



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

14/22

(04/04/2022-08/04/2022)

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 3655/22
Application Type Permission
Applicant St. Dominic's College
Location St. Dominic's College, Ratoath Road, Cabra, Dublin 7
Registration Date 04/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission is sought for the development will consist of making minor alterations to the existing iron gates at the free standing carved limestone triumphal arch entrance screen on the entrance to the college at Rathoath Road, Cabra, Dublin 7 located directly opposite numbers 6 and 7 Ratoath Estate, Cabra West, Dublin 7. The proposed works include the construction of two recessed control boxes which will be fixed, one buried below each gate, each with a moving steel arm which will be welded to the bottom horizontal bar of the gate. This will allow movement of the gates to be controlled electronically. This is a protected structure.

Area Area 3 - Central
Application Number 3657/22
Application Type Permission
Applicant Jenny Dam
Location 100 & 102 Capel Street, Dublin 1
Registration Date 04/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Retention permission for
(a) subdivision at ground and basement levels of the existing restaurant at nos. 101 and 102 Capel Street,
(b) change of use to beauty salon (basement and ground level) of no.102 Capel Street,
(c) provision of new shop signage above the entrance, erection of additional signage to the front wall and signage to the front window and wall at no. 102 Capel Street. 101 and 102 Capel Street, Dublin 1 are both protected structures (RPS refs. 1203 and 1204).

Area Area 3 - Central
Application Number 3672/22
Application Type Permission
Applicant Stayridge Limited
Location 49-50, Mary Street, Dublin 1
Registration Date 05/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for subdivision of an existing retail unit and first floor mezzanine, (459m²) to a smaller retail unit (82m²) including new entrance door/alterations to shopfront at No. 50 Mary Street (A Protected Structure) and change of use to a restaurant with ancillary staff and customer facilities at the rear mezzanine (371m²) at 49 Mary Street. New shopfront and signage to No. 49 Mary Street, and all associated site works and services, all at no. 49-50 Mary Street, Dublin 1. The change of use was previously granted as part of Planning Reg. Ref. 4033/17, the other works for which that grant of permission permits are no longer proposed to be carried out.

Area Area 3 - Central
Application Number 3673/22
Application Type Permission
Applicant The Commissioners of Public Works in Ireland
Location The North & South Gate Lodges, The National Botanic Gardens, Botanic Road, Glasnevin, Dublin 9, D09 VY63
Registration Date 06/04/2022

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission is sought for the restoration of character to the South and North Gate Lodges along with rear shelter with the removal of the existing end-of-life 1960's asbestos slates to both lodge roofs & replacement with new single camber plain clay tiles (as was original); retention of historic ridge tiles & finials; new copper roof sheeting to existing portico/pediment roofs; refurbishment of any corroded cast iron gutters; new lime render to the existing North and South Gate Lodge chimneys; and painting of all timber fascias, soffits and decorative supports.

The proposed development is within the curtilage of the National Botanic Gardens which is a conservation area and contains the following protected structures: Aquatic House RPS 852, The Curvilinear Range RPS 853, The Palm House Complex RPS 851, The Directors House RPS 8694, The Cactus / Lily House and the Dog Tower.

Area Area 3 - Central
Application Number 3689/22
Application Type Permission
Applicant A Star Backpackers Limited
Location 6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1
Registration Date 07/04/2022

Additional Information

Proposal: Planning permission for the development will consist of modifications to planning permission granted under Ref: 3702/20 with addition of 22 no. bedrooms as follows:

- 11 additional bedrooms through internal reconfigurations at 1st to 5th floor levels,
- 11 additional bedrooms through relocation of plant from 6th floor to basement and ground floor construction of additional floor area at 6th floor level with altered roofline at 6th floor level,
- Reconfiguration of street level entrance, foyer and cafe bar layout,
- Revisions to retail unit consisting of provision of a bicycle shop incorporating a streetside coffee kiosk with waste handling/storage area to rear and delivery/collection access relocated to Sackville Place,
- Internal alterations for inclusion of a dumbwaiter serving basement, ground and 1st floor levels and linen chute drop from 6th floor to ground floor level,
- Ancillary alterations to elevations,
- All associated site works and services.

Area Area 3 - Central
Application Number 3701/22
Application Type Retention Permission
Applicant Attila Antal
Location Unit 2 Bloom Lane, Dublin 1, D01 XF21
Registration Date 08/04/2022

Additional Information

Proposal: Retention planning permission sought for change of use from retail to cafe for the sale

of hot and cold for consumption both on and off the premises, together with minor alterations to front elevation and the provision of signage.

Area Area 3 - Central
Application Number 4162/21
Application Type Permission
Applicant Independent Trustee Company Ltd.
Location 125, East Wall Road, Dublin 3
Registration Date 07/04/2022
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.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3679/22
Application Type Permission
Applicant Rob Doyle and Fiona Little
Location 19 Infirmary Road, North Circular Road, Dublin 7, D07
TC94
Registration Date 06/04/2022
Additional Information
Proposal: Planning permission is sought for partial demolition and construction of single and two storey extension to rear, changes to elevations, all to end of terrace two storey dwelling together with associated site works including bin and bike store.

Area Area 3 - Central
Application Number 3682/22
Application Type Permission
Applicant Cormac Sheridan
Location 48, Villa Park Gardens, Dublin 7
Registration Date 07/04/2022
Additional Information
Proposal: Planning permission for 1. change of use of existing attic space to home office/storage 2. to replace existing side hip roof profile with Dutch hip gable 3. dormer window to the rear roof and all associated site works.

Area Area 3 - Central
Application Number 3687/22
Application Type Permission
Applicant Patrick Wilson
Location 29, Glasnevin Woods, Dublin 11
Registration Date 07/04/2022
Additional Information

Proposal: Planning Permission to construct dormer window in attic storage area on rear elevation of roof with flat roof finish.

Area Area 3 - Central
Application Number WEB1302/22
Application Type Retention Permission
Applicant Aidan O'Rourke
Location 16, Lucky Lane, Stoneybatter, Dublin 7
Registration Date 04/04/2022

Additional Information

Proposal: RETENTION: The development consists of: The retention of the sand and cement render finish on the side boundary walls of 16 Lucky Lane, Dublin 7.

Area Area 3 - Central
Application Number WEB1303/22
Application Type Permission
Applicant Wayne & Natalie Russell
Location 110, Old Cabra Road, Cabra West, Dublin 7
Registration Date 05/04/2022

Additional Information

Proposal: Detached home office/shed with w.c. in rear garden build up of both hips on roof at attic level into dutch hips, 2 No. dormer roof windows on rear slope of roof at attic level & attic conversion with w.c.

Area Area 3 - Central
Application Number WEB1307/22
Application Type Retention Permission
Applicant Ray O'Neill
Location 7, Belvidere Avenue, North Circular Road, Dublin 1 D01 C9V6
Registration Date 06/04/2022

Additional Information

Proposal: RETENTION: Retain and complete works of two-storey extension to rear of existing terrace house comprising of kitchen and bedroom, along with all associated site works.

Area Area 3 - Central
Application Number WEB1312/22
Application Type Permission
Applicant Derek Flynn
Location 5-7, Stella Avenue, Dublin 9 D09 R602
Registration Date 07/04/2022

Additional Information

Proposal: New vehicular accesses to front, ambulant disabled access steps and railings, dished footpath, landscaping and all associated works.

Area 3 Strategic Housing Development

Area	Area 3 - Central
Application Number	SHD0008/22
Application Type	Strategic Housing Development
Applicant	Three Castle Investments Ltd.
Location	Site at the former Royal Oak Public House, Finglas Road & Old Finglas Road, Glasnevin, Dublin 11 (ABP-313255-22)
Registration Date	07-Apr-2022

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

We, Three Castle Investments Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development at Site at the Former Royal Oak Public House, Finglas Road & Old Finglas Road, Glasnevin, Dublin 11.

The development will consist of:

(i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site;

(ii) construction of a Build-To-Rent residential development within a new part six, part seven, part eight, part nine storey over basement level plant room apartment building comprising 103 no. apartments (10 no. studio, 33 no. one-bedroom & 60 no. two-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 450.9sq.m of internal resident's amenities, 1,061sq.m of external communal amenity space (1st floor & 7th floor roof terraces) and 365sq.m of public open space (public terrace and landscaped area at ground level);

(iii) provision of 48 no. vehicular parking spaces (including 3 no. mobility parking spaces and 5 no. electric charging spaces), 2 no. motorcycle parking spaces, 222 no. bicycle parking spaces, bin stores, switch room and ESB substation at ground floor/undercroft level;

(iv) provision of 1 no. new vehicular entrance and 7 no. new pedestrian entrances to the development and associated public amenity areas from Old Finglas & Finglas Road, 3 no. pedestrian entrances will provide access to the provided public open space, 2 no. pedestrian entrances will provide direct access to 2 no. ground floor level apartments and 2 no. pedestrian entrances will provide direct access to the apartment building; and,

(v) all ancillary works including landscaping, boundary treatments, provision of internal footpaths, provision of foul and surface water drainage, green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended,

notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.royaloakshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála.

Important Note:-

The Strategic Housing Development (SHD) application documents available to view on Dublin City Council's website are for information purposes only. Please be aware that submissions/observations regarding SHD applications must be made directly to An Bord Pleanála (ABP). Any such submissions /observations submitted to Dublin City Council will be returned to the sender which could result in you missing the deadline to submit to ABP. For information on how to make an SHD submission / observation to ABP (hard copy or online) please contact 01 8588100 or alternatively log onto www.pleanala.ie.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0072/22
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	04/04/2022

Applicant Irish Life Assurance plc
Location Block D Irish Life Centre, Abbey Street Lower, Dublin
1

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?

Area Area 3 - Central
Application Number 0076/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 06/04/2022
Applicant Micheál Burke
Location Rear of 61, North Circular Road, Dublin 7

Additional Information

Proposal: SHEC: Construction of one no. residential dwelling

Area Area 3 - Central
Application Number 3242/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/04/2022
Applicant The Commissioners of Public Works in Ireland
Location Clock Tower Building, Department of Education,
Marlborough Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The Commissioners of Public Works in Ireland intend to apply for permission for development works to the Clock Tower Building, Department of Education, Marlborough Street, Dublin 1. This structure is part of a complex of buildings which are collectively given protected structure status under Dublin City Council RPS Reference No. 5026. The development will consist of the following works; removal of existing decayed render and replacement with lime based render to the whole of the exterior masonry walls to match existing detailing. Structural repair to underlying masonry structure as required; installation of new lead coping to existing roof parapet wall; replacement of existing decayed lead flashing with new; removal of existing late 20th century glass fibre cornice and window hoods and associated concrete corbels and replacement of each with profiles to match historic.

Area Area 3 - Central
Application Number 3251/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/04/2022
Applicant Crawford Barrie Property Limited
Location 61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58

Additional Information

Proposal: Planning permission for development at 61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58. The development will consist of the demolition of existing single storey sheds and the

construction of a 4 storey apartment block consisting of 9no. apartments as follows; 2no. studio units, 2no. one bedroom units and 5 no. two bedroom units together with the provision of balconies to east & west elevations, shared amenity space, bin storage, 18 no. bicycle spaces at ground floor level to the rear and for all ancillary works necessary to complete the development.

Area Area 3 - Central
Application Number 3259/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2022
Applicant David Cleary
Location 75, Saint Mobhi Road, Glasnevin, Dublin 9, D09 DK00

Additional Information

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

Area Area 3 - Central
Application Number 3265/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/04/2022
Applicant HK & EU Dynamic Investment Limited
Location 29 Dorset Street Lower, Dublin 1

Additional Information

Proposal: Planning permission for change of use of ground floor from retail to hot food takeaway, with internal modifications and new storefront to front, to premises at 29 Dorset Street Lower, Dublin 1.

Area Area 3 - Central
Application Number 3266/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2022
Applicant Molly Hennessy and Heather Harte
Location 16, Hawthorn Terrace, East Wall, Dublin 3

Additional Information

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

Area Area 3 - Central
Application Number 3436/21

Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/04/2022
Applicant Tom McCaughey
Location Maureen's 57, Manor Place, Dublin 7, D07 KC80
Additional Information Clarification of Add. Information Recd.
Proposal: The development will consist of the change of use from the existing Maureen's newspaper agents into a café along with associated changes to the interior ground floor layout and front elevation.

Area Area 3 - Central
Application Number 3446/21
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 07/04/2022
Applicant Bolero Investments Ltd T/A Jack Nealons
Location 165/166, Capel Street, Dublin 1. D01 XD72
Additional Information
Proposal: PROTECTED STRUCTURE: Modifications to existing 3 storey over basement licenced premises (a Protected Structure), as follows:
- New staircase from ground floor to basement.
- General minor internal layout alterations at each level. (including bar and toilet configurations and new dumb waiter connecting all floors).
- New kitchen at 2nd floor level (and associated vent duct concealed in roof valley).

Area Area 3 - Central
Application Number 3612/22
Application Type Outline Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/04/2022
Applicant MIRAL Building Contractors Ltd.
Location 66, Clonliffe Road, corner with Tolka Road, Dublin 3
Additional Information
Proposal: Outline Permission for new four storey apartment block to the rear of 66 Clonliffe Road, accessed from Tolka Road, which will consist of mixture of 1, 2 and 4 bed apartments, subject to detail design.

Area Area 3 - Central
Application Number 3613/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/04/2022
Applicant Colin Brady
Location 13 Orchard Terrace, Grangegorman, Dublin 7, D07 W0H7
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.

Area	Area 3 - Central
Application Number	GSDZ3274/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/04/2022
Applicant	Technological University (TU) Dublin
Location	TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7

Additional Information

Proposal: Permission for development at this site in the southern corner of playing pitch No. 2 within the TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7, located to the north of Kirwan Street Cottages. This site is located within the Grangegorman Strategic Development Zone (SDZ). There are a number of Protected Structures within the Grangegorman SDZ. The proposed development will consist of the installation of a free standing single sided LED display scoreboard measuring 4.6m wide by 2.0m high (9.2 sqm) and mounted on 4 no. galvanised steel support structures (3m high) not exceeding an overall height of 5m above ground level, and all associated site works including connection to an existing electrical power supply located on the eastern boundary of playing pitch No. 2.

Area	Area 3 - Central
Application Number	WEB1098/22
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	04/04/2022
Applicant	Amirsad Zalli
Location	54, Botanic Road, Dublin 9, D09 N8H3

Additional Information

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

Area	Area 3 - Central
Application Number	WEB1123/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/04/2022
Applicant	Ruth & John Corrigan
Location	12, Temple Cottages, Phibsborough, Dublin 7 D07 T1W8

Additional Information

Proposal: The development will consist of demolition of existing 6m² single storey extension to rear and erection of a new 2 storey extension incorporating an 8m² kitchen at ground floor and 8m² bedroom at first floor level. 2no Velux rooflights on new extension, Solar PV panels on existing south facing roof along with internal layout modifications and associated siteworks.

Area Area 3 - Central
Application Number WEB1303/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/04/2022
Applicant Wayne & Natalie Russell
Location 110, Old Cabra Road, Cabra West, Dublin 7

Additional Information

Proposal: Detached home office/shed with w.c. in rear garden build up of both hips on roof at attic level into dutch hips, 2 No. dormer roof windows on rear slope of roof at attic level & attic conversion with w.c.

Area Area 3 - Central
Application Number WEB1307/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/04/2022
Applicant Ray O'Neill
Location 7, Belvidere Avenue, North Circular Road, Dublin 1 D01 C9V6

Additional Information

Proposal: RETENTION: Retain and complete works of two-storey extension to rear of existing terrace house comprising of kitchen and bedroom, along with all associated site works.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2395/21
Appeal Type Written Evidence
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.
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Area	Area 3 - Central
Application Number	2683/21
Appeal Type	Written Evidence
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 3 Appeals Decided

Area	Area 3 - Central
Application Number	2320/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	06/04/2022
Applicant	Gerard Kelly Holdings Limited
Location	19-21, Spring Garden Street and Nos. 2, 4 & 6 Annesley Place, Dublin 3
Additional Information	Additional Information Received

Proposal: The development will consist of the demolition of all existing buildings (c. 1,086 sqm) including three former residential units with ground floor commercial at Nos. 2, 4 and 6 Annesley Place and the former light industrial and commercial building at 19-21 Spring Garden Street and the construction of a mixed use scheme (2,426 sqm) comprising: a ground floor retail unit (458 sqm) fronting Spring Garden Street and Annesley Place; an aparthotel (1,878 sqm) fronting Annesley Place, arranged over five floors, consisting of 41 no. aparthotel units with reception and café at ground floor, (36 no. 1 bedroom, 4 no. 1 bed suite and 1 no. 2 bed duplex), 25 of the aparthotel units include balconies, 2 no. landscaped roof terraces at 3rd floor level (85 sqm and 52 sqm respectively); 2 no. accessible parking spaces and a bicycle store (32 no. spaces) shared plant and ancillary facilities including refuse store (35 sqm), switch room and plant rooms (90 sqm) located to the rear of the proposed site; boundary screen walls, gates, vehicular entrance (off Spring Garden Street) and pedestrian entrances (off Annesley Place and Spring Garden Street) signage and all associated site and landscaping works on and above ground.

Area	Area 3 - Central
Application Number	2656/21
Appeal Decision	APPEAL WITHDRAWN

Appeal Decision Date 05/04/2022
Applicant Lidl Ireland GmbH
Location 20 to 22 (former Annesley Motors), 22B, 23, 24, 25, and 26, Ballybough Road, Dublin 3
Additional Information Additional Information Received

Proposal: The proposed development involves the demolition of all existing structures on the site comprising the former Annesley Motors car showroom and associated buildings and vacant dwellings and commercial premises at Nos. 20 to 26 (inclusive) Ballybough Road. The construction of a two storey (including mezzanine floor), neighbourhood centre development with a gross floor area totalling 2,391 sqms. The site area extends to circa 0.28 hectares. At ground floor, the proposed development includes three units (unit 1 – retail; unit 2 – retail/café; and , unit 3 – retail); undercroft parking for 29 cars and 16 external spaces; secure cycle store for staff within the undercroft; loading bay; existing ESB substation on O’Sullivan Avenue to be integrated into the development (a future ESB substation location is also proposed within the car park to the rear of the site should be the existing substation need to be decommissioned by ESB); an additional new ESB substation to service the proposed neighbourhood centre is also located internally within the building; other plant rooms and ancillary space; service vehicle and car access is off Clonliffe Avenue to the south of the site. At first floor, accessed by escalator/stair and lift core, is the licensed discount food store (supermarket) with a net sales area of 1,139 sqms including an off license sales area at first floor level with ancillary, office, storage and food preparation areas. The mezzanine level includes staff facilities ancillary to the supermarket. At roof level there will be both green roof, photovoltaic panels and a mechanical plant compound. The development includes all new drainage infrastructure, and all other works, including landscaping (hard and soft to the rear car park) and boundary treatments required to complete the development. The treatment of the roadside footpath area around outside of the application site is included on the submitted plans for indicative purposes only.

Area Area 3 - Central
Application Number 3886/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @04/04/2022
Applicant Iosif Gabor
Location 296C, North Circular Road, Phibsborough, Dublin 7
Additional Information Additional Information Received

Proposal: The development will consist of the change-of-use of the existing ground floor commercial unit to retail and the change-of-use of the remaining commercial units to three apartments: two 1-beds and one studio, through the addition of an extra storey atop the original building, as well as extensions to the rear at ground floor, first floor and second floor.



Dublin City Council

SECTION 5 EXEMPTIONS

14/22

(04/04/2022-08/04/2022)

Area	Area 3 - Central
Application Number	0107/22
Application Type	Section 5
Applicant	Adrian McEntaggarty
Location	43, Manor Street, Dublin 7.
Registration Date	07/04/2022

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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