



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

11/20

(09/03/2020-13/03/2020)

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	2435/20
Application Type	Permission
Applicant	Technological University (TU) Dublin
Location	Park House, North Circular Road, Dublin 7
Registration Date	09/03/2020

Additional Information

Proposal: The proposed development will consist of: Amendments to a temporary permission permitted under DCC Reg. Ref. 4633/18. The permitted development consists of: a change of use from office to library on Level 00 through Level 02; 2 no. new fire escape stairwells and associated accesses; a reduction in car parking spaces; and the provision of additional cycle parking spaces. The proposed amendments will comprise: (1) Modifications to the layout and external finish of the fire escape stairwells and associated accesses at Level 00 through Level 02 on the east and west elevations; (2) Alterations to the existing access doors and associated stairs on the east and west elevations at level 00; (3) The provision of a new accessible toilet at Level 00; and (4) All associated site development works and services on a site of c.0.35ha.

Area	Area 3 - Central
Application Number	2437/20
Application Type	Permission
Applicant	A Star Backpackers Limited
Location	6-12, Sackville Place & 107a Marlborough Street, Dublin 1
Registration Date	09/03/2020

Additional Information

Proposal: The development will consist of a 95 bedroom contemporary tourist hostel in existing and new buildings ranging in height from 6 to 7 storey (over basement). The development will include:- Demolition of 2-storey buildings at 6 & 7 Sackville Place, single storey building to rear of 8-12 Sackville Place and fourth floor (plant) level at 8-12 Sackville Place; Change of use and reconfiguration of the remaining 4 storey (over basement) building at 8-12 Sackville Place from TU Dublin education facility to hostel and retail; Upward extension of existing building by 2-3 levels to create a 6-7 storey (over basement) building at 8-12 Sackville Place; Construction of a new 7 storey (over basement) building at 6 & 7 Sackville Place, to connect to the extended building at 8-12 Sackville Place to form a single integrated development; - Extension of existing basement towards laneway to the rear; - Revised elevational treatment to existing building at 8-12 Sackville Place including reconfiguration of windows to north, south and west elevations. The overall development will accommodate:- - Guest amenities, ancillary services, storage, kitchen accommodation and external courtyard at basement level; - Reception, resident's lounge, cafe/bar and separate retail/retail service unit at ground floor; - 95 no. bedrooms at first to sixth floor levels; - Waste store to rear with access to Marlborough Street via existing laneway; - 2 no. advertising digital displays

(each c. 17.2m high x 0.9m wide) on front elevation; - Plant at roof level, water tanks at first floor, bicycle parking at ground floor and all associated signage, site works and services.

Area Area 3 - Central
Application Number 2443/20
Application Type Permission
Applicant Kevin Blake
Location 33 Ashtown Grove, Navan Road, Dublin 7.
Registration Date 10/03/2020

Additional Information

Proposal: Permission sought for proposed change of use first floor level shop use to apartment dwelling use with rear terrace private space on existing flat roof, form stairwell window opening to side gable wall and associated external alterations at 33 Ashtown Grove, Navan Road, Dublin 7.

Area Area 3 - Central
Application Number 2479/20
Application Type Permission
Applicant Gallena Business Management Limited, Green Jersey Limited
Location Jervis Shopping Centre, bounded by Mary Street, Jervis Street and Abbey Street Upper, Dublin 1
Registration Date 12/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will include (a) the addition of 24 build to rent residential units located at car park level 3 to car park level 4 level on the Jervis Street and Abbey Street Upper frontages of the building. The two floors of this element will have a floor area of 2390 sq.m. and will have 20 no. one bed units and 4 no. two bed units. These units will be accessed from entrances on Jervis Street and Abbey Street Upper. There will also be additional amenity open spaces provided at car park level 1A, 2A & 3A adjacent to the protected structures at Upper Abbey Street to serve these units. (b) it is proposed to demolish retail floor area, storage and car parking area totalling 4355 sq.m. facing Mary Street at first floor level, first floor upper, car park level 1, car park levels 2/2A; 3/3A; 4/4A and mansard surrounds facing Mary Street, Jervis Street and Abbey Street Upper. In replacement, it is proposed to construct a 6 storey building of 8,208 sq.m. behind the Mary Street frontage, from first floor upper level to car park level 5 for use as a co-living development with 127 units. This would be accessed from an entrance on Jervis Street. Communal Amenity space of 1,499sq.m is proposed to serve this development. (c) it is also proposed to construct 3 floors above the roof car park level 5A level for office use. The lowest office floor will replace car parking and plant at level 5A. the office use will have a floor area of 16,568 sq.m. and will be accessed from Jervis Street. In addition there will be 696 sq.m. of outdoor amenity open space to service the offices as well as an internal atrium of 1,224 sq.m. The following changes are proposed to the existing retail units, existing apartments and ancillary services; a reduction in size of retail unit 11/12 so as to create a switch room and 2 ESB substations facing Abbey Street Upper, change of

retail unit 17 at ground and first floor level to create reception area facing Jervis Street for the offices at ground level and bicycle parking for the offices at first floor level, removal of retail unit at first floor level at Mary Street so as to provide the ground floor of the co-living development, to include foyer, lounges, gym and common areas and the elimination of 2 no. apartments to allow for the construction of a Part M compliant staircore. The 750 car parking spaces on site will be reconfigured, but not reduced by the development proposed. A total of 390 no. bicycle spaces will be provided to serve the new development. The ground floor elevations on Abbey Street Upper will be amended and the copper dome at the entrance at ground level on Mary Street will be removed. New access points through existing openings on Jervis Street are proposed to provide access to the development. The total floor area of the centre at present is 82,011 square metres including parking. It is proposed to decommission the use of 5,433 sq.m. roof top parking and plant use and replace these areas by 16,568 square metres in three floor of offices. It is proposed to demolish 2,549 sq.m and replaced by co-living building of 8208 sq.m. at Mary Street frontage. The new total of the building including parking will be 109,058 sq.m.

Area	Area 3 - Central
Application Number	2484/20
Application Type	Retention Permission
Applicant	Kingrail Limited
Location	5, O'Connell Street Upper, Dublin 1
Registration Date	13/03/2020

Additional Information

Proposal: RETENTION: The development consists of: the change of use of the retail unit (50.26 sq.m) at ground floor level to a souvenir/gift shop and associated works and signage.

Area	Area 3 - Central
Application Number	2486/20
Application Type	Permission
Applicant	Declan Coleman
Location	34, Bachelors Walk, Dublin 1
Registration Date	13/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE: To convert the existing LED advertising sign (3.00 m high by 6.00 m wide and 150 mm deep) at first/ second floor level at 34 Bachelors Walk, Dublin 1, (a Protected Structure) to a LED display sign which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper two floors of 34 Bachelors Walk, Dublin 1.

Area	Area 3 - Central
Application Number	2490/20

Application Type Permission
Applicant Patrick Simons
Location 159, North Circular Road(sliding onto ellesmere avenue), Dublin 7
Registration Date 13/03/2020

Additional Information

Proposal: Permission sought for sub-dividing existing two storey end of terrace house into 2 no. 1 bedroom apartments at ground floor level (51.40 sq.m & 49.08sq.m) & 1no. 3 bedroom apartment at first & attic floor levels complete with ground floor entrance hall (129.39sq.m). Construction works to include new two storey pitched roof extension to side (29.56sq.m), single storey flat roof extension to rear (16.24sq.m) with screened roof terrace over, raising floor & eaves level of rear two storey return to match existing house & new attic conversion complete with dormer roof extension to rear (29.21sq.m). There will be 2no. new apartment entrance doors within the side/west elevation facing onto ellesmere avenue, new windows to front/side & rear elevations, velux roof windows to front & side elevations, complete with internal alterations & all associated site works.

Area Area 3 - Central
Application Number 2495/20
Application Type Permission
Applicant Performance Retail International Limited T/A Asics
Location 43/44 Lower O'Connell Street, Dublin 1
Registration Date 13/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE - A Protected Structure within the O'Connell Street Architectural Conservation Area. The development will consist of the fit-out of the Ground Floor area as a footwear/clothing retail unit. The works also include for the restoration of the original historic ceiling including the provision of 3 no. 900mm wide x 300mm high internally and halo illuminated signs consisting of 180mm high stainless steel individual letters and 300mm high stainless steel logo all halo illuminated with internal LED fittings to stand off fascia by 35mm. The proposed signage to be located over the existing entrance door and on the Lower O'Connell Street and Middle Abbey Street elevations.

Area Area 3 - Central
Application Number 2500/20
Application Type Permission
Applicant Prussia Street GP 3 Limited / Marlet Property Group
Location c.0.5 hectare site located at and to the rear of 84-87, Prussia Street, Stoneybatter, Dublin, 7
Registration Date 13/03/2020

Additional Information

Proposal: Planning Permission for amendments to previously permitted development Reg. Refs. 4035/16 & 2683/19 on a site of c.0.5 hectares at and to the rear of Nos. 84-87 Prussia Street,

Stoneybatter, Dublin 7. The development will comprise of the relocation of the ESB MV substation (c.18sqm; unconstructed) as approved under Reg. Ref. 4035/16 from its permitted location in the north of the site to a new location c. 15m to the west as well as the relocation of bike stands throughout the site.

Area Area 3 - Central
Application Number 2505/20
Application Type Permission
Applicant Geared Up Limited
Location 103A, Barrow Road, Dublin Industrial Estate,
Glasnevin, Dublin 11
Registration Date 13/03/2020

Additional Information

Proposal: The development will consist of: the change of use of the property to warehouse with ancillary trade counters, for the sale of building related products principally to trade. Proposed external changes comprise, new metal cladding on east and north elevations; new glazed aluminium entrance door in north elevation; new steel clad door to be fitted to existing door opening in north elevation; existing roller shutter to be removed on double door at northeast corner of building; new fire escape door to be inserted into the west elevation and all ancillary works.

Area Area 3 - Central
Application Number 3976/19
Application Type Permission
Applicant Sandra Hurley
Location 41, Charleville Road, Dublin 7 (eircode - D07TY74)
Registration Date 10/03/2020

Additional Information Additional Information Received

Proposal: Permission is sought to erect a 2 storey, part single storey detached 3 bedroom house on the site to the side of No.41 Charleville Road, with new vehicular and pedestrian entrances; incorporating the relocation of the existing play school, currently operated in the main house (with accommodation for 18 children and 2 staff members); the development includes all ancillary works including toilets, staff facilities, and a designated play area.

Area Area 3 - Central
Application Number 4703/19
Application Type Permission
Applicant Cibus Concepts Limited
Location Proposed Leon Restaurant, Unit 7, Millennium Walkway,
Dublin 1, D01 EOH9
Registration Date 11/03/2020

Additional Information Additional Information Received

Proposal: The proposed development will consist of the following: Erection of external signage to proposed Leon Restaurant to Millennium Walkway and Strand Street Great elevations and awning to millennium walk elevation and to amend condition No. 7 of planning permission Ref: 3016/14 to amend opening hours to Sunday to Wednesday 07.00-22.00 and Thursday to Saturday 11.00-23.00, including all associated site and ancillary works at this address, Unit 7, Millennium Walkway, Dublin 1, D01 E01 EOH9.

Area Area 3 - Central
Application Number WEB1123/20
Application Type Permission
Applicant Bruno Nardone
Location Bruno's Take-away, 2A, Oxmantown Road, Dublin 7
Registration Date 09/03/2020

Additional Information

Proposal: Change of use from food retail take away shop to 1-bedroom apartment unit.

The development will consist of:

- 1) internal alterations to the shop;
 - 2) elevational changes including removal and blocking up of roller shutter door & side door and signage removal.
 - 3) elevational changes to include openings for a door and windows
 - 4) works to the enclosed courtyard and all associated works.
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**Area 3
DOMESTIC**

Area Area 3 - Central
Application Number 2433/20
Application Type Permission
Applicant James Temple
Location 285, St. Attracta Road, Cabra, Dublin 7
Registration Date 09/03/2020

Additional Information

Proposal: Permission for a first floor pitched roof extension to rear of No. 285 St. Attracta Road, Cabra, Dublin 7.

Area Area 3 - Central
Application Number 2442/20
Application Type Permission
Applicant Emmet Geoghegan & Aoife Walsh
Location 15, Grove Park Drive, Glasnevin, Dublin 11
Registration Date 10/03/2020

Additional Information

Proposal: Planning Permission for: 1) First floor extension above existing extension at gable end of house consisting of bedroom & bathroom. 2) Loft conversion including the construction of a flat roof dormer structure with window to rear roof profile & velux windows to rear roof & front roof profiles at 15 Grove Park Drive, Glasnevin, Dublin 11.

Area Area 3 - Central
Application Number 2445/20
Application Type Permission
Applicant Gerard Mealey & Fiona Daly
Location 59, Millmount Avenue, Drumcondra, Dublin 9
Registration Date 10/03/2020

Additional Information

Proposal: Planning Permission for two storey extension to the rear of existing property, extension of 25 square meters at ground and 16 square meters at first floor levels, (overall 41 square meters) at 59 Millmount Avenue, Drumcondra, Dublin, D09 R990.

Area Area 3 - Central
Application Number 2452/20
Application Type Permission
Applicant Brendan Kieran
Location 282 Navan Road, Dublin 7
Registration Date 11/03/2020

Additional Information

Proposal: Planning Permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roofed dormer to the rear at 282 Navan Road, Dublin 7.

Area Area 3 - Central
Application Number 2461/20
Application Type Permission
Applicant Philly Dixon
Location 129, Killala Road, Cabra West, Dublin 7
Registration Date 11/03/2020

Additional Information

Proposal: The development will consist of the following: A single storey extension to the front of the existing house and all associated site works.

Area Area 3 - Central
Application Number WEB1132/20

Application Type Permission
Applicant Paul Panetta
Location 26A, Conor Clune Road, Navan Road, Dublin 7
Registration Date 12/03/2020

Additional Information

Proposal: To replace the existing west facing rear boundary wall with a new brick finish boundary wall, construction of a single storey extension to the side,

replacement of existing single storey pitched roof to rear with a new flat roof, new window in west facing wall of first floor extension to rear, new single storey porch to front and relocation of existing vehicular entrance from rear boundary into the west facing boundary onto Conor Clune Road.

Area Area 3 - Central
Application Number WEB1133/20
Application Type Retention Permission
Applicant Derek Egan
Location 121, Cabra Road, Cabra, Dublin 7
Registration Date 12/03/2020

Additional Information

Proposal: RETENTION: The retention permission to retain the existing pedestrian entrance in the east facing boundary wall to the front.

Area 3 SAWs

Area Area 3 - Central
Application Number 2450/20
Application Type State Authority Works
Applicant Department of Justice and Equality & An Garda Siochana
Location Fitzgibbon Street, Mountjoy, Dublin 1
Registration Date 10/03/2020

Additional Information

Proposal: SAW: The Commissioners of Public Works in Ireland, on behalf of the Department of Justice and Equality and An Garda Siochana, in accordance with Part 9 of S.I. No. 600/2001, Planning and Development Regulations 2001 (as amended), propose to construct 2 no. temporary Garda accommodation cabins on Fitzgibbon Street, Dublin 1, D01 XT54.

The proposed development will consist of: a) installation of 1 no. detached single storey, modular type Garda accommodation portable cabin unit; b) installation of 1 no. single storey universal access toilet cabin; c) 1 no. universal access ramp and steps; d) construction of a temporary external ESB meter cabinet; and e) construction of a temporary combined foul and surface water drain.

The proposed development is proposed to be situated on the lands extending over the public

footpath and existing car parking spaces on Fitzgibbon Street.

It is estimated that approximately 5 no. existing car parking spaces will be taken to accommodate the new development and dedicated 1 no. Universal Access car parking space. The remainder of existing car parking spaces on Fitzgibbon Street Garda Station will continue to be in use for a duration of the proposed temporary development. The total site area is c.85 sq.m. No demolition of existing building is proposed as part of this development. All existing surfaces to public roads and footpaths if removed as part of the proposed development are to be re-instated and repaired where required following the removal of the temporary cabins, ramps, steps, ESB meter cabinet and disconnection of services.

Drawings and particulars of the proposed development are available for inspection between 9.30am and 12.30pm and between 2.30pm and 5.00pm, Monday to Friday for a period of 6 weeks beginning on the date of publication of this notice at:

The Office of Public works, Major Projects, 52 St. Stephen's Green, Dublin 2, D02 DR67
and

An Garda Siochana Public Office, Mountjoy Garda Station, 399 North Circular Road, Dublin 7, D07 CH02.

Submissions and/or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, may be made in writing within a period of 6 weeks beginning on the date of publication of this notice to:

To:

The Office of Public Works, Major Projects, 52 St. Stephen's Green, Dublin 2, D02 DR67.

Area 3 Decisions

Area	Area 3 - Central
Application Number	2071/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/03/2020
Applicant	Circle K
Location	Circle K, Yard 3, Alexandra Road, Dublin Port, Dublin 1

Additional Information

Proposal: Planning Permission for development at this site address: Circle K Yard 3, Alexandra Road, Dublin Port, Dublin 1. This site is regulated by the Major Accidents Directive. The development will consist of: Increasing the containment volume of the existing bund. Modifications will include raising the height of the existing bund wall by circa 0.5m, extending the bund to the east and lowering the ground level in the area of this bund extension from approximately 4.07m to 3.8m. The site's storm water, fresh water and foul sewer drainage will be modified to accommodate the bund extension.

Area Area 3 - Central
Application Number 2073/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 13/03/2020
Applicant Allison Nolan & Adrian Devally
Location 200, Botanic Avenue, Glasnevin, Dublin 9

Additional Information

Proposal: Planning permission to remove single storey extension to side and erect on its location a 2 storey abutting and stepped down end of terrace 3 bedroom dwelling house with habitable roof space & rear roof dormer extension, on site car parking at the front with vehicular access on Addison Place, associated alteration and repair work to street fronting garden walls on Botanic Avenue and Addison Place and reinstating utility room over garage at the back lane end of garden at 200 Botanic Avenue, Dublin 9, D09 W7X8.

Area Area 3 - Central
Application Number 2085/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/03/2020
Applicant Onew Ltd.
Location 7, Cathedral Street, Dublin 1

Additional Information

Proposal: The development will consist of the following: (a) change of use of existing basement storage to cultural and artistic use; (b) change of use of existing vacant ground floor shop/store to retail unit & coffee shop; (c) change of use of existing vacant first & second floor offices to a 5 bedroom apartment; (d) elevation alterations to include a new shopfront with signage & 2 no. new windows at second floor level to the west & south facing elevations.

Area Area 3 - Central
Application Number 2097/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/03/2020
Applicant Swampside Limited
Location 8-10 Glasnevin Hill, Glasnevin, Dublin 9

Additional Information

Proposal: RETENTION & PERMISSION: Permission is sought for the retention of the existing single storey 84 sq.m extension with pitched and hipped roof to the rear of the Public House premises, previously permissioned as a smoking area under temporary permissions Reg. Ref. 3104/14 and Reg. Ref. 3259/08, for use as a pavilion style lounge and permission for the provision of a walled enclosure with area of 15 sq.m and wall height of 2m for the storage of gas, kegs and waste, with

this wall extended across existing carpark to provide a protected area for an external amenity space of 32 sq.m to include the relocated area for smoking together with ancillary site works all to rear at Tolka House, 8-10 Glasnevin Hill, Glasnevin, Dublin D09 VH02.

Area Area 3 - Central
Application Number 2099/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/03/2020
Applicant The Trustees (Larry McCarthy & John Costigan) for & on behalf of the GAA
Location Croke Park, St. Joseph's Avenue, Dublin, 3

Additional Information

Proposal: Planning Permission for the re-arrangement of the existing Hill end turnstiles and gates including new single storey gate house security building with underground rainwater storage tank and associated works at the Hill End of Croke Park, St. Joseph's Avenue, Dublin 3.

Area Area 3 - Central
Application Number 2138/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/03/2020
Applicant Fiona Earley
Location 11, Cremore Avenue, Glasnevin, Dublin 11, D11 NY04

Additional Information

Proposal: Planning permission sought for proposed rear garden two storey detached dwelling house, replace existing side vehicular access to proposed pedestrian access along with alterations of side boundary railings, demolition of rear garden garage and associated site development works, provision of service connections, landscaping and boundary treatment.

Area Area 3 - Central
Application Number 2811/19
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 11/03/2020
Applicant Gerry Brennan
Location 53, Parnell Square West, Dublin 1, D01 A3E9, backing onto a laneway accessible via Granby Place

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site 53 Parnell Square West, Dublin 1 (Protected Structure) from office use to residential use with the exception of the ground

floor front room, which is to remain as an office. The building is a 4 storey over basement building and the site backs on to a laneway via Granby Place.

Area Area 3 - Central
Application Number 3187/19
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 11/03/2020
Applicant David & Caroline O'Donoghue
Location 33, Kinvara Park, Navan Road, Dublin, 7

Additional Information

Proposal: The development will consist of a two storey extension to the side of the house with three roof-lights and finishes matching the existing house. A front porch will also be constructed as part of the development.

Area Area 3 - Central
Application Number 3964/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2020
Applicant Gillian Brady, Liam Mc Inerney
Location 378A North Circular Road, Phibsborough, Dublin 7

Additional Information Additional Information Received

Proposal: Planning permission for a development consisting of the demolition of the existing derelict structures on the site and the construction of a 2 to 4 storey over basement mixed-use building, accessed via a pedestrian entrance on the North Circular Road, to include 5 no. residential units (3 no. 3-bed, 1no. 2-bed & 1no. studio), with roof-terraces, inset-balcony & garden space, 2 commercial units, 16 no. bicycle parking spaces at ground & lower-ground levels and associated site works.

Area Area 3 - Central
Application Number 4022/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Randalswood Construction Ltd.
Location Bailey's Row, Bailey's Court, Summerhill, Dublin 1
(bounded by Portland Row, St. Joseph's Convent
[Protected Structure] and Duke Row)

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The proposed development will consist of the construction of a

new vehicular and pedestrian gate on Bailey's Row (off Portland Row) and all associated site and engineering works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4091/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/03/2020
Applicant The Commissioners of Public Works in Ireland
Location Rose Cottage, Ordnance Survey Road, Phoenix Park, Dublin 15, D15 CA4T

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of restoration and repairs to existing 2 storey cottage and external w.c., comprising repairs to the existing structure and fabric and the following alterations and modifications: 1) remove modern front/south elevation dormer window and replace with a conservation rooflight: 2) replace 2 no. existing modern rooflights in west elevation with conservation rooflights and replace modern dormer window in south elevation with conservation rooflight: 3) replace existing modern fibre cement roof slates and ridges with natural stone roof slates and clay ridge tiles and re-instatement of small extended sections of veranda roof either side of the front porch gable. Reinstatement of a decorative perforated painted timber barge panel to front porch. 4) Replace modern pvc rainwater goods with metal rainwater goods, 5) replace 6no. existing ground floor modern windows and concrete cills with 5 no. timber vertical sliding sash windows and 1 no. casement window, all with stone cills. 6) Replace modern timber front porch door and sidelights with slimline steel doubled door and sidelights. 7) Replace modern timber inner front door and side lights with timber double door and sidelights. 8) Relocating kitchen to rear western dining room. 9) Remove modern timber floor on battens in kitchen. 10) Replace all modern cementitious external wall renders with lime render and remove modern cover slips to timber framing on sides of front porch. 11) Replace modern door and architrave to bottom of stairs with sheeted door. 12) Replace all modern flush panel doors with sheeted timber doors. 13) Remove 4 no. modern reconstitute stone tile fireplace surrounds and hearths including back boiler to kitchen to ground floor, reinstating brick arched range opening and installation of 3 no. modern appropriate fireplace surrounds. 14) Modifications to first floor layout, to include a new service room, converting near inner bedroom to ensuite bathroom and timber sheeting to modern existing and new wall partitions to first floor. 15) Removal of glazed modern screen to upper part of original partition at side of stairs at first floor level. 16) Remove modern oil-fired boiler, housing, flue and pvc oil storage tank. 17) Demolition of 4 no. modern timber ruinous outbuildings (a garage and 3 no. sheds, c43sqm), and construction of a single storey garden shed (c 5sqm)18) installation of new plumbing, heating and electrical services and general repairs. 19) all associated site works.

Area Area 3 - Central
Application Number 4325/19
Application Type Permission

Decision GRANT PERMISSION
Decision Date 12/03/2020
Applicant Gladstone Salons Ltd
Location 363, North Circular Road, Phibsborough, Dublin 7
Additional Information Additional Information Received

Proposal: The development encompasses the change of use of the ground floor level of the premises from office use to restaurant use, modifications to the south facade comprising the removal and of the existing window, plinth, signboard and entrance door and the installation of a new shop window, overhead and projecting signage, recessed entrance lobby serving the proposed restaurant/takeaway and new entrance door serving the existing first floor office, the construction of a single storey flat roofed extension to the rear of the premises.

Area Area 3 - Central
Application Number 4420/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/03/2020
Applicant Dave Warren
Location 6, Bantry Road, Drumcondra, Dublin 9
Additional Information Additional Information Received

Proposal: The development will consist of the demolition of the single storey garage/storage building to the side of the existing house and the construction of a new two storey pitched roof side extension and single storey flat roof rear extension. Other works include (1) internal alterations to the existing house at ground and first floor levels (2) Part of single storey flat roof rear extension to be used as a balcony/roof garden, with external stairs access from rear garden (3) Bay window to front elevation at ground floor level (4) Dormer window within new roof front elevation roof slope (5) Rooflights within front and rear existing roof slopes (6) Rooflights within front and rear new roof slopes (7) New 1.8m <> 1.2m high timber fence boundary within front garden between nos.6 and 8 (8) Connections to all services and all necessary ancillary site development works to facilitate this development.

Area Area 3 - Central
Application Number WEB1033/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/03/2020
Applicant Euronet 360 Finance Ltd. (Irish Branch)
Location 3, Mary Street, Dublin 1
Additional Information

Proposal: The development will consist of the installation of an ATM machine to the existing shop front to the North Elevation.

Area Area 3 - Central
Application Number WEB1051/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/03/2020
Applicant Brian & Agnes Flood
Location 34, Skreen Road, Navan Road, Dublin 7
Additional Information
Proposal: Widening of existing front vehicular access and all associated site works.

Area Area 3 - Central
Application Number WEB1116/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/03/2020
Applicant TORRELLES TRADING COMPANY LIMITED
Location 55, North Strand Road, Dublin 3
Additional Information

Proposal: The development will consist of demolishing the existing extension on basement return (Area 4.1m²) and the construction of a new 2 story extension over Basement (rear of the terraced dwelling) with flat roof (Area 101 m²), and the construction of a dormer window to match No.56. Also included are all associated site works.

Area Area 3 - Central
Application Number WEB1118/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/03/2020
Applicant TORRELLES TRADING COMPANY LIMITED
Location 56, North Strand Road, North strand, Dublin 3
Additional Information

Proposal: The development will consist of demolishing the existing extension on basement return (Area 14.6m²) and the construction of a new 2 story extension over Basement (rear of the terraced dwelling) with flat roof (Area 79.5m²) and renovating the existing dormer window. Also included are all associated site works.

Area 3

Appeals Notified

Area Area 3 - Central
Application Number 4679/19

Appeal Type	Written Evidence
Applicant	PI Hotels & Restaurants Ireland Ltd
Location	Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0

Additional Information

Proposal: PI Hotels & Restaurants Ireland Ltd intends to apply for permission for development to amend a previously permitted mixed-use hotel, gym / retail scheme (Dublin City Council Reg. Ref. 4110/17; ABP Ref. PL29N.301416) on a site of 0.127 hectares at Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0. The site is bound: to the north by Wolfe Tone Park; to the south by Abbey Street Upper; to the east by Jervis Street; and to the west by Wolfe Tone Street. The proposed development, which provides for alterations to the permitted building, comprises: a reduction in the size of the permitted basement level (from 1.090 sqm floor area permitted to 324 sq m floor area now proposed), including the omission of the permitted gym at this level (providing for a change of use from gym to hotel-related use and attenuation tank (273 sq m)); the provision of a mezzanine level between ground and first floor levels to provide additional hotel bedrooms, ancillary areas and circulation (413 sq m floor area proposed); internal alterations to the permitted ground, first, second, third, fourth, fifth and sixth floor levels, including the provision of additional floor area to provide hotel-related use in the permitted void at first floor level and a reduction in the size of the permitted lightwell (resulting in an additional 99 sq m floor area at this level) and a reduction in the size of the permitted lightwell from second to sixth floor levels (resulting in an additional 45 sq m in total across these floors); alterations to the permitted plant areas at roof level and the introduction of hotel floor area comprising bedrooms ancillary areas and circulation space at this level (474 sq m floor area proposed); the change of use of the permitted gym / retail unit at ground floor level to hotel-related use (120 sq m); and alterations to the permitted finished floors levels of the building from basement to sixth floor levels. The proposed development will result in a hotel with related hotel facilities including restaurant, public bar, reception and seating areas, work space, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking. The total gross floor area of the building increases by 265 sq m (from 7,547 sq m permitted to 7,812 sq m proposed) with the number of hotel bedrooms increasing by 26 no. (from 180 no. permitted to 206 no. proposed), resulting in an eight storey building (including set-backs at Seventh Floor Level), excluding mezzanine level, over basement. The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3572/18
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	12/03/2020

Applicant Cathedral Leisure Limited
Location Site at 133 & 133A Capel St. 136A & 136B Capel St.7 & 7A Meetinghouse Lane & 23 Little Mary St. Dublin 1 (Part known as Former Bolands Bakery, 133B Capel St.)

Additional Information A.I Article 35 Received

Proposal: PROTECTED STRUCTURE; The development of a hotel at a 0.212 Ha site at Nos.133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1 (all protected Structures with the exception of Nos. 7A Meetinghouse Lane , RPS Nos. 1213,5064, 8772). Part of the site is also known as the Former Boland's Bakery (including structures to the rear opening onto Meetinghouse Lane) referred to as No. 133B Capel Street in the Record of Protected Structures (also RPS No.1213)-

The development will consist of: the removal of part of existing floor space (2,614 sq.m) which principally includes the removal of non-original fabric to Protected Structures of no architectural significance (including fabric such as flat roofed extensions, stud partitions, block work services enclosures, infill floor and ceiling sections, stair enclosures, atrium and lift shaft, block fabric to original openings) in addition to the limited removal of original fabric to facilitate permeability and connectivity (including the provision of openings in existing masonry; change of use of building fabric to be retained (1,703 sq.m) from current commercial use (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 4,154 sq.m to facilitate a development with a gross floor area of 5,857 sq.m (a total 1,540 sq.m larger than existing premises which has a gross floor area of 4,317 sq.m)

The proposed development will range in height from part one to part eight storeys and the hotel will comprise 98 no. bedrooms in addition to ancillary facilities including bar, restaurant and function areas. The development includes modifications to non-original shop fronts and conservation works to existing structures including roof repair to early buildings, masonry repointing , removal of cementitious render and replacement with lime-based render, masonry consolidation, repair/replacement of rainwater goods, repair / replacement of non-original window joinery, creation of new openings through existing masonry, structural and services intervention, architectural modifications and general internal and external works for the repair, maintenance and upgrading of the buildings . The development includes cycle parking spaces; hard and soft landscaping including courtyards and inaccessible upper level outdoor planted spaces; the provision of an enclosed upper level terrace with retractable roof lights; signage; lighting; plant; service and refuse areas; and all associated works above and below ground.

The proposed development can be accessed via No. 133 Capel Street, No. 7 Meetinghouse Lane and No. 23 Little Mary Street.

Area Area 3 - Central
Application Number 3729/19
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 04-Mar-2020
Applicant Wenqin Chen
Location Unit 3, Block K, The River Centre, Rathborne Place, Dublin 15
Additional Information

Proposal: The development will consist/consists of a change of use from retail use to 1 No. 67.8 sqm restaurant use (with ancillary takeaway) at Ground floor level; with the provision of 1 no. 158.3 sqm 5 bedroom staff accommodation unit at first and second floor level associated with the restaurant / takeaway below at ground floor level; and associated mechanical plant to the rear of the building.

*****Amendment to Week 10/20*****

Area	Area 3 - Central
Application Number	3890/19
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	04-Mar-2020
Applicant	Colm Wu
Location	Block K, The River Centre, Rathborne Place, Dublin 15

Additional Information

Proposal: The development will consist/consists of a change of use from retail use to 1 No. 91.4 sqm restaurant use (with ancillary takeaway) at ground floor level; and associated new ventilation extract grill to the front of the building.

*****Amendment to Week 10/20*****



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SECTION 5 EXEMPTIONS

11/20

(09/03/2020-13/03/2020)

Area Area 3 - Central
Application Number 0113/20
Application Type Section 5
Applicant Edward Kelly
Location 32-33, Fitzgibbon Street, Dublin 1
Registration Date 12/03/2020

Additional Information

Proposal: EXPP: Proposed change of use of the existing vacant ground floor convenience store to 2 no. residential units.

Area Area 3 - Central
Application Number 0121/20
Application Type Section 5
Applicant Emerald Investment Partners Ltd
Location The Avondale, 40-41 Gardiner Street Lower, Dublin 1
Registration Date 12/03/2020

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: • Replacement of concrete floors in the basements with new concrete floors, including the provision of new services beneath the floor.

- Replacement of windows with double-glazed timber sliding sashes.
 - Fitting out of new kitchen in the twentieth-century rear extension.
 - Cleaning paint from window sills in accordance with a methodology to be devised by a recognised stone cleaning contractor with conservation experience.
 - Removal of later addition at third-floor level at the rear of number 40 Gardiner Street Lower.
 - Removal of later additions at second and third floor levels at the rear of number 41 Gardiner Street Lower.
 - Making good of existing external walls following removal of later extension to 40 using a lime-based render.
 - Repairs to chimneys, including repointing using lime-based mortars and conservation techniques.
 - Repairs to external brickwork at the rear of the houses including localised repointing.
 - Provision of fire-proofing in the floors at ground, first and second floor levels.
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