proposal:** Permission for single and two storey extension to rear, incorporating balcony at first floor level. Enlarge existing window at rear at first floor level. Remove existing hedging at front and create area for off street parking to front and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1406/22  
**Application Type** Permission  
**Applicant** Colin Brady  
**Location** 13, Orchard Terrace, Grangegorman Upper, Dublin 7, D07 W0H4  
**Registration Date** 04/05/2022

**Additional Information**

**Proposal:** Planning permission for Conversion of attic to non-habitable storage space with consequential alterations to existing rear roof to include a contemporary dormer with ancillary works

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**Area** Area 3 - Central  
**Application Number** WEB1411/22  
**Application Type** Retention Permission  
**Applicant** Will Andrews  
**Location** 3, Kenmare Parade, Phibsborough, Dublin 7 D07 HF44  
**Registration Date** 05/05/2022

**Additional Information**

**Proposal:** Demolition of existing chimneys, of 2 sq m. shed and outhouse, and of a 7.6 sq. m single-storey extension at existing terraced, 2-storey, 1-bedroom house. Construction of a new two-storey extension to rear comprising new living space on ground floor and new bedroom to first floor. Refurbishment and deep retrofit works. New flat roof to extension with 4 solar panels. 2 new rooflights to be fitted to existing rear pitched roof. Ancillary works and landscaping.

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**Area 3**  
**Large Scale Residential Development**  
**LRD Opinion – Pre Application Stage 2**

**Area**  
**Application Number**

Area 3 - Central  
LRD6001/22-S2

Ref No.	Name of prospective LRD applicant	Location of site	Nature and extent of proposed LRD development	Date of receipt of request for LRD Meeting	LRD Opinion issued under Sect 32D of the Planning & Development Act 2000, as amended	Date of LRD Opinion
LRD6001/22-S2	Scanron Limited	Daneswell Place, Former Printworks/Smurfit Site, Botanic Road, Glasnevin, Dublin 9.	Construction of 166 residential units along with creche, café, residential amenity space, public and communal open spaces and associated site works.	21.03.22	Following consideration of the issues raised during the LRD meeting, the Planning Authority is of the opinion that the documentation submitted in accordance with Section 32B of the Act requires further consideration and amendment to constitute a reasonable basis for an application for Large-scale Residential Development.	05.05.22

## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0107/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	04/05/2022
<b>Applicant</b>	Adrian McEntaggart
<b>Location</b>	43, Manor Street, Dublin 7.

### **Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

1. Pointing/Render at front of property: Removal of recent inappropriate cementitious mortar using hand chisels. Care to be exercised to protect integrity of bricks during repairs. Re-point using NHL-3 lime based mortar. Finish by 'tapping back'.
2. Flower pots and cobble lock: Move flower pots away from front facade. Re-fit loose cobble lock
3. The rainwater system: No further repairs are required. Periodic inspections and cleaning of gutters, gulley's etc. on a bi-annual basis.
4. Roof: No further repairs are required. Periodic inspections and cleaning of gutters, gulley's etc. on a bi-annual basis.
5. Moisture readings: Under sink area Apartment 1. Damp/leaking taps. This will need to be addressed by a plumber.
6. There is a superficial crack in 1 x bedroom: The crack should be raked out and filled using lime based mortar prior to decoration. Paint to be breathable.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3485/22
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	03/05/2022
<b>Applicant</b>	Ginxo Trading Ltd
<b>Location</b>	Turnpike Lane, at rear of 59-69, Drumcondra Road Lower, Dublin 9

### **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** 3491/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/05/2022  
**Applicant** Matthew Kelly  
**Location** 484A North Circular Road, Dublin 1, D01 RX59

**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.

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**Area** Area 3 - Central  
**Application Number** 3515/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2022  
**Applicant** Tim Benjamin  
**Location** 9B, Abbey Street Lower, Dublin 1, D01X4PO

**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** 3516/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2022  
**Applicant** Phillip Keir  
**Location** 9A, Abbey Street Lower, Dublin 1, D01 A0W2

**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** 3520/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2022  
**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.

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**Area** Area 3 - Central  
**Application Number** 3521/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2022  
**Applicant** Brian Spencer  
**Location** 38, Villa Park Road, Navan Road, Dublin 7, D07 F9W2  
**Additional Information**

**Proposal:** Planning permission to widen existing vehicular entrance to off street car parking from 2.45m to 3.6m and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3848/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/05/2022  
**Applicant** Michael and Elaine Heffernan  
**Location** 24, Strandville Avenue, North Strand, Dublin 3  
**Additional Information**

**Proposal:** The development will consist of: (i) extending the existing single-story extension at the rear of the house, (ii) raising the ridge height of the house, converting the attic to bedroom, bathroom and storage areas, building a dormer roof window extending out and above the ground floor single-storey extension at the rear and (iii) all associated internal, site and drainage works.

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**Area** Area 3 - Central  
**Application Number** 3904/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2022  
**Applicant** Rachel Keane  
**Location** 1, Fitzgibbon Lane, Dublin 1.  
**Additional Information** Additional Information Received

**Proposal:** Permission for the development of a three-storey mews house within the Mountjoy Square Architectural Conservation Area. The development will consist of the conversion of the existing single-storey storage building and the construction of an additional two storeys to give a three-storey mews house. It includes entrance, storage, ground floor WC, and a home office at ground floor. Three Bedrooms and two bathrooms at first floor. Open plan kitchen-dining and living area at second floor, all measuring 149 m2. It includes an accessible roof terrace measuring 38m2 at roof level, incorporating renewable technology. It will include all associated ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 3905/21  
**Application Type** Permission

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**Decision** GRANT PERMISSION  
**Decision Date** 06/05/2022  
**Applicant** Rachel Keane  
**Location** 18A Fitzgibbon Street, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** Permission for the development of a part two, part three-storey mews house at 18A Fitzgibbon Street, Dublin 1, within the Mountjoy Square Architectural Conservation Area. The development will consist of the demolition of the existing single storey shop structure and the construction of part two, part three-storey mews house. It includes entrance, storage, ground floor WC, a home office, and a bedroom at ground floor; Open plan kitchen-dining and living area at first floor, a bedroom, bathroom at second floor, all measuring 120 m2. It includes an accessible roof terrace measuring 18 m2 at roof level, incorporating renewable technology, as well as a front garden measuring 13m2. It will include all associated ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 4162/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/05/2022  
**Applicant** Independent Trustee Company Ltd.  
**Location** 125, East Wall Road, Dublin 3  
**Additional Information** Additional Information Received

**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** WEB1386/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/05/2022  
**Applicant** Melonmount Limited  
**Location** River House,21-25, Chancery Street, Dublin 7 D07 KX21  
**Additional Information**

**Proposal:** Permission to display advertisement. For installation of 1 no. set of brand signage to consist of built up lettering with internal static face illumination, and 2 no. projecting brand signs to consist of built up logo with internal static face illumination, affixed to building façade of the new Guud Day Café.

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**Area** Area 3 - Central  
**Application Number** WEB1411/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/05/2022  
**Applicant** Will Andrews  
**Location** 3, Kenmare Parade, Phibsborough, Dublin 7 D07 HF44  
**Additional Information**

**Proposal:** Demolition of existing chimneys, of 2 sq m. shed and outhouse, and of a 7.6 sq. m single-storey extension at existing terraced, 2-storey, 1-bedroom house. Construction of a new

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two-storey extension to rear comprising new living space on ground floor and new bedroom to first floor. Refurbishment and deep retrofit works. New flat roof to extension with 4 solar panels. 2 new rooflights to be fitted to existing rear pitched roof. Ancillary works and landscaping.

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### Area 3 Appeals Notified

None

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### Area 3 Appeals Decided

**Area** Area 3 - Central  
**Application Number** 3705/20  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @05/05/2022  
**Applicant** Mabel Grace Development Limited  
**Location** Blackhorse Avenue, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The site bounds the wall of the Phoenix Park, which is protected structure (Ref. 6781). The development will consist of the following:

- Demolition of the existing building and yard on site;
- Construction of a 4-storey apartment development with undercroft car parking and a setback at 3rd floor level consisting of 17 no. units with associated balconies, comprising of 6 no. 1-bed units and 11 no. 2-bed units;
- New vehicular and pedestrian access from Blackhorse Avenue;
- 16 no. car parking spaces, bicycle parking, motorcycle parking and refuse storage at undercroft level;
- 2 no. visitor car parking spaces and bicycle parking at surface level;
- Internal communal amenity space including a gym and multi-purpose room at ground floor level with direct access to the external communal amenity space;
- Plant at roof level, landscaping, boundary treatment and all associated site works and services.

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**Area** Area 3 - Central  
**Application Number** 2427/21  
**Appeal Decision** REMOVE CONDITIONS  
**Appeal Decision Date** 29-Apr-2022  
**Applicant** Irish School of Motoring Ltd.  
**Location** Site to the rear of Nos. 20-22 Fitzgibbon Street, Nos. 6-10 Emmet Street and No. 46 Charles Street Great, Dublin 1, D01 Y207.  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning for the development will consist of

(i) removal of existing vehicular entrance gate off Fitzgibbon Street and demolition of two-storey commercial structure comprising former workshop/service garage and an adjoining derelict two storey dwelling which is bound to the south-east by an existing two-storey derelict structure situated within the grounds of No. 46 Charles Street Great (A Protected Structure - RPS No. 1371);

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(ii) construction of a five-storey flat/green-roofed apartment block served by 1 no. rooflights and comprising 19 no. units (1 no. studio, 14 no. one-bedroom units and 4 no. two-bedroom units) with each unit provided private amenity space, in the form of balcony and having access to communal amenity space (158sqm) at ground level. The development is to be served by 4 no. vehicular parking spaces 32 no. bicycle parking spaces and covered bin storage located within shared access yard accessible via a new vehicular entrance gate, of width 3.85m, off Fitzgibbon Street. The proposal also includes all ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development.

**\*\*\*Amendment to Week 17\*\*\***

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

18/22

(03/05/2022-06/05/2022)

**Area** Area 3 - Central  
**Application Number** 0138/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** John and Brenda Carney  
**Location** Site at 51, Dunard Drive, Cabra West, Dublin 7  
**Registration Date** 06/05/2022

**Additional Information**

**Proposal:** SHEC: Planning permission for a) the demolition of existing single storey side extension, b) the construction of 1 no. 2 storey mid terrace dwelling house and 1 no. 2 storey end of terrace dwelling house complete with front and rear gardens, c) modification to existing vehicular entrance and driveway from Dunard Drive to provide off street parking for the existing and proposed dwellings and d) all associated site works at the site.

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