



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**07/22**

(14/02/2022-18/02/2022)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## Area 3 COMMERCIAL

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3283/22
<b>Application Type</b>	Permission
<b>Applicant</b>	EWD3 Developments Ltd
<b>Location</b>	Existing commercial premises at Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road and Blythe Avenue)
<b>Registration Date</b>	16/02/2022

### **Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (1 no. studio, 7 no. 1-bed/2-person apartments, 1x 2-bed/3-person apartment and 4 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, a separate access to Unit 4 from Blythe Avenue, associated internal refuse and storage for 34 no. bikes at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3313/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Peter McVerry Trust
<b>Location</b>	88, Drumcondra Road Lower, Dublin 9, D09 F9K6
<b>Registration Date</b>	18/02/2022

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development consisting of: a) Material Change of Use of the existing building from bed & breakfast use into residential use providing for 4 no. new apartments, one per floor, within the existing floor area of the building, as follows: unit 1-44.8 msq at basement (lower ground floor) level; unit 2-35.5msq at ground floor (entry) level; unit 3-45.1 msq at first floor level; unit 4-45.3msq at second floor level; b) Replacement of all non-original windows with new timber-framed six over six sash windows to the front and rear at ground, first and second floor levels, and 2 no. timber-framed windows at basement level, all to existing opes; c) Structural repairs to redress water damage including removal of the existing roof structure and replacement to match existing, and reinstatement with new natural slates; removal and replacement of the existing suspended timber floors and upgrading to new fire rated suspended timber floors and ceilings throughout; d) Removal of internal stair and reinstatement to match existing; e) Internal alterations to remove non-original internal partitions at all levels; f) Provision of new internal partitions to new unit layouts at all levels; g) Fire safety upgrade works to include new alarm system, fire stopping at attic level and at compartments below, new internal fire doors at all levels, and new fire rated partitions and ceilings as required; h) New AOV rooflight to existing roof valley; i) Weatherproofing and remedial works to the existing front entrance steps; j) Refurbishment of existing historic fabric including 2 no. original arched windows to the rear, original external ironwork throughout, plasterwork to entrance hall, localised repairs and patching to original brickwork to the front and to the original render to the rear; k) Existing drainage to be refurbished including new pipework and new cast iron rainwater goods as required; l) Landscaping works to the front and rear including new permeable paving, planting, refuse store, and a new boundary treatment subdividing

the subject site from the rear section opening onto St. Joseph's Avenue m) New mechanical and electrical services throughout; n) 4 no. new bathrooms and kitchenettes, one each per proposed apartment o) Remedial works to address dampness in the existing external walls and lower ground floor p) Remedial works to the existing rear return including repairs to the existing non-original roof q) All ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3315/22
<b>Application Type</b>	Permission
<b>Applicant</b>	La Touche S.a.r.l
<b>Location</b>	La Touche House, Custom House Dock, I.f.S.C., Dublin 1
<b>Registration Date</b>	18/02/2022

**Additional Information**

**Proposal:** We, La Touche S.a.r.l. c/o BCP Capital, 71 Upper Leeson Street, Dublin 4, intend to apply for planning permission for development at this c. 0.4417 ha site at La Touche House, Custom House Dock, International Financial Services Centre, Dublin 1. The proposed development will consist of; the refurbishment/reconfiguration, partial demolition, recladding and vertical extension of an existing (c. 13,275.9 sq.m GFA) 7-storey building to a 10-storey (c. 23,314.3 sq.m GFA) office building with an additional c. 8,068.4 sq.m commercial floorspace provided and a total height of c. 45.84 m from ground (50.85m ODM), including the following:

- 1) Partial demolition of the existing fifth floor and the existing sixth floor plant rooms and external plant areas to fifth floor slab level, comprising a combined area of c. 1528.5sq.m removed, the removal of an existing bridge link across the atrium, and maintaining the existing c. 565.1 sq.m of office space and the existing core areas to the east, west and south;
- 2) Refurbishment and reconfiguration of the existing office building as follows:-
  - a) Basement level: Reduction in car parking provision from 143 no. to 99 no. retained spaces, reconfiguration of existing plant areas, increased bicycle parking to 184 no. spaces, provision of bicycle storage areas, locker room, changing rooms, staff toilets and drying room, bin storage area, new staircase link, bicycle lift and service lift from podium (ground floor level) covering an additional area of c.913.2 sq.m within the existing basement;
  - b) Ground Floor: Reconfiguration of the existing ground floor to include a new glazed screen enclosure to the existing atrium and introduce a new building entrance to the south elevation accessed from IFSC Plaza and close the existing entrance. Change of use of 103 sq.m of part of an existing retail bank area to office use. Change of use of c. 134.9 sq.m existing office space to a c. 152.1 sq.m food & beverage unit including an extended area of c. 17.2 sq.m to the east and access to an external terrace to the east. Change of use of c. 128.2 sq.m existing office space to a c. 164 sq.m bicycle café including an extended area of c. 35.8 sq.m to the south and east. Reconfiguration of the existing ground floor to the south/south- west to include a change of use from existing office area to create 2 no. food & beverage/retail units of c. 94.1 sq.m and c. 44 sq.m respectively;
  - c) First Floor, Second Floor and Third Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium;
  - d) Fourth Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium and enclosure of 2 no. external balcony areas to provide an additional c. 86.6 sq.m office space;
  - e) Fifth Floor: New office floor accommodation to replace the existing plant areas and the enclosure of the existing external terrace to the north of the office floor (c. 1,226 sq.m) and to include the existing c. 565.1 sq.m of office accommodation to the north of the new extended floorplate, reconfiguration of existing plant areas to unisex toilets, lift lobby and circulation space

within core area to the south;

f) Addition of new floors: Addition of 4 no. office floors with the existing stair cores extended upwards and toilet accommodation replicated as the supplemented existing provision on the lower floors and the existing atrium extended through to roof level; the proposed sixth, seventh and eighth floor levels will consist of c. 1,791.1 sq.m office space each; the proposed ninth floor level will consist of c. 1,329.5 sq.m office space; setback of the external envelope and creation of a terrace area accessible for maintenance only at ninth floor level; new Part M compliant accommodation stairs within the atrium from ground floor to ninth floor;

g) External works to include; A complete recladding with replacement curtain walling and an overwrapping by a translucent perforated metal veil to the vertical external envelope of the existing building from ground floor level to fifth floor level and the extension and continuation of a new curtain wall and external perforated veil above to include the newly reconstructed fifth floor, and the new sixth, seventh, eighth and ninth floors; new plant and plant enclosure screen at roof level; additional plant on perforated metal platforms adjacent to the 3 no. existing cores from first to ninth floor; the provision of photovoltaic panels at roof level; new glazed atrium roof; provision of 4 no standard bicycle spaces and 9 no. cargo bicycle spaces at ground level; provision of a platform lift on the north-east corner of the site; new hard and soft landscaping adjacent to the building only; new lighting; and all associated site development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3319/22
<b>Application Type</b>	Permission
<b>Applicant</b>	JOM Investments Unlimited
<b>Location</b>	Unit 1, The Ivy Exchange, Parnell Street, Dublin 1
<b>Registration Date</b>	18/02/2022

**Additional Information**

**Proposal:** Planning permission is sought for change of use (total area = 3090 sqm) from retail and retail ancillary to culture/recreational use; (a) comprising a gymnasium facility (class 11 (e) without pool), including at ground floor (area = 1525 sqm) and mezzanine floor (area = 1565sqm) and (b) replacement of previously approved internal signage to shop front, (c) all associated development works at Unit 1 The Ivy Exchange, Parnell Street, Dublin 1 for JOM Investments Unlimited.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ3288/22
<b>Application Type</b>	Permission
<b>Applicant</b>	SFDC Ireland Limited
<b>Location</b>	Site at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1
<b>Registration Date</b>	16/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE:

SFDC Ireland Limited intends to apply for permission for development at a c. 1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, the east by New Wapping Street, the south by North Wall Quay and the west by an unnamed street and a green open space known as 'Central Square'. The application site includes the former British Rail Hotel on 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839). The application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area.

The development will consist of permission for internal works to the protected structure. The proposed works include the installation of a new door at basement level; alterations at Ground Floor Level, including the creation of a new opening to the Elevator in the western wing and the replacement of an existing pier wall in the eastern wing; construction of a new sloping floor to the Lobby in the East Wing, to facilitate wheelchair access; installation of a new glazed door and glazed screen in existing openings in the Entrance Lobby; alterations to the existing Winter Garden to the rear of the structure, which include the installation of a new transparent acoustic drape at the southern end of the area; the replacement of permitted sliding doors with swing doors, installation of new planters; the construction of new access stairs and an elevator at the northern end of the space.

Works proposed at first floor level include the removal of some modern doors; the construction of a new partition wall to the Conference Room in the West Wing; the relocation of existing doors internally in the building; construction of a new screen wall and door to the existing Lift Lobby in the West Wing; provision of new glazed security screen to the staircase at First Floor level. At second floor level it is proposed to remove modern doors; construction of a new partition wall to the Conference Room in the West Wing and the relocation of existing doors. At third floor level it is proposed to remove modern doors and a modern screen wall and to construct new lightweight partition walls within the existing rooms in the West Wing and relocate existing doors. At roof level it is proposed to undertake repair works to the existing chimney pots and to replace the existing roof lantern to the staircase with a replica and related ancillary works above and below ground. In the interest of clarity, no external works are proposed to the structure.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	GSDZ3274/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Technological University (TU) Dublin
<b>Location</b>	TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7
<b>Registration Date</b>	14/02/2022

**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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1149/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Triode Newhill Abbey Street Limited
<b>Location</b>	35, Abbey Street Lower, Dublin 1
<b>Registration Date</b>	17/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Provision of Off Licence (10sqm) subsidiary to the main retail use.

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## Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3282/22  
**Application Type** Permission  
**Applicant** THPI Ltd  
**Location** 197, North Circular Road & Annamoe Parade, Dublin 7,  
D07 K4VP  
**Registration Date** 16/02/2022

**Additional Information**

**Proposal:** PROTECTED STRUCUTRE: Permission for development at the permitted dwelling Annamoe Parade, Dublin 7 (File Ref: 2260/20) to the rear of No. 197 North Circular Road, Dublin 7. The development will consist of revised internal floor plans to increase the permitted number of bedrooms from 2 no. to 3 no. at first floor and all associated and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3284/22  
**Application Type** Permission  
**Applicant** Doriane Chevenet and Kenneth Purtell  
**Location** 16, Roosevelt Cottages, Navan Road, Dublin 7, D07 V6WE  
**Registration Date** 16/02/2022

**Additional Information**

**Proposal:** Permission: The development will consist of the following works to the existing single storey dwelling house: the demolition of existing single storey extensions to the side and rear; the construction of a single storey extension to the rear of the existing dwelling; the provision of four new rooflights; and associated internal and external alterations. The development will also consist of all associated site development works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3321/22  
**Application Type** Permission  
**Applicant** Steven McCay and Sonja Monaghan  
**Location** 10, St. Vincents Cottages, Blackhorse Avenue, Dublin 7  
**Registration Date** 18/02/2022

**Additional Information**

**Proposal:** Planning permission for a) Single storey extension to side and rear. b) All associated site works.

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**Area** Area 3 - Central  
**Application Number** 3322/22  
**Application Type** Permission  
**Applicant** David Hendrick  
**Location** 48, Ashington Park, Dublin 7  
**Registration Date** 18/02/2022

**Additional Information**

**Proposal:** Planning permission for a.) Change of roof profile from hip end to full gable end profile. b.) Attic conversion incorporating dormer extension to rear. c.) One no. velux rooflight to front elevation , d) All associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1980/21  
**Application Type** Permission  
**Applicant** Alina and Éanna Ó Caollaí  
**Location** 156, College Terrace, Clonliffe Road, Dublin 3  
**Registration Date** 15/02/2022  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of: Partial-demolition of existing roof and construction of a vertical dormer extension to existing rear return, consisting of one bedroom with projecting bay window and rooflight to bedroom area and new rooflight to proposed internal stairs and landing at second floor level to rear return. The development also includes proposed alterations to first floor rear return existing bedroom and bathroom including new windows and internal layout.

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### Area 3 Strategic Housing Development

**Area** Area 3 - Central  
**Application Number** SHD0004/22  
**Application Type** Strategic Housing Development  
**Applicant** CASL CARRIGROHANE Road (CORK) LP  
**Location** 124 - 126, Parnell Street, Dublin 1 (ABP-312221-21)  
**Registration Date** 02-Feb-2022  
**Additional Information**

**Proposal:** Planning and Development Acts 2000 to 2021

Application to An Bord Pleanála Reference Number ABP-312221-21

In accordance with section 146B of the Planning and Development Act 2000, as amended, An Bord Pleanála has received a request from CASL Carrigrohane Road (Cork) LP to alter the terms of a grant of planning permission for a Strategic Housing Development at 124-126 Parnell Street, Dublin 1. (An Bord Pleanála application Reference Number ABP-303615-19).

The request relates to the construction of 257 no. bedspaces and all associated site works. The proposed alterations relate to the following alterations to permission An Bord Pleanála Reference 303615-19 resulting in a total of 276 no. student bedspaces by:

- the replacement of a 7-bedroom cluster at ground floor of Block C with an 8-bedroom cluster
- the replacement of a 7-bedroom cluster at first floor of Block D with an 8-bedroom cluster
- the replacement of a 5-bedroom cluster at third floor of Block D with an 8-bedroom cluster
- addition of single studios at Block C at floors 3, 4, 5 and 6 and reconfigured layout at these levels
- addition of single studios at Block D at floors 4, 5 and 6 and reconfigured layout at these levels
- the omission of twin studios and inclusion of double and accessible studios at Blocks C & D

A repositioned vehicular underpass at Block D, omitted balcony at third floor Block D to accommodate revised cluster kitchen, reduced footprint of ground floor at Block E, minor changes to the footprint of Blocks B, C, D and E, elevational changes at Block C & D corresponding with proposed bedspaces and rooftop gables relocated to align with new layouts, 3m plant enclosure at roof level of Block E and PV panels relocated. The proposed alterations result in a reduced total floor area by 158 sqm to c. 8,107 sqm and an increase in student bedspaces by 19 no. to 276 no. bedspaces.

The case reference for the current alteration request is ABP-312221-21. The Board decided in accordance with section 146B(2) of the Act, that the proposed development would constitute a material alteration to the terms of the development.

Under section 146B(8), submissions or observations in relation to the request may be made to An Bord Pleanála, during a period of 5 weeks relating to:

- a) Whether such an alteration should be likely to have significant effects on the environment.
- b) Whether the Board should make the alteration to the terms of the development concerned being an alteration other than that to which the request relates or refuse to make the alteration.

The Board shall have regard to any submissions or observations made on foot of this invitation. The information relating to the proposed alteration (including the details of the request) may be inspected free of charge or purchased on payment of a specified fee at the offices of Dublin City Council and the offices of An Bord Pleanála during public opening hours for a period of 5 weeks commencing on 2nd February 2022.

Any submission or observation in relation to the request to alter the terms of the development may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. Any submission must be accompanied by a fee of €20, except for certain prescribed bodies. There is no fee required to make a submission or observation by those parties or individuals who have already made a valid submission or observation to the Board in relation to the original application An Bord Pleanála Reference Number ABP-303615-19.

Submissions or observations must be received by the Board not later than 5.30 pm on 8th March 2022. Such submissions or observations must include the following information:

1. The name of the person making the submission or observation, the name of the person, if any, acting on behalf of that person, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
3. The reasons, considerations and arguments on which the submission or observations is or are based.

Any submission or observation which does not comply with the above requirements cannot be considered by the Board. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8737100).

**\*\*\*Amendment to Week 05\*\*\***



## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2024/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	18/02/2022
<b>Applicant</b>	Linders
<b>Location</b>	Formerly known as The Irish Distillers Building, Smithfield, Dublin 7

### Additional Information

**Proposal:** EXT.OF DURATION: Development at a site formerly known as the 'Irish Distillers Building', Smithfield, Dublin 7. The site is bounded by Phoenix Street to the south, Smithfield Square to the west, new church street to the north, and Bow Street to the east. The site includes the surface car park adjacent to the Irish Distillers Building. The site includes a surface car park adjacent to the existing building.

The development consists of site clearance works including the part demolition of the existing Irish Distillers building and the incorporation of part of its existing stone walls (fronting Bow Street to the east including return frontage onto Phoenix Street and partly along New Church Street to the north) within the new proposed commercial building that ranges in height between 4 and 7 storeys above double basement level with a total Gross Floor Area (GFA) of 20,512.6 sq.m (above ground floor level) to include 18,236 sq.m (GFA) of office floorspace; 458 sq.m Net Floor Area (NFA) of retail floorspace in 2 no. units 169sqm (NFA) of restaurant space (1 no. unit) 241.2 sqm (NFA) of restaurant/bar floorspace 1 no. unit at ground floor level. An ESB sub-station is proposed at ground floor level at the north-eastern corner of the proposed building. Three roof terraces are proposed at 5th floor level of which two are provided to the southern elevation and one to the northern elevation. A further three roof terraces are provided at the north-western, south-western and south-eastern corners of the proposed building at 6th floor level. Pedestrian accesses are provided at ground floor level along all four of the proposed buildings frontages leading to a central atrium that contains the main stair/lift cores and reception facilities on the eastern and western sides of the central atrium. A vehicular access ramp is provided off Bow Street to the east serving the double basement level car park containing 47 no. car parking spaces and 188 no. bicycle parking spaces(in addition to 24 no. ground floor level cycle parking spaces), and shower and changing facilities. Ancillary waste storage areas, archive, plant and storage rooms are also provided at basement levels. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm. The proposed building includes for the provision of sustainable and renewable energy measures including green roofs and roof top solar panels.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3183/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	18/02/2022
<b>Applicant</b>	Martin McCaffrey
<b>Location</b>	345-347 Blackhorse Avenue, Phoenix Park, Dublin 7, D07 K5P5

### Additional Information

**Proposal:** The development will consist of proposed provision of two 3x4 meter parasols to cater for existing external seating area with 8 meters of branded external screens to the road side of site and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3237/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/02/2022  
**Applicant** Francis Doherty, Peter McVerry Trust  
**Location** 88, Drumcondra Road Lower, Dublin 9, D09 F9K6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development consisting of: a) Material Change of Use of the existing building from bed & breakfast use into residential use providing for 4 no. new apartments, one per floor, within the existing floor area of the building, as follows: unit 1-44.8 msq at basement (lower ground floor) level; unit 2-35.5msq at ground floor (entry) level; unit 3-45.1 msq at first floor level; unit 4-45.3msq at second floor level; b) Replacement of all non-original windows with new timber-framed six over six sash windows to the front and rear at ground, first and second floor levels, and 2 no. timber-framed windows at basement level, all to existing opes; c) Structural repairs to redress water damage including removal of the existing roof structure and replacement to match existing, and reinstatement with new natural slates; removal and replacement of the existing suspended timber floors and upgrading to new fire rated suspended timber floors and ceilings throughout; d) Removal of internal stair and reinstatement to match existing; e) Internal alterations to remove non-original internal partitions at all levels; f) Provision of new internal partitions to new unit layouts at all levels; g) Fire safety upgrade works to include new alarm system, firestopping at attic level and at compartments below, new internal fire doors at all levels, and new fire rated partitions and ceilings as required; h) New AOV rooflight to existing roof valley; i) Weatherproofing and remedial works to the existing front entrance steps; j) Refurbishment of existing historic fabric including 2 no. original arched windows to the rear, original external ironwork throughout, plasterwork to entrance hall, localised repairs and patching to original brickwork to the front and to the original render to the rear; k) Existing drainage to be refurbished including new pipework and new cast iron rainwater goods as required; l) Landscaping works to the front and rear including new permeable paving, planting, refuse store, and a new boundary treatment subdividing the subject site from the rear section opening onto St. Joseph's Avenue m) New mechanical and electrical services throughout; n) 4 no. new bathrooms and kitchenettes, one each per proposed apartment o) Remedial works to address dampness in the existing external walls and lower ground floor p) Remedial works to the existing rear return including repairs to the existing non-original roof q) All ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3249/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/02/2022  
**Applicant** Paul Corey  
**Location** 52, Joyce Road, Drumcondra, Dublin 9, D09 X7W2

**Additional Information**

**Proposal:** Planning permission is sought for the following items: 1) To demolish existing single storey extension to rear of existing dwelling. 2) To erect a two storey extension to rear of existing dwelling. 3) All ancillary site works.

**Area** Area 3 - Central  
**Application Number** 3257/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 17/02/2022  
**Applicant** Vision Wave Limited  
**Location** 57A Jervis Lane Upper, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The property is within the curtilage of the protected structure No. 57 Capel Street (RPS No. 1182).

The development will consist of: (i) alterations to internal layout, front extension of third floor level to match floor plate of existing first and second floor levels and increase in building height from 18.17 to 21.07.; (ii) change of use of existing commercial building to provide residential accommodation comprising 4 no. apartments (1 no. studio & 3 no. one bedroom units) each served by private amenity space, in the form of a terrace or balcony on the eastern elevation, and sharing bin storage/cycle parking facilities at ground floor level; (iii) refurbishment of all elevations and removal/replacement of fenestration detailing on north, south and east elevations; and (iv) all ancillary works necessary to facilitate the development. The building will be served by 4 no. rooflights.

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**Area** Area 3 - Central  
**Application Number** 4072/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/02/2022  
**Applicant** Bianca Anton  
**Location** 446A, North Circular Road, Dublin 1, D01 T9F4  
**Additional Information**

**Proposal:** Development will consist of reinstatement of retail use of existing unit. Proposed retail use is for Christening Embroidery shop. New signage, door & new position of ESB box to the front elevation of the existing building and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4077/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/02/2022  
**Applicant** Niall McCormac and Orla Fitzpatrick  
**Location** 7, Glencar Road, Dublin 7, D07 W1Y6  
**Additional Information**

**Proposal:** Permission to demolish existing rear extension, for the erection of new single storey kitchen extension in its place, for the relocation of bathroom, for the erection of new single storey extension to side to provide a new bedroom.

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**Area** Area 3 - Central  
**Application Number** 4097/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 18/02/2022

**Applicant** Sinead Quish  
**Location** 18, Niall Street, Dublin 7, D07 V6Y5

**Additional Information**

**Proposal:** RETENTION: Retention Planning Permission is sought for amendments to previously approved Planning Permission WEB3504/11, comprising alterations and extensions to the existing mid-terraced single-storey house at 18 Niall Street, Dublin 7, D07 V6Y5. Amendments comprise minor modifications to the internal layouts, modifications to the fenestration of the single-storey rear extension and additional Velux roof lights on the front and rear roofs.

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**Area** Area 3 - Central

**Application Number** 4100/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 18/02/2022

**Applicant** Anthony Brady and Melissa Brady

**Location** 6, Clare Road, Drumcondra, Dublin 9, D09 F8X5

**Additional Information**

**Proposal:** Planning permission for alterations/extensions to the existing two-storey semi-detached house at 6 Clare Road, Drumcondra, Dublin 9, D09 F8X5, comprising construction of a new single-storey flat roof kitchen/dining room extension to the rear, minor modifications to the rear fenestration, and associated internal alterations and site development.

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**Area** Area 3 - Central

**Application Number** 4111/21

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 18/02/2022

**Applicant** Mark Finlay

**Location** 511, Blackhorse Avenue, Dublin, D07X9T3

**Additional Information**

**Proposal:** The development consists of constructing a single storey extension to the rear and a single storey porch to the front and all associated ancillary site-works.

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**Area** Area 3 - Central

**Application Number** 4146/21

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 18/02/2022

**Applicant** Martin McCaffrey

**Location** 345-347 Blackhorse Avenue, Phoenix Park, Dublin 7, D07 K5PS

**Additional Information**

**Proposal:** Planning permission for development at this site will consist of proposed revision of the current opening times of the dash container from 07.30am-20.00pm as per previously approved reg. ref. 2069/19 to the proposed times of 06.30am-21.00pm.

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**Area** Area 3 - Central  
**Application Number** WEB5194/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/02/2022  
**Applicant** Nessa Cahill and Liam Herrick  
**Location** 17, Finglas Road, Dublin 11

**Additional Information**

**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.

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**Area** Area 3 - Central  
**Application Number** WEB5207/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/02/2022  
**Applicant** Claire McGlinchey  
**Location** 43, Villa Park Gardens, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Demolition of existing porch to front of existing house and reinstatement of original front entrance area, demolition of existing single storey extension to rear of existing house; conversion of existing flat roof garage to side of existing house to games room with loft storage over and construction of new single storey flat roof extension to rear of existing house together with carrying out minor interior alterations to existing house and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5215/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/02/2022  
**Applicant** David Harte  
**Location** 102, Caledon Road, East Wall, Dublin 3

**Additional Information**

**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.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2862/21  
**Appeal Type** Written Evidence  
**Applicant** Dublin Central GP Limited  
**Location** 10-13 & 18-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1  
**Additional Information** A.I Article 35 Received

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**Proposal: PROTECTED STRUCTURE:** Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7

Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3220/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Dublin Port Company
<b>Location</b>	Dublin Port, Alexandra Road, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site which extends from North Wall Quay Extension to the Tolka Estuary, to include the western boundary to Dublin Port and pavements along East Wall Road, across the Alexandra Road junction with East Wall Road, across the Tolka Quay Road junction with East Wall Road, Bond Road, across the Promenade Road junction with Bond Road and to end of Bond Road, Dublin Port, Dublin 1 & 3 and permission to amend development permitted under Reg. Ref. 3084/16.

The ESB substation (Record of Protected Structures No. 8771) is located within the subject site. The proposed development will consist of construction of a new 1.4km pedestrian walkway and a 2-way cycle lane along East Wall Road and Bond Road from the River Liffey to the Tolka Estuary and will comprise the following:

- Removal of part of existing Dublin Port western boundary wall / fence;
- Removal of the existing access to Terminal 3 on East Wall Road;
- Modifications to layout of Terminal 3 along eastern boundary including removal of private car parking spaces;
- Relocation of 3 no. existing double billboards;
- Relocation of existing flagpoles,
- Relocation of existing temporary office building of 15sq.m;
- Closure of left turn from Alexandra Road to East Wall Road southbound;
- Removal of 17 no. car parking spaces from the Dublin Port Centre car park;
- Realignment of Bond Road north of the Promenade Road junction;
- Construction of new boundary along sections of the Dublin Port western boundary comprising railings over plinth or wall to a height of c. 4m along East Wall Road and Bond Road or for a section along Bond Road a wall of c. 2.6m in height;
- Creation of a civic space adjacent to the River Liffey at North Wall Quay Extension,
- Provision of 25 no. bicycle parking spaces,
- Provision of a Dublin Port Irish language installation as part of the boundary treatment

adjacent the Crane 292 enclosure.

- Provision of hard and soft landscaping including trees along the extent of the route, amenity, interpretation and wayfinding features including bins and seating;
- Provision of an indented bus stop on the east side of East Wall Road;
- Provision of pedestrian and cycle facilities to enable road crossing on the east side of East Wall Road to connect with permitted road crossings on East Wall Road by Dublin City Council;
- Provision of lighting and CCTV along the proposed pedestrian and cycle route; and
- Modifications to the existing maritime garden adjacent to Dublin Port Centre.

In addition to the replacement of permitted pedestrian and cycle facilities and associated works along East Wall Road and Bond Road to the north of Tolka Quay Road as permitted under Reg. Ref. 3084/16 to include a bridge over Promenade Road with revised design and alignment the following proposed amendments to permission granted under Reg. Ref. 3084/16 will also comprise:

- Reduction in the width of the vehicular carriageway and omission of footpath on internal roadway in Terminal 3;
- Provision of a new vehicular access to Dublin Port Centre car park off the internal road network;
- Amendments to the junction between the Terminal 3/4 access road and Alexandra Road to include right-out only from the proposed access road onto Alexandra Road and changing the junction from signalised to priority controlled;
- Amendments to the permitted Alexandra Road / East Wall Road Junction to include the retention of the left slip lane from East Wall Road into Alexandra Road;
- Relocation of the emergency access gate at the junction of Tolka Quay Road and East Wall Road;
- Omission of the private secure access route for multi-modal berth between Tolka Quay Road and Alexandra Road; and
- Omission of a section of the internal road to the south of Dublin Port Centre car park.

The proposed development and proposed amendments include all associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs.

This application is accompanied by a Natura Impact Statement.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3400/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Mater Misericordiae University Hospital
<b>Location</b>	Mater Misericordiae University Hospital, Eccles Street, Dublin 7
<b>Additional Information</b>	Additional Information Received

**Proposal:** For permission for development and permission for retention of development at the Mater Misericordiae University Hospital, Eccles Street, Dublin 7. The development consists of a seven to nine storey covid emergency extension block (13,563 sqm) (plus pop-up tenth floor level stairs and lift access to rooftop) to the south of the existing modern hospital. The development is to include a lower ground level below the street level of Eccles Street, with a six storey facade directly onto Eccles Street. The building will increase in height toward the north (rear) in steps of one storey each. Permission is sought for the development and completion of the Covid emergency extension block at Eccles Street, to the south of the Whitty Wing of the hospital and connecting at each level northwards to the existing circulation core at the south side of the hospital and forming a new (south) entrance to the hospital campus at Eccles Street, Dublin 7. Permission is sought for retention of site development and enabling works (including demolition of access road ramp from Eccles Street), relocation of services within the site and retention of piled foundations,



substructures, retaining structures along Eccles Street and superstructure. Upon completion the covid emergency extension block will provide for 98 hospital beds, including 16 intensive care beds, 28 ppvl isolation beds, 12 isolation respiratory beds and 40 high acute isolation beds and 2 number infectious isolation bed units, associated plant, 3 retail units (345 sqm) and ancillary office and support accommodation. The development includes provision of 24 cycle parking spaces at lower ground level, access for ambulance to both the Eccles Street frontage and from within the existing hospital campus, signage on the Eccles Street elevation, all plant flues, tanks, services, landscaping, boundary treatment and ancillary site development works.

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**Area 3**  
**Appeals Decided**

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

07/22

(14/02/2022-18/02/2022)

**Area** Area 3 - Central  
**Application Number** 0050/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Crawford Barrie Property Developments Limited  
**Location** 61, Royal Canal Bank, Phibsboro, Dublin 7  
**Registration Date** 17/02/2022

**Additional Information**

**Proposal:** SHEC: The development will consist of the demolition of existing single storey sheds and the construction of a 4 storey apartment block consisting of 9 no. apartments as follows: 2 no. studio units, 2 no. one bedroom units and 5 no. two bedroom units.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

07/22

(14/02/2022-18/02/2022)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0006/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	Pierce Madden & Claire-Louise Murphy
<b>Location</b>	113, North Circular Road, Dublin 7
<b>Registration Date</b>	16/02/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE:

1. Tidy and reconfigure existing front and rear soft landscaping.
2. Rake out and repoint existing granite front doorsteps.
3. Repaint existing painted internal walls, ceiling and joinery.
4. Repaint existing painted front door and surround.
5. Replace existing fitted carpets and linoleum flooring to first floor bedrooms with new.
6. Provide new painted timber panelling to rear return bedroom wall over existing.
7. Upgrade existing fuse board and MCB panel to upper ground floor hallway with new in existing location and perform health check on existing electrics.
8. Upgrade any electrical circuits that are unsafe, reusing existing ducts and runs to provide 2 no. additional sockets to existing dining room.
9. Remove socket for shower pump fed through hole in the wall between bathroom and bedroom to return and replace with spur for shower.
10. Replace existing non original sanitaryware fittings with new in existing location reusing existing service runs as much as possible.
11. Replace existing non efficient external gas boiler with new efficient gas fired condensing boiler to kitchen in rear return reusing existing service runs as much as possible.
12. Fit mineral wool insulation held on airtight membrane between floor joists on upper ground floor where ceiling to lower ground floor has been removed.
13. Remove existing ivy to rear return carefully.
14. Check gutters to rear return and repair all gutters and rainwater goods where necessary.
15. Re-fix slipped slates to roof.
16. Relocate termination point of rainwater pipe to rear return currently draining into a blocked gully in the neighbouring rented property to ensure access for regular maintenance. This blocked gully has resulted in substantial damp and water damage to the lower ground floor rear return.
17. Replace existing rotten timber window heads to lower ground floor west facing window in rear return with new concrete lintel and repair brickwork currently left unstable due to rot.
18. Replace existing rotten timber head to lower ground floor front entrance doorways with new concrete lintels and repair brickwork currently left unstable.
19. Repair and treat dry rot damage above lower ground floor north facing window to rear return, replacing compromised window head with new concrete lintel.
20. Repair rotten timber/ceiling/floor joists to lower ground floor.