



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

16/22

(19/04/2022-22/04/2022)

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	3442/16/X1
Application Type	Extension of Duration of Permission
Applicant	OCES Property Holdings Ltd.
Location	Clerys, 18-27, O'Connell Street Lower, Dublin 1
Registration Date	22/04/2022

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for development at a circa 0.64 hectare site located at 18-27 O'Connell Street Lower, Sackville Place, Earl Place and Earl Street North (known as the Clerys Building, A protected structure), Nos 13,14 and 15 Earl Place (Clerys warehouse), and Nos 94 and 95 Marlborough Street, Dublin 1. The application site includes Earl place, from Sackville Place to Earl Street North, and the existing link bridge between the building at Nos 18-27 O'Connell Street Lower and the building at Nos 13, 14 and 15 Earl Place. The Proposed development comprises of the following:

(i) Refurbishment, extension and partial change of use of the Clerys Building at 18-27 O'Connell Street Lower, Sackville place, Earl Place (not including the northern element to Earl Street North and Earl Place) to provide a mixed use retail, office, café, restaurant and bar development, to include alteration and removal of fabric at second floor level, upgrade the renewal of second floor, including provision of a terrace at third storey (second floor) level to part of the north elevation, to accommodate new structure and replacement and extension of the existing third floor office and plant level and the provision of 2 no. new floors, to provide an overall building of six storeys over two basement levels with a gross floor space of circa (c.) 18,079sq.m, comprising of c. 2,000 sq.m retail/café/restaurant at basement (-1), c. 3,478 sq.m retail floor space in 2 no. units both over ground and first floor level, 2 no. café/restaurant/bar units at ground floor and basement (-1) of c. 416 sq.m and 1 no. café/restaurant/bar unit at first floor of c. 317 sq.m, c. 94 sq.m café/restaurant/retail/retail services (Class 2)/ bar use in 2 no. units at ground floor level, a unit of c. 210 sq.m comprising an entrance lobby/foyer area with ancillary bar/café use with access from Earl Place to serve the top floor destination at fifth floor level, c. 5,647 sq.m office floor space, c. 1,733 sq.m top floor destination floor space, plus ancillary basement and back house areas. The proposed development includes a central glazed atrium from ground to fifth floor (sixth storey) level. The proposed development will include the following: (a) restoration and cleaning of retained facades, refurbishment of retained windows and replacement of some existing windows in the O'Connell Street facade (b) new -2 basement level to provide plant and storage areas staff facilities, 160 no. bicycle parking spaces, and other ancillary areas (c) replacement of the existing Earl Place and part of the Sackville Place facade including replacement windows; (d) removal of some internal fabric including partition walls, columns and staircase (the main central staircase will be retained and restored), as indicated on the submitted drawings, to accommodate the proposed mixed use development (e) at existing basement -1 level, change of use from retail/café/restaurant use (c. 2,00 sq.m gross), (f) at ground floor level subdivision to create 2 no. retail units of c. 770 and c. 772 sq.m gross (connected with basement -1 retail/café/restaurant area and first floor retail area) each with direct access from O'Connell Street to be located either side of a central entrance/lobby area, provision of a 2 no. café/restaurant/bar units (total gross floor space of c.416 sq.m) over ground and basement (-1) with access from Earl Place, 2 no. retail/café/restaurant/retail services (Class2)/bar units of c. 94 sq.m with access from Earl Place, access/lobby area for a top floor destination area to include ancillary bar/café use of c. 210 sq.m and office use to be provided on upper floors:(g) at first floor level, subdivision to create 2 no. retail units (of c. 967 sq.m and c. 969 sq.m gross) connected with the retail space at ground level and the retail/café/restaurant use at basement level -1, a café/restaurant/bar unit of c. 317 sq.m gross in the retained former Clerys Tearooms to the rear (east) with access from the retained and restored main staircase from ground

floor level; (h) change of use of existing second floor from retail to provide c. 2,055 sq.m office floor space; (i) demolition of existing part third floor office level and plant rooms and the creation of new third, fourth and fifth floor levels to comprise c. 3,592 sq.m office floor space at third and fourth levels and a top floor destination area of c. 1,733 sq.m gross at fifth floor level under lightweight ribbed roof structure forming a contemporary glazed roof, to provide café/restaurant/lounge & bar uses, events and conference, performance and display areas, and an accessible external viewing/dining terrace to the west and a terrace to the east. The proposal will include setbacks at fourth floor level (fifth storey) and fifth floor level (sixth storey) to the north, south, east and west elevations, including provision of a terrace to the western, eastern, and parts of the northern and southern elevations at fifth storey (fourth floor); (j) amendments to ground floor elevation to O'Connell Street and Sackville Place including, at O'Connell Street, provision of replacement central entrance doors, creation of 2 no. new doors either side of the main central entrance area, replacement entrance doors to the southern end, and relocated entrance location and new entrance doors to the northern end and at Sackville Place, replacement entrance doors.

(ii) Demolition of the existing Clerys warehouse building at 13,14 and 15 Earl Place and the construction of a seven storey building of c. 8,337 sq. m gross floor space, including a 176 no. bedroom hotel of c. 7,800 sq.m (including ancillary and back of house areas), a c. 426 sq.m gross café/restaurant/bar unit at ground floor level with access from Earl Place and including the restoration, internal and external refurbishment and change of use of Nos 94 and 95 Marlborough Street (both currently vacant) to link to the proposed hotel, to provide 2 no. retail/restaurant/café/retail service (Class 2) bar units (total gross floor space of c. 111 sq.m) and 10 no. bedrooms at first, second and third floors levels (included in the overall 176 no. bedrooms). The hotel will include setbacks on the east elevation at second floor level, north elevation at fifth storey level and on the east and west elevations at seventh storey level. A proposed basement will accommodate 20 no. car parking spaces (for use by the proposed office use), 45 no. bicycle parking spaces, staff facilities, plant and storage areas. Vehicular access will be via a car lift from Earl Place. The development includes part demolition and internal and external refurbishment of the existing link bridge between the building at Nos 18-27 O'Connell Street Lower and the building at Nos 13,14 and 15 Earl Place and its incorporation into the hotel use (linked to the first floor of the hotel and first floor of the Clery Building), for use as a double height hotel reception/lobby area to include a terraced seating area on the roof of the link bridge.

(iii) The demolition of the northern element (with frontage to Earl Street North and Earl Place) of the Clerys Building and construction of a c. 5,539 sq.m six storey office building, comprising c. 3,327 sq.m gross office floor space and 2 no. café/restaurant uses at basement and ground floor level (total gross floor space of c. 412 sq.m), and 1 no. retail/restaurant use (103 sq.m gross), plus ancillary basement areas. The development includes a setback to the north elevation at fifth and sixth storey, including a terrace at fifth storey (fourth floor). The development includes a basement level to provide 60no. bicycle parking spaces, plant areas, storage area, staff changing and locker facilities and a café/restaurant area linked with a ground floor restaurant. At ground floor it is proposed to provide 2 no. café/restaurant units, 1 no. retail/restaurant/café use, an office entrance area from Earl Place, an ESB substation, a service/delivery area (to also serve the refurbishment and extended Clerys Building), and other ancillary areas.

(iv) The proposed development includes public realm upgrades to Earl Place, all associated and ancillary works, including site infrastructure works, the provision of roof plant on the proposed hotel and office buildings and on a sunken level on the new glazed roof to the Clerys Building, hard and soft landscaping.

The overall proposed development will provide a c. 7,800 sq.m gross 176 no. bedroom hotel (excluding ground floor café/restaurant uses and retail/café/restaurant uses), c. 8,974 sq.m office floor space, c. 3,478 sq.m retail floor space in 2 no. units, c. 412 sq.m café/restaurant floor space in 2 no. units, a c. 210 sq.m entrance lobby/foyer for access to the top floor destination area, with ancillary bar/café use, c. 2,103 sq.m retail/restaurant café use in 1 no. unit at basement -1 of the Clerys Building and in 1 no. unit in the northern extension, 1,159 sq.m café/restaurant/bar floor

space in 4 no. units, including the unit associated with the hotel, c. 205 sq.m café/restaurant/retail/retail services (Class2)/bar in 4 no. units and c. 1,733 sq.m gross floor space at the top floor destination area fifth floor level of the Clerys Building. The total gross floorspace of the overall development, including existing and proposed floor space, will be c. 31,955 sq.m gross, including basement areas.

Area Area 3 - Central
Application Number 3478/21
Application Type Permission
Applicant Ontower Ireland Limited
Location Wellington Court, Mountjoy Street, Dublin 7
Registration Date 20/04/2022
Additional Information Additional Information Received
Proposal: PERMISSION AND RETENTION: We, Ontower Ireland Limited intend to apply for Retention permission of 6 no. pole mounted panel antennas (3 no. Vodafone & 3 no. Three) and 2 no. link dishes (1 no. Vodafone and 1 no. Three) within shrouded enclosures together with associated equipment and cabinets and Permission to install a further 3 no. pole mounted antenna and 2 no. dishes within GRP shrouded enclosures together with associated equipment and cabinet at the roof level of Wellington Court, Mountjoy Street, Dublin 7.

Area Area 3 - Central
Application Number 3770/22
Application Type Retention Permission
Applicant Attila Antal
Location Unit 2 Bloom Lane, Dublin 1, D01 XF21
Registration Date 19/04/2022
Additional Information
Proposal: Retention planning permission sought for change of use from retail to cafe for the sale of hot and cold food 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 3782/22
Application Type Permission
Applicant Academic Bridge English School
Location 33, Gardiner Place, Rotunda, Dublin 1
Registration Date 21/04/2022
Additional Information
Proposal: PROTECTED STRUCTURE : Retention for existing English school of 5 no. floors, basement to third floor, gross floor area of 556.26 sq.m. Planning Permission is sought for 5no. prefabricated single storey classroom units , 13.5 sq.m. per classroom plus 1no. prefabricated toilet block of 14.08sq.m. to rear yard of 33 Gardiner Place, Dublin 1 - A Protected Structure Ref : 3034 - with all associated site works.

Area Area 3 - Central
Application Number 3784/22
Application Type Permission

Applicant Anthony Murphy
Location 324B, North Circular Road, Dublin 7
Registration Date 21/04/2022

Additional Information

Proposal: Planning permission for (1) to extend the existing retail unit by circa. 6.1 sq.m. (2) provide new hardwood floor timber painted shopfront with internal roller shutter and all associated works at 324B North Circular Road, Dublin 7.

Area Area 3 - Central
Application Number 3792/22
Application Type Permission
Applicant Lark Finance Limited
Location 353 and 363 Blackhorse Avenue, Dublin 7, which is bound by Blackhorse Avenue to the south and Villa Park to the west
Registration Date 22/04/2022

Additional Information

Proposal: Planning permission for the proposed development will consist of a residential development of 31 no. residential units comprising of: 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no apartment (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation, 2 no. communal roof terraces will be located at fourth floor level, 1 no ESB substation and switch room, waste storage area entrance lobbies, 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); landscaping, public lighting, boundary treatment, 25 no. surface level car parking spaces, 10 no surface level bicycle parking spaces, new vehicular access from Villa Park Road, pedestrian access from Villa Park Road and Blackhorse Avenue, playground and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

Area Area 3 - Central
Application Number 3793/22
Application Type Permission
Applicant Mega Developments Ltd
Location 8 & 10 Drumcondra Road Lower, Dublin 9
Registration Date 22/04/2022

Additional Information

Proposal: Planning permission for the development will consist of partial demolition of existing 2 storey mid-terrace building and rear extensions, retaining the basement, front facade, chimney and roof profile and alterations to contain 2 no. 1-bedroom apartments at first floor accessed from courtyard over a 95 sq.m ground floor retail unit with signage alterations to facade including entrance to rear courtyard. Construction of building at rear of site will contain 3 no. 1 bedroom 1 no. 2 bedroom apartments all with balconies and solar panels, accessed via a new pedestrian entrance on Drumcondra Road Lower. Landscaped communal garden, bin stores and 14 no. bicycle spaces will be provided along with associated site works.

Area Area 3 - Central
Application Number 3799/22

Application Type Permission
Applicant Kerala Kitchen Limited
Location 73, Manor Street, Dublin 7, D07 R2N4
Registration Date 22/04/2022
Additional Information

Proposal: 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.

Area Area 3 - Central
Application Number 3973/21
Application Type Permission
Applicant Little Stars Childcare & Montessori
Location 351A, Navan Road, Dublin 7
Registration Date 22/04/2022
Additional Information Additional Information Received

Proposal: PERMISSION & RETENTION: Full planning permission is being sought for the following: (i) A proposed increase in child place numbers in existing childcare facility from 25 as originally granted full planning permission under planning reference number 4454/09 to 56 child places together with an increase in associated staff numbers in accordance with current Tulsa regulations and all ancillary site works; (ii) Retention of the existing single storey prefabricated type structure to the rear of existing childcare facility which is being used in conjunction with this childcare facility.

Area Area 3 - Central
Application Number DSDZ3772/22
Application Type Permission
Applicant KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partn
Location Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1
Registration Date 20/04/2022
Additional Information

Proposal: Planning 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 DCC Reg. Ref. DSDZ2813/21) comprising :- the redesign of the permitted circular lightwell within the pedestrian split-level street between building 1 (Block 3E) and building 2 (Block 3F) to a feature glazed structure (c. 9.2m x c. 2.3m x c. 6m) to provide additional daylight and stair access to the basement level 'Exhibition Space' and associated minor adjustment to landscaping at lower ground level to incorporate the feature glazed structure; extension of permitted external lifts on the western side of the pedestrian split-level street between building 1 (Block 3E) and building 2 (Block 3F) to provide access to the basement level and associated reconfiguration of the basement car parking

layout resulting in an overall reduction in carparking space to 84no. (from 90no. spaces). 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, DCC Reg. Ref. 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 WEB1348/22
Application Type Permission
Applicant Melonmount Limited
Location 21-25, Chancery Street, Dublin 7 D07 KX21
Registration Date 19/04/2022

Additional Information

Proposal: 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

Area Area 3 - Central
Application Number WEB1356/22
Application Type Permission
Applicant Sinead Kavanagh
Location 3-5, Prospect Square, Glasnevin, Dublin 9 D09 AP62
Registration Date 20/04/2022

Additional Information

Proposal: The development will consist of the removal of the existing single storey rear extensions to the rear (north) and partial removal of the two storey external walls to the rear and side, external modifications to include repair & repointing of the existing brick façades to nos. 3&4, to allow for the 3-storey extensions to the rear (north) of nos. 3-4 Prospect Square, a 3-storey extension to rear & side (east) of no.5 Prospect Square; full removal of roofs at nos. 3,4&5 Prospect Square to allow for the subsequent new second floor extension to the front, rear & side, comprising of roof terraces to the entire front façade, two bay windows to side, one balcony and two Juliet-style balconies to rear; the 2no. terraced houses at nos. 3&4 Prospect Square to be reconfigured to allow for a one-bed residential unit on ground floor and a two-bed duplex on first and second floor; modifications to the existing fenestration on the side of no.5 Prospect Square; 5 no. new rooflights within new zinc roof to all units; 2 bicycle spaces to one-bed unit within a private rear yard, 3 bicycle spaces to a 2-bed unit within rear service yard; new balustrade and planting to existing front parapet to all units; internal modifications to all existing layouts; and all associated site works to 2no. existing two-storey terraced houses at nos. 3&4 Prospect Square and 2-storey end-of-terrace at no.5 Prospect Square.

Area 3
DOMESTIC

Area Area 3 - Central
Application Number 3783/22
Application Type Permission
Applicant Cormac Sheridan

Location 48, Villa Park Gardens, Dublin 7
Registration Date 21/04/2022

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 WEB1364/22
Application Type Permission
Applicant Marie McEvoy
Location 6, Slade Row, Stoneybatter, Dublin 7 D07 R6F6
Registration Date 21/04/2022

Additional Information

Proposal: Attic conversion for storage dormer to the rear with 2 roof windows to the front.

Area Area 3 - Central
Application Number WEB5194/21
Application Type Permission
Applicant Nessa Cahill and Liam Herrick
Location 17, Finglas Road, Dublin 11
Registration Date 19/04/2022

Additional Information Additional Information Received

Proposal: Permission for demolition of single storey rear return and construction of part single
storey part two storey extension to rear of existing three storey house along with a new rooflight to
front section of roof and all associated site works.

Area Area 3 - Central
Application Number WEB5215/21
Application Type Permission
Applicant David Harte
Location 102, Caledon Road, East Wall, Dublin 3
Registration Date 19/04/2022

Additional Information Additional Information Received

Proposal: The development will consist of the demolition of the existing ground floor side
extension, a new two storey side extension, a new ground floor front extension across the existing
house and the new side extension and a new vehicular entrance and driveway.

**Area 3
LAWs**

Area Area 3 - Central
Application Number 3791/22
Application Type LAW
Applicant Dublin City Council, Culture, Recreation and Economic
Services
Location Aughrim Street Sports Centre, Aughrim Street, Dublin 7

Registration Date 22/04/2022

Additional Information

Proposal: LAW:

Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended)-Part 8

Pursuant to the requirements of the above, notice is hereby given of the following development:

Construction of a new two storey and single storey extension to the north west (side) of the existing building,

Alterations to elevations,

Construction of new steps and wheelchair access ramps to the south west (front) main entrance,

New bicycle parking, new disabled parking bay and associated site development works.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 22nd April 2022 during public opening hours by appointment only at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday-Friday (excluding Public Holidays) 9.00am to 4.30pm. To make an appointment please phone: 01-2223114 or email planning@dublincity.ie.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30 pm on Tuesday 7th June 2022 or at <https://consultation.dublincity.ie>.

Area 3 Decisions

Area	Area 3 - Central
Application Number	2692/16/X1
Application Type	Extension of Duration of Permission
Decision	ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date	19/04/2022
Applicant	EasyHotel Ltd.
Location	0.0964 ha site approximately, at Nos. 28-31 Benburb Street & Nos. 6-9 Wood Lane, Dublin 7

Additional Information

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

Area Area 3 - Central
Application Number 3067/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/04/2022
Applicant Antoine Giacometti & Tamsin Snow
Location 26, Montpelier Hill, Arbour Hill, Dublin 7, D07 R821
Additional Information Additional Information Received
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 3163/16/X1
Application Type Extension of Duration of Permission
Decision ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date 20/04/2022
Applicant Co-Operative Housing Ireland
Location Site at 84 North King Street and between George's Court and Red Mill Apartments on North Brunswick Street, Dublin 7. The site adjoins 85 North King Street (a Protected Structure)

Additional Information

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

Area Area 3 - Central
Application Number 3359/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/04/2022
Applicant Kevin Daly & Lisa Turnbull
Location 21, Clonliffe Road, Drumcondra, Dublin 3
Additional Information

Proposal: The development will consist of alterations to existing dwelling comprising:-The demolition of existing extension and shed to the rear (34.9 sq.m); and construction of 2-storey

extension to rear (41 sq.m) . Planning permission is also sought for all other site and development works including hard and soft landscaping to the rear and front of existing dwelling.

Area Area 3 - Central
Application Number 3361/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/04/2022
Applicant Durkan Residential Ltd.
Location Site of 0.1067 Ha at the corner of Brunswick Street North and Church Street Upper, Dublin 7

Additional Information

Proposal: The proposed development will consist of the following: The construction of 52 residential units (each with private balcony/terrace) within three apartments blocks (A, B and C) ranging from 3 to 8 storeys, with a ground floor unit in Block A. Block A at 8 storeys comprises retail (c.106.1m²) a ground floor fronting both Church Street and Brunswick Street North, 28 no. residential units (15 no. 1 bed, 13 no. 2 bed) and a terrace at 7th floor (54.2m²). Block B at 6 storeys comprises 17 residential units (7 no. 1 bed and 10 no. 2 bed) with bin store and bicycle storage at ground floor level. Block C at 3 to 4 storeys comprises 7 no. residential units (4 no. 1 bed and 3 no. 2 bed). Pedestrian access to residential units is from Brunswick Street North. Permission is sought for all associated site development works, an ESB substation at ground floor level onto Church Street Upper, landscaping/public realm works and 108 no. bicycle parking spaces.

Area Area 3 - Central
Application Number 3366/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 20/04/2022
Applicant Patrick Wilkinson
Location 39, Clonliffe Road, Dublin 3, D03 ND98

Additional Information

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

Area Area 3 - Central
Application Number 3673/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/04/2022
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

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	3715/22
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/04/2022
Applicant	The Tram Café Ltd.
Location	Site at south side of Prince's Street North, Dublin 1

Additional Information

Proposal: Application for restaurant / café bar / take away use in a renovated double decker tram of circa 44.42sqm with an external served area to include stool tables and outdoor seating area; with new water and drainage connections connected to existing mains; with the relocation of 8no. cycle stands; all on a site containing existing bicycle and motorcycle parking bays of circa 266.49sqm; at the south side of Prince's Street North, Dublin 1 which is in an Architectural Conservation Area.

Area	Area 3 - Central
Application Number	4184/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/04/2022
Applicant	Tom Quinn
Location	Rear 3 Blessington Street, Dublin 7

Additional Information Additional Information Received

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

Area	Area 3 - Central
Application Number	WEB1037/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/04/2022
Applicant	Lorcan Sirr
Location	43, Erris Road, Cabra, Dublin 7 D07 XD52

Additional Information Additional Information Received

Proposal: The creation of a vehicular entrance, driveway with permeable paving, and dished entrance at front of premises exiting on to Erris Road.

Area Area 3 - Central
Application Number WEB1168/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/04/2022
Applicant Richard & Gail Murray
Location 80, Nephin Road, Cabra, Dublin 7, D07 H2F7

Additional Information

Proposal: The development will consist of demolition of existing single story extension to east of existing house, demolition of existing rear garage, creation of new vehicular entrance to Nephin Road, two off street parking spaces to front and construction of new two-story extension to the rear comprising kitchen dining space, lounge area and utility room. New door at ground floor facing north, new window at first floor level facing east at rear, roof-light at first floor level, and new windows at ground floor level facing to north, south and east.

Area Area 3 - Central
Application Number WEB1335/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/04/2022
Applicant Marie McEvoy
Location 6, Slade Row, Arbour Hill, Stoneybatter, Dublin 7 D07 R6F6

Additional Information

Proposal: Attic conversion for storage dormer to the rear with 2 roof windows to the front.

Area Area 3 - Central
Application Number WEB1348/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/04/2022
Applicant Melonmount Limited
Location 21-25, Chancery Street, Dublin 7 D07 KX21

Additional Information

Proposal: 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

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3166/22
Appeal Type Written Evidence
Applicant Bartra Property (Broombridge) Limited
Location Tolka Industrial Park, Ballyboggan Road, Dublin 11, D11 HF57

Additional Information

Proposal: Permission for development on a c. 0.637 Ha site at Tolka Industrial Park, Ballyboggan Road, Dublin 11, D11 HF57 (Vacant Site Register Ref. VS-0457). Works are also proposed to discharge wastewater and attenuated surface water via separate 225mm diameter pipe networks of approximately 100m length each to the public wastewater and surface water sewer networks respectively, which are located at the junction with Ballyboggan Road, to the north of the development site. These works will be carried out on existing road carriageway, incorporating an area of c.0.083 Ha. The development site area and drainage works areas will provide a total application site area of c. 0.72 Ha. The development will principally consist of: the demolition of the existing derelict warehouse structure (c. 1,084 sq m) and associated outbuildings (c. 417 sq m) and the construction of a mixed-use development (13,490 sq m) comprising office accommodation (7,353 sq m); a cafe/service unit (252 sq m); and 71 No. apartments (24 No. 1 bed units, 40 No. 2 bed units and 7 No. 3 bed units) with an ancillary residential amenity/work hub (170 sq m). The development is principally provided in 2 No. blocks as follows: Block A (office) to the north of the site will be 6 No. storeys (over part basement) in height; and Block B (residential) to the south of the site will be part 8-part 9 No. storeys in height with external deck access. The development will also include 2 No. single storey bicycle stores; the provision of a vehicular access and a secondary emergency vehicular access to the east of the site; a pedestrian/bicycle connection along the eastern boundary of the site from the Royal Canal towpath to the south to the access road to the east; 40 No. car parking spaces (including 2 No. disabled parking spaces); 2 No. motorcycle spaces; bicycle parking; bin storage; private balconies/terraces on the apartments predominantly facing south and west; public and communal open spaces; hard and soft landscaping; boundary treatments; green roof; PV panels; plant; plant enclosure, lift overrun and stair core at roof level; 2 No. ESB substations and 2 No. switchrooms; lighting; signage; and all other associated site and development works above and below ground.

A Natura Impact Statement has been prepared in respect of the proposed development.

Area	Area 3 - Central
Application Number	3179/21
Appeal Type	Written Evidence
Applicant	Damian Kidd
Location	8, Martin Savage Park, Dublin 15
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	3130/22
Appeal Type	Written Evidence
Applicant	Bernard Farrell
Location	Clonliffe House, 43/44 Ballybough Road, Dublin 3
Additional Information	

Proposal: RETENTION: a) the erection of a permanent roof structure (186.9sqm) to rear (southeast) outdoor licensed area; b) toilets (12.5sqm) and external plant room/structures (63.3sqm) to the rear (south-east) outdoor yard, all at ground level; and c) timber-clad plant rooms and stairs (south-east) at first floor (49.2sqm).

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3424/20
Appeal Decision	REMOVE CONDITIONS
Appeal Decision Date	19/04/2022
Applicant	Development Ocht Limited
Location	5-6, Meetinghouse Lane, Mary's Abbey, Dublin 7, D07 YP89

Additional Information Additional Information Received

Proposal: Development at a c. 0.056 ha site. The development comprises the refurbishment and extension of the existing buildings to provide a 9 no. storey development including hotel, restaurant and roof bar. The development will consist of:

- A. The removal of the roof of the 2 no. storey (over basement) building fronting Meetinghouse Lane and the interconnected 2 no. storey building to the rear (total floor area c. 647 sq.m);
- B. The refurbishment of the buildings including the removal of internal floors (238 sq.m) and walls to facilitate the core structure of the proposed development;
- C. The replacement of the roof at the interconnected 2 no. storey building to the rear and provision of new window openings at mezzanine level;
- D. The extension of the building fronting Meetinghouse Lane to provide a 9 no. storey (including mezzanine) hotel development comprising 65 no. bedrooms and licenced restaurant (c. 2,547 sq.m total floor area).
- E. Partial demolition of the western elevation fronting Meetinghouse Lane to provide new windows opening at and entrances and elevational treatment with canopy above hotel entrance and signage (2.2 sq.m) with additional signage at entrance arch at Meetinghouse Lane (2.6 sq.m);
- F. Publicly accessible enclosed glazed roof garden, licenced restaurant and bar (c. 271 sq.m) at top floor level;
- G. Reception, storage, kitchen and refuse store and WC at ground floor level, with management office, staff changing facilities and multipurpose meeting room at upper floors;
- H. Landscaped external courtyard (c. 123 sq.m) including 12 no. bicycle parking spaces.
- I. Provision of plant at basement, mezzanine and top floor levels and all associated site works, infrastructure and green roof.

No works are proposed to the floorspace occupied by Evans Art Supplies.

Area	Area 3 - Central
Application Number	WEB5054/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@19/04/2022
Applicant	The Moldovan Retail Store Ltd
Location	38, Capel Street, Dublin 1

Additional Information

Proposal: Part off-licence use in the existing retail unit.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

16/22

(19/04/2022-22/04/2022)

Area	Area 3 - Central
Application Number	0117/22
Application Type	Social Housing Exemption Certificate
Applicant	Paul Pugh
Location	101, Clonliffe Avenue, Dublin 3
Registration Date	19/04/2022

Additional Information

Proposal: SHEC: The development will consist of construction of a one bedroom, two-storey end of terrace dwelling and all ancillary works necessary to facilitate the development.



Dublin City Council

SECTION 5 EXEMPTIONS

16/22

(19/04/2022-22/04/2022)

Area Area 3 - Central
Application Number 0123/22
Application Type Section 5
Applicant Tony Doyle
Location 4 Imaal Road, Cabra, Dublin 7
Registration Date 22/04/2022

Additional Information

Proposal: EXPP: New porch to front of existing dwelling.

Area Area 3 - Central
Application Number 0124/22
Application Type Section 5
Applicant Tom Kavanagh
Location 48-49, Gardiner Street Upper, Dublin 1
Registration Date 21/04/2022

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Repointing of mortar joints between brickwork to front.
