



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

12/20

(16/03/2020-20/03/2020)

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 2099/20
Application Type Permission
Applicant The Trustees (Larry McCarthy & John Costigan) for & on behalf of the GAA
Location Croke Park, St. Joseph's Avenue, Dublin, 3
Registration Date 20/03/2020
Additional Information Additional Information Received
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 2506/20
Application Type Permission
Applicant Maty Catering Ltd.
Location 155, Parnell Street, Dublin 1
Registration Date 16/03/2020
Additional Information
Proposal: RETENTION & PLANNING: Planning Permission for development at 155 Parnell Street, Dublin 1, an existing mid-terrace 4 storey over basement building fronting onto Parnell Street and Parnell Place. The planning application consists of application for retention of a 25sqm single storey ground floor extension to the rear of the building, retention of roof covering over the smoking area at ground floor facing onto Parnell Lane and the retention of a 2.1m high wooden boundary fence at first floor level separating 155 and 156 Parnell Street. The development also consists of planning permission for the use of the flat roof at 1st floor level to the rear of the building as a terrace of approximately 74sqm accessed via an external stairs from the smoking terrace together with all associated landscaping and site works.

Area Area 3 - Central
Application Number 2508/20
Application Type Permission
Applicant Paul Lavelle
Location 10, Abbey Street Upper, Dublin 1
Registration Date 16/03/2020
Additional Information
Proposal: Planning Permission for a change of use from retail unit to fast food takeaway unit (circa 17m/sq) with associated site works at ground floor of 10 Abbey Street Upper, Dublin 1.

Area Area 3 - Central
Application Number 2526/20
Application Type Permission
Applicant Eden Quay Taverns Ltd
Location 3, Eden Quay, Dublin 1

Registration Date 16/03/2020

Additional Information

Proposal: PROTECTED STRUCTURE - Permission sought for new signage details and external lighting at 3 Eden Quay, Dublin 1 for Eden Quay Taverns Ltd. 3 Eden Quay is a Protected Structure.

Area Area 3 - Central
Application Number 2530/20
Application Type Retention Permission
Applicant Photo Me Ireland Ltd
Location 146, Cabra Road, Dublin 7
Registration Date 19/03/2020

Additional Information

Proposal: RETENTION: The development will consist of the retention of existing detached single storey external "revolution" laundry kiosk with ancillary logos and instructional advertising as constructed located to the north east side of existing petrol station forecourt and all associated site works.

Area Area 3 - Central
Application Number 2534/20
Application Type Permission
Applicant Le Frenchy Limited
Location 85, Queen Street, Dublin 7
Registration Date 19/03/2020

Additional Information

Proposal: Planning permission for change of use to cafe/restaurant use to ground floor retail unit at 85, Queen Street, Dublin 7. Access to the unit will be provided through the existing front door onto Queen Street.

Area Area 3 - Central
Application Number 2540/20
Application Type Permission
Applicant Mike Horgan
Location site facing Fitzgibbon Lane, to the rear of 4 Belvidere Place, Dublin 1
Registration Date 20/03/2020

Additional Information

Proposal: The development will consist of the rebuilding of part of the site boundary walls and the construction of 4-storey of apartments. The proposal includes, 1no. one bed unit at ground floor level along with communal bin and bike storage, 3no. two bed units at the upper levels and all associated ancillary works and services.

**Area 3
DOMESTIC**

Area Area 3 - Central
Application Number 2536/20
Application Type Retention Permission
Applicant Marion McKillen
Location 7, Leinster Street North, Phibsboro, Dublin 7, D07 X962
Registration Date 19/03/2020

Additional Information

Proposal: RETENTION: for single storey extension & domestic shed to the rear of the existing dwelling house.

Area Area 3 - Central
Application Number 2543/20
Application Type Permission
Applicant Tricia Cummins & Paschal Nee
Location 22, Home Farm Road, Drumcondra, Dublin 9
Registration Date 20/03/2020

Additional Information

Proposal: The development will consist of single storey rear extension along centre of party boundary wall, replacement of rear rooflight on first floor and attic conversion with new dormer roof and windows into study.

Area Area 3 - Central
Application Number 4563/19
Application Type Retention Permission
Applicant Cristian Cozma
Location 39, Church Street, Dublin 7
Registration Date 20/03/2020
Additional Information Additional Information Received

Proposal: The development will consist of the demolition of an existing shed to the rear of the existing dwelling, facing Mary's Lane and the construction of a 2 storey 34m² rear extension. The works to the extension will include the provision of a new lounge to ground floor, a new bedroom to the first floor and a 2.5m² external courtyard on the ground floor. The extension is located to the rear of the existing property with the side facing Mary's Lane. The works will include landscaping and all ancillary site works to facilitate the development.

Area Area 3 - Central
Application Number WEB1151/20
Application Type Retention Permission
Applicant David McGuinness
Location 89, Drumcondra Road Upper, Dublin 9
Registration Date 20/03/2020

Additional Information

Proposal: Retention permission is sought by David McGuinness for the widening of existing vehicular entrance onto Drumcondra Road Upper, alterations to existing front boundary and all associated site works necessary to facilitate the development all at 89 Drumcondra Road Upper, Drumcondra, Dublin 9.

Area Area 3 - Central
Application Number WEB1155/20
Application Type Permission
Applicant Brian & Agnes Flood
Location 34 Skreen Road, Navan Road, Dublin 7
Registration Date 20/03/2020
Additional Information
Proposal: Widening of existing front vehicular access and all associated site works.

Area Area 3 - Central
Application Number WEB1740/19
Application Type Permission
Applicant Tom Doyle & Suzi Walsh
Location 15, Rathlin Road, Drumcondra, Dublin 9
Registration Date 18/03/2020
Additional Information Additional Information Received
Proposal: Proposed front single storey porch extension with external insulation system to all facades, ground level side gable window opening, block up bathroom and side gable window openings, widening alteration of pedestrian access to form vehicular access driveway to front garden with associated site development works to dwelling house

Area 3 Decisions

Area Area 3 - Central
Application Number 0079/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 18/03/2020
Applicant Michael Maher
Location 62, Dorset Street Lower, Dublin 1
Additional Information
Proposal: EXPP: Continuation of retail use from off-licence to introduction of retail use as a pharmacy in place of former retail use as an off-licence.

Area Area 3 - Central
Application Number 2083/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/03/2020
Applicant Magdalena Kubat
Location 19, Portland Row, North Strand, Dublin 1, D01 P8P7
Additional Information
Proposal: PROTECTED STRUCTURE: Permission for restoration works to the existing house at No. 19

Portland Row, Dublin 1, Protected Structure. Works include conservation of the existing building fabric, lowering of the lower ground floor to account for underpinning, reconfiguration of the stepped access and entrance to the lower ground floor, internal insulation, relocation of the kitchen, reconfiguration of the ceiling profile at first floor level, installation of a rooflight to the inner pitch, stainless steel helical reinforcement to brick work to the front and rear elevation, demolition of the outhouse, new electrical and plumbing installation to include for the installation of a foul sewage sump pump and a new drainage connection to Portland Row. The application includes ancillary and associated works.

Area Area 3 - Central
Application Number 2118/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 19/03/2020
Applicant Eason & Son Limited
Location Eason & Son Ltd, 40-42, O'Connell Street Lower / 78-82 Middle Abbey Street, Dublin 1 (A Protected Structure)

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: Permission for the retention of infill of existing first floor void (24m2) at Eason, 40-42 Lower O'Connell Street and 78/82 Middle Abbey Street, Dublin 1 (a Protected Structure).

Area Area 3 - Central
Application Number 2136/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/03/2020
Applicant Karin O'Flanagan
Location 54, Mountjoy Square West, Dublin 1 at the corner with Grenville Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of brick repair and repointing , the installation of traditional balconettes to the first floor windows, and sundry associated works to the front façade.

Area Area 3 - Central
Application Number 2362/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/03/2020
Applicant MB Properties and Real Estate Consultants Ltd.
Location 434, North Circular Road, Dublin 7

Additional Information

Proposal: The development will consist of the demolition of the existing motor garage and the construction of 5 apartments (2 x 2-bed and 3 x 1-bed) and a shop unit with pedestrian access on to North Circular Road.

Area Area 3 - Central
Application Number 2377/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/03/2020
Applicant Mike Horgan
Location 4, Fitzgibbon Lane, Dublin 1

Additional Information

Proposal: The development will consist of the rebuilding of part of the site boundary walls and the construction of 4-storey of apartments. The proposal includes, 1no. one bed unit at ground floor level with bin and bike store, 3no. two bed units at the upper levels and all associated ancillary works and services.

Area Area 3 - Central
Application Number 3724/19
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 19/03/2020
Applicant Michael Marron & Shay Marron
Location Lands to the rear, 24-26, North Circular Road, Dublin
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Additional Information

Proposal: The proposed development will consist of: (i) demolition of single storey and; (ii) construction of a three storey residential development (284.3 sq.m) comprising 2 no. one bed apartments and 2 no. two bed duplex apartments with provision of private amenity space (2 no. rear gardens and 2 private terraces); (iii) provision of pedestrian access via O'Devaney Gardens; and (iv) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate development.

Area Area 3 - Central
Application Number 4459/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 19/03/2020
Applicant Martin McCaffrey
Location Hole In The Wall Pub, 345-347, Black Horse Avenue,
Dublin 7

Additional Information Additional Information Received

Proposal: The development will consist of: Change of use of the existing residential area at first floor, to a proposed commercial use, including the provision of a new stairwell inside the existing entrance to the public house. First floor to accommodate 2 no. Meeting rooms; 1 no. Office and associated works.

Area Area 3 - Central
Application Number DSDZ2087/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/03/2020
Applicant Live Nation Ireland Holdings Limited

Location 3 Arena, North Wall Quay, North Dock, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Development at this site; 3 Arena, North Wall Quay, North Dock, Dublin 1, which is a protected structure. The development will consist of the addition of a canopy to the west boundary extending across part of the building including new signage with new boundary fencing to match existing and all associated works on a site of 476.86m². This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area	Area 3 - Central
Application Number	DSDZ2116/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/03/2020
Applicant	Oxley Dockland Quay Two Limited
Location	generally bounded by North Wall Quay, Castleforbes Road, New Wapping Street and Mayor Street Upper, Dublin 1

Additional Information

Proposal: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block A permitted under Reg. Ref. DSDZ2750/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ3130/17, Reg. Ref. DSDZ4558/18 and Reg. Ref. DSDZ4465/18. The development will consist of: removal of internal walls to allow for the amalgamation of Block A1 and Block A2; provision of stairs and bridges across atrium at Level 0 (ground floor) to Level 5 and reduction of void area resulting in a total of c.342.3sqm additional circulation floor space; provision of new entrances to permitted atrium at Level -1 (lower ground floor); reduction of void area above Level -1 (lower ground floor) resulting c. 22.8sqm additional office floor space; provision of 2 no. new links (c. 74.3sqm and c.26.6sqm) between Block A1 and Block A2 at Level 6 resulting in a total of c. 100.9sqm additional circulation floor space and 2 no. new maintenance access area; rearrangement of permitted layout at Level -2 to include a gated system to separate parking associated with Block A1 and Block A2 from the remainder of the permitted development; reduction of permitted car parking spaces serving Block A (from 88 no. spaces to 69 no. spaces overall) and increase of permitted bicycle spaces serving Block A (from 426 no. spaces to 431 no. spaces); provision of additional welfare spaces and amendments to permitted layout of welfare spaces, bin stores and ancillary services at Level -2; provision of solar PV panels at roof level of Block A1 and Block A2 to improve sustainability and efficiency; and; all associated site works. The proposed amendments will not result in any changes to the footprint of Block A as permitted.

Area	Area 3 - Central
Application Number	DSDZ2125/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/03/2020
Applicant	Oxley Holding Limited
Location	site generally bounded by North Wall Quay, Castleforbes Road, Block D (under construction) and Block B (under construction), North Lotts, Dublin 1

Additional Information

Proposal: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Building E01, Block E permitted under Dublin City Council (DDC) Reg. Ref. DSDZ3552/16 as amended by Reg. Ref. DSDZ2352/18. The proposed amendments relate to Building E01 only. The development will consist of the inclusion of a mezzanine level (c.162sq.m.) within the permitted restaurant unit on the south elevation of Building E01 resulting in an overall gross floor area (GFA) of c.497sq.m. The mezzanine level will accommodate an extension to the restaurant use to include seating areas, welfare facilities and backroom stores.

Area	Area 3 - Central
Application Number	DSDZ2140/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/03/2020
Applicant	Triode Newhill LHP Limited
Location	Spar Retail Unit, Retail Unit A, Building R, Spencer Dock, Mayor Street Upper, Dublin 1

Additional Information

Proposal: Planning permission sought for provision of off-licence (8sqm), subsidiary to the main retail use. The application relates to a proposed development within an SDZ Planning Scheme Area.

Area	Area 3 - Central
Application Number	GSDZ2088/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/03/2020
Applicant	Grangegorman Development Agency
Location	a site within the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7

Additional Information

Proposal: Planning Permission for development at a site within the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7. There are several Protected Structures within the Grangegorman SDZ, The location of the proposed development comprises a site of c.0.575ha (c.5,750sq.m) in the northwest of the Grangegorman SDZ: north of the playing fields; south of the Phoenix Care Centre; east of the Energy Centre Phase 1; and west of the 'Top House or North House' (Protected Structure - RPS No. 3282. The development will consist of amendments to the West Quad permitted under DCC Reg. Ref. GSDZ3536/19, including an increase in the GFA from 19,480sq.m to 20,665sq.m. The amendments will comprise of: (1) General adjustments and improvements to internal layout at all levels (including cores); (2) Increase in size of basement at Level -01; (3) Increase in size of north section of the building at Levels 01 through Level 05 (facilitated by a reduction in the area of the roof terrace at Level 01); (4) Amendments to the courtyard, roof terraces and bridge link areas; (5) Modifications to the facade and window arrangement on the north, north-east and south elevations; (6) General adjustments to the plant, core and PV panel layout at roof level; (7) Minor reduction to the parapet height; (8) Overall increase of bicycle parking spaces from 524 no. 532 no.: and (9) All associated site development and services works.

Area 3 Appeals Notified

None

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3313/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@20/03/2020
Applicant	Ciara Roche
Location	54, Nephin Road, Dublin 7, D07 PKF1
Additional Information	Additional Information Received

Proposal: I, Ciara Roche, intend to apply to Dublin City Council for planning permission to demolish an existing single storey dwelling and for the construction of three new dwellings in a short terrace arrangement on existing lands. The dwellings consist of 2 no. two storey 3 bedroom dwellings and one three storey 4 bedroom dwelling to the corner. The 3 storey 4 bedroom dwelling includes a balcony at second floor level at the corner of Nephin Road and Croaghpatrick Road. The new dwellings will be accessed from Nephin Road with 1 car space per dwelling. The application includes for all associated site development external works including boundary treatments and connections to public sewers and watermains at 54 Nephin Road, Cabra, Dublin 7, Eircode D07 PKF1 on the corner of Nephin Road and Croaghpatrick Road.

Area	Area 3 - Central
Application Number	3908/19
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	@20/03/2020
Applicant	Binghe Liu
Location	62, Moore Street, Dublin 1
Additional Information	

Proposal: The works will consist of:-

1. Construction of a new pitched roofed structure over existing flat roof to accommodate additional living space. Extend Floors.
2. Carry out refurbishment/improvements to the existing upper floors, which together with paragraph 1 will result in one, three-bedroom residential apartment over ground floor.
3. Ground floor and basement are zoned commercial and are actively engaged in this. No changes envisaged.

The approval would result in the property of no. 62 Moore Street being of mixed commercial and residential usage.



Dublin City Council

SECTION 5 EXEMPTIONS

12/20

(16/03/2020-20/03/2020)

Area	Area 3 - Central
Application Number	0128/20
Application Type	Section 5
Applicant	Jesuit Fathers
Location	St. Francis Xaviers Church, Gardiner Street, Dublin 1
Registration Date	19/03/2020

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: To replace all the copper sheeting in the two copper roof areas i.e. the flat roof copper sheeting, the gutters, the flashings, the copper domes and the upstand roof lights. The replacement copper work is to match the existing detailing as much as possible except in areas where the detailing has failed. These works may require the replacement of the underlying timber structure below the copper sheets, if any rot or damage is found to exist, but this will only be determined when the existing copper sheets are removed.



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SOCIAL HOUSING EXEMPTION CERTIFICATES

12/20

(16/03/2020-20/03/2020)

Area	Area 3 - Central
Application Number	0132/20
Application Type	Social Housing Exemption Certificate
Applicant	Patrick Simons
Location	159, North Circular Road, Dublin 7
Registration Date	13-Mar-2020

Additional Information

Proposal: SHEC: Proposed sub-dividing of existing two storey end of terrace house into 2no. 1 bedroom apartments at ground floor level (51.40sq.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 2 no. 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.

*****Amendment to Week 11/20*****
