



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

13/20

(23/03/2020-27/03/2020)

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 2085/20
Application Type Permission
Applicant Onew Ltd.
Location 7, Cathedral Street, Dublin 1
Registration Date 23/03/2020
Additional Information Additional Information Received

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 2556/20
Application Type Permission
Applicant Baker Anderson Limited
Location 10 & 11, Belvedere Court, Dublin 1
Registration Date 23/03/2020
Additional Information

Proposal: The development will consist of the demolition of No. 10 and No. 11 Belvedere Court and construction of 14 No. 2 bedroom apartments, in one four storey block with a step down to three storey to the rear, (gross area c. 1,106sqm, site area c. 414sqm), arranged around 2 no. external courtyards / lightwells, with balconies to front and rear at ground, first, second and third floor levels, third floor roof level landscaped communal open space to the rear (c. 75sqm), solar roof panels and green roof over four storey block, pedestrian and cycle entrance off Belvedere Court, 18 no covered cycle spaces, associated residential bin storage and all associated site works.

Area Area 3 - Central
Application Number 2560/20
Application Type Retention Permission
Applicant Pin Qin He
Location 17, Capel Street, Dublin 1
Registration Date 24/03/2020
Additional Information

Proposal: RETENTION: Permission for the as-constructed rear elevation (including balconies and extent of rear staircase), as well as the as-constructed configuration at roof level at 17 Capel Street, Dublin 1. This application is made on foot of the previously granted application (Ref. No. 2914/13).

Area Area 3 - Central
Application Number 2562/20
Application Type Permission
Applicant MB Properties and Real Estate Consultants Ltd.

Location 434, North Circular Road, Dublin 7
Registration Date 24/03/2020

Additional Information

Proposal: The development will consist of the demolition of the existing single storey motor garage and the construction of a 4-storey building containing 5 apartments (2 x 2 bed and 3 x 1-bed) and 1 retail unit with pedestrian access on to North Circular Road. Private amenity space, boundary treatments and all associated site work necessary to facilitate the development.

Area Area 3 - Central
Application Number 2568/20
Application Type Permission
Applicant Maire Ni Ealuithe
Location 158, Cabra Road, Dublin 7
Registration Date 25/03/2020

Additional Information

Proposal: Planning permission to construct a 2 storey detached dwelling house (to be known as No. 158A), to reinstate and widen the existing blocked up site entrance/exit on Cabra Drive and to construct pedestrian access on Cabra Drive and all associated site works.

Area Area 3 - Central
Application Number 2570/20
Application Type Permission
Applicant Bridget Brennan Talbot
Location 14, St Finbars Road, Cabra, Dublin 7
Registration Date 25/03/2020

Additional Information

Proposal: The development will consist of the construction of a two storey detached three bedroom dwelling with front single storey entrance porch, velux roof window to the rear, boundary alterations to include for new pedestrian and vehicle access gates and pillars, dished footpath for vehicular entrance and all associated site works to the side.

Area Area 3 - Central
Application Number 2574/20
Application Type Permission
Applicant Barry Staunton
Location No. 9 - 11 Wellington Street Lower, Dublin 1
Registration Date 26/03/2020

Additional Information

Proposal: The development will consist of the demolition of the existing warehouse structure and construction of a new building consisting of 30 no. apartments comprising of 4 no. studio units, 16 no. 1 bed apartments, 5 no. 2 bed apartments and 5 no. 2 bed duplex units, across ground to fifth floor, all with associated private open space areas in the form of balconies and winter gardens, with access to the development from Graham's Row. All with associated landscaped courtyard at ground floor level, landscaped roof garden at second and fourth level, sedum roof (main roof), bicycle storage, comms/mechanical plant room, bin storage, signage, associated drainage and site development works.

Area Area 3 - Central
Application Number 2582/20
Application Type Permission
Applicant Irish Life Assurance Public Limited Company (PLC)
Location Talbot Mall, Talbot Street, Dublin 1
Registration Date 26/03/2020

Additional Information

Proposal: Planning permission for development at a site of approximately 1,791 sq m at the Talbot Mall, Talbot Street, Dublin 1 for a new supermarket. The proposed development seeks permission to convert the existing Talbot Mall into a supermarket with ancillary bakery (1,740 sq m, total gross floor area) and part off-licence sales area (92 sq m, gross floor area); comprising the demolition and removal of existing internal walls to accommodate new supermarket fit out works, ancillary storage, freezer and chiller areas, sales floor, customer service area, staff and customer facilities, and lighting and ducting; connections to drainage and water services; internal plant room; rooftop plant; general improvement works to the existing open-air, external waste collection facilities/bin cage and staff car parking area (2 no. spaces) (51 sq m, gross floor area) and associated site development works. Vehicular access and egress to the proposed development for delivery and servicing purposes will continue to be from Marlborough Place.

Area Area 3 - Central
Application Number 2588/20
Application Type Permission
Applicant Anthony Byrne
Location 3, Marlborough Place, Dublin 1
Registration Date 27/03/2020

Additional Information

Proposal: The development will consist of : 1) Demolition of existing non-original floors, lift & roof and parts of external facades; 2) The change of use of existing building from factory/light industrial building to apart-hotel & cafe use; 3) Construction of new floor levels including new upper levels to form a 6-storey over basement building with ancillary/storage areas at basement level; cafe and apart-hotel foyer & reception areas at ground floor level; and 10 no apart-hotel units at first, second, third, fourth & fifth floor levels; 4) Construction of new external signage; 5) Construction of all consequent internal, external and facade alterations; & 7) All ancillary site development and services works.

Area Area 3 - Central
Application Number 2589/20
Application Type Permission
Applicant Ladbrokes (Irl) Ltd.
Location 77, Moore Street, Ilac Centre, Hentry Street, Dublin
1 D01 KH28
Registration Date 27/03/2020

Additional Information

Proposal: Planning Permission sought for the change of use of existing ground level single storey mid-terrace Bakery/Deli Restaurant use to Licensed Betting Office to include for all associated internal alterations, new shopfront advertising signage & replacement high level projecting sign to front (northeast)

elevation, new satellite dish installation mounted at roof level and all associated site development works at No. 77 Moore Street, Ilac Centre, Henry Street, Dublin 1 D01 KH28.

Area Area 3 - Central
Application Number 4646/19
Application Type Permission
Applicant Department of Education & Skills
Location Site located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1
Registration Date 26/03/2020

Additional Information Additional Information Received

Proposal: Permission for development at a site located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1. The site is part of SDRA 10 in the Dublin City Development Plan 2016-2022 and part of the masterplan granted planning permission by An Bord Pleanála in 2011. The development will consist of: 1. The construction of the new 3,029sq.m primary school building varying in height from 4 and 5 storey on the Dominick Street Lower frontage to 2 storey on the Dominick Place and Granby Place frontages, to accommodate 16 no. classrooms and ancillary accommodation; the new building will about the side gable of 20 Dominick Street Lower (a Protected Structure), as required by the Masterplan, 2. A new front site boundary onto Dominick Street Lower comprising lightweight steel frames on a granite base, and satin stainless steel mesh to an overall height of 2.15m, with a dedicated pedestrian access gate. 3. New signage comprising a wall mounted perforated metal panel above the main building entrance at Dominick Street Lower, 4. 72 no. bicycle parking spaces located behind the boundary on to Granby Place, accessed by a new gated entranceway from Granby Place and new side-entrance from Dominick Place. 5. A c.663 sq.m external play area at ground level in the centre of the site. 6. A c.917 sq.m external play areas located at the roof level of the four-storey building fronting onto Dominick Street Lower and of the two-storey part fronting onto Dominick Place and Granby Place. 7. All associated ancillary site development and landscaping works.

Area Area 3 - Central
Application Number DSDZ2590/20
Application Type Permission
Applicant Spencer Place Development Company
Location City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2).
Registration Date 27/03/2020

Additional Information

Proposal: Planning Permission for amendments to previously permitted development, Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18, DSDZ4111/19 at a site of 1.26 hectares located at City Block 1, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, North Lotts and Grand Canal Dock SDZ. The proposed development comprises of

amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by Reg. Ref. DSDZ4279/18 and Reg. Ref. DSDZ4111/19 comprising of a change of use of the permitted aparthotel development to provide for 68 no. "Build to Rent" shared accommodation units (152 no. bed spaces). There is no change to the permitted number of residential units on the site (326 no.) as part of this amendment. The proposed shared accommodation is in accordance with Specific Planning Policy 9 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". The proposed amendments are as follows:

- Reconfiguration and change of use of the permitted aparthotel development to provide for 68 no. "Build to Rent" Shared Accommodation units (152 no. bed spaces) and communal kitchen, living, dining facilities and resident amenities (6,022 sqm).
- Reconfiguration of ground floor level associated with the Shared Accommodation to provide for communal resident amenities and services including co- working space, concierge, cafe, kitchen/living/dining area, gym and staff facilities.
- Amendments to the facade and elevational treatment to provide for revised entrance detail to the shared accommodation development on the west of Block 3.
- Provision of link bridge at 6th storey (5th floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development;
- Revised undercroft layout. to provide for ancillary waste management services.
- Revised landscaping proposal to provide for a new entrance layout to the shared accommodation scheme and revisions to the permitted roof terrace at Block 1 to serve the residential development to provide for a fully enclosed resident amenity space.
- The development also includes SUDs drainage, the provision of a green roof on both blocks, revised plant at roof level, consequential minor amendment to elevations and all site development works necessary to facilitate the development.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	2546/20
Application Type	Retention Permission
Applicant	Patrick O'Reilly
Location	156, Navan Road, Dublin 7
Registration Date	23/03/2020
Additional Information	
Proposal:	RETENTION: Permission for the widening of existing vehicular access from 2.4m to 3.42.

Area	Area 3 - Central
Application Number	2550/20
Application Type	Permission
Applicant	Paul Abbot
Location	65, Ventry Park, Cabra West, Dublin 7
Registration Date	23/03/2020
Additional Information	
Proposal:	The development will consist of: The conversion of existing attic space for non-habitable use, minor internal modifications to existing first floor to incorporate a new stairwell, construction of a dormer window to the rear elevation on two storey terraced house and all associated site works.

Area Area 3 - Central
Application Number 2552/20
Application Type Permission
Applicant Joan Ellison
Location 17, Newgrange Road, Phibsboro, Dublin 7
Registration Date 23/03/2020

Additional Information

Proposal: Planning Permission is sought for proposed first floor extension and relocation of window to bedroom 3 over exempted development to rear of property at 17 Newgrange Road, Phibsboro, Dublin 7.

Area Area 3 - Central
Application Number WEB1157/20
Application Type Permission
Applicant Brendan and Jennifer O'Dowd
Location 7, Kinvara Grove, Navan Road, Dublin 7
Registration Date 23/03/2020

Additional Information

Proposal: A first floor extension over garage to side of existing dwelling with rooflight to hipped roof over, demolition of conservatory to rear of existing dwelling and construction of a single storey extension to rear.

Area Area 3 - Central
Application Number WEB1159/20
Application Type Permission
Applicant Mr Dermot Sheehan
Location 2, Enaville Avenue, Ballybough, Dublin 3
Registration Date 25/03/2020

Additional Information

Proposal: The development will consist of the construction of a single storey rear extension, a first floor rear dormer conversion, an updated internal layout, alterations to existing rear window, and all associated ancillary works.

Area Area 3 - Central
Application Number WEB1167/20
Application Type Permission
Applicant Bryan & Nicola Mannix
Location 39, Villa Park Gardens, Navan Road, Dublin 7
Registration Date 27/03/2020

Additional Information

Proposal: The development will consist of:

- (1) demolition of the existing single-storey garage and adjoining shed to the side / rear of the existing dwelling,
- (2) construction of a two-storey pitched roof extension to the front and side of the existing dwelling house,
- (3) construction of a single-storey flat-roof extension to the rear of the existing dwelling house,

- (4) an attic conversion with new dormer window to the rear, gable window to the side and roof-lights to the front,
(5) removal of existing pier along front boundary and levelling of existing ramped driveway, and
(6) all associated site, drainage and structural works.
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Area 3 Decisions

Area Area 3 - Central
Application Number 0016/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 23/03/2020
Applicant Embassy of United States of America
Location U.S. Ambassador's Residence, Phoenix Park, Dublin 8
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Conservation repair of mid-19th century timber sash windows. Replacement of 1950's windows.

Area Area 3 - Central
Application Number 0132/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 26/03/2020
Applicant Patrick Simons
Location 159, North Circular Road, Dublin 7
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.

Area Area 3 - Central
Application Number 2129/20
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 23/03/2020
Applicant AXA Insurance dac
Location Nos. 39 - 53, Wolfe Tone Street, Dublin 1
Additional Information
Proposal: PROTECTED STRUCTURE: Permission sought for amendments to previously granted planning

permission under DCC Reg Ref No. 3977/15 for a revised staff city garden to include the omission of the "green facade" and minor changes to previously approved landscaping layout and all associated site works which will include hard and soft landscaping elements to provide a staff garden with paving, planters, seating, pavilion shelter and associated elements, perimeter wall/railing (up to 2.4m high) with controlled vehicular and pedestrian gates (at current location of gate opening onto Jervis Lane Lower and a new pedestrian gate onto Wolfe Tone Street) to include provision of reduction in the number of car parking spaces from 7no. to 4no. and covered cycle parking for an increased number of cycle parking spaces from 26no. to 78no. along with proposed new development of 2 no. facade parapet mounted internal halo illuminated signs and a temporary window vinyl sign at first floor above the revolving main entrance door with all to the eastern facade of No's 39-45 and No's 46-52 Wolfe Tone Street (facing onto Wolfe Tone Square) measuring 4.49sqm each and 1no. high level wall mounted internal LED illuminated sign to the southern facade of No's 46-52 Wolfe Tone Street measuring 9sqm. The above development is located between No's 39-53 Wolfe Tone Street, Dublin 1 on premises known as Wolfe Tone House signed AXA Insurance dac. The facade of No's 39-45 Wolfe Tone Street, Dublin 1 are listed on the Dublin City Council Record of Protected Structures - Ref 8663.

Area	Area 3 - Central
Application Number	2133/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/03/2020
Applicant	Royal Orchard Group Inc.
Location	Bayview House, 49/49A North Strand House, Dublin 3

Additional Information

Proposal: The development will consist of the construction of a three storey building, incorporating a set-back top floor, which will adjoin the neighbouring property of 63 Charleville Avenue and will accommodate 5 apartments (3 no. 2 bed units and 2 no. 1 bed units). The open space between the proposed building and the rear of Bayview House, and space along Charleville Avenue at the side of Bayview House, is to be cleared and landscaped as communal garden area for the development. The existing boundary wall of the site along Charleville Avenue is to be removed and replaced with railings which will incorporate pedestrian access gates to both the new building and the communal garden area.

Area	Area 3 - Central
Application Number	2143/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/03/2020
Applicant	Glenveagh Living Limited
Location	Site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1

Additional Information

Proposal: Permission for development on a site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bound by Sheriff Street Upper to the south, Castleforbes Business Park to the north and east, and East Road to the west. The proposed development consists of the demolition of all existing structures on the site and the construction of a 219 bedroom hotel ranging in height from 6 to 9 storeys (maximum height of c.33.95m) with total gross floor area of

c.9,241sq.m (incl. basement). The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a public restaurant area with seating area, a cafe/work zone, kitchen, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors one to eight typically contain, bedrooms, linen and clearing stores, lifts and circulation areas with a gym and wellness centre located on floor one. A proposed basement -1 level contains plant, storage, staff areas, laundry store and staff cycle parking. A service access is provided from Sheriff Street Upper to the east of the site to a dedicated service area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper and East Road including for visitor cycle parking. The proposed development also includes for the provision of screened plant at roof level; PV panels; green roofs; new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

Area Area 3 - Central
Application Number 2144/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/03/2020
Applicant Peter Wilson T/A Sitric Developments
Location 62A, Sitric Road, Stoneybatter, Dublin 7

Additional Information

Proposal: Permission is sought for change of use of existing ground floor shed from commercial to residential, and to add first floor residential accommodation and to form converted attic with rear dormer extension at roof level, to provide private open space at rear ground floor, and fit new recessed front door at ground floor and form new window to existing ground floor brick.

Area Area 3 - Central
Application Number 2169/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 25/03/2020
Applicant Oliver Harrington
Location Bruslee, 43, Munster Street, Phibsborough, Dublin 7

Additional Information

Proposal: The development consists of to demolish existing detached single storey domestic garage and full planning permission is sought to construct (1) two storey 1 bed apartment with balcony on side elevation (2) connect to existing services (3) and complete all ancillary site works.

Area Area 3 - Central
Application Number 2173/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/03/2020
Applicant Louise Gallagher and Shane O'Brien
Location 60, Park Road, Navan Road, Dublin 7, D07 NY24

Additional Information

Proposal: Planning permission for alterations/extensions of the existing two storey semi-detached house

comprising of demolition of the existing sheds to the rear, construction of a new single storey flat roof extension to the rear and front and a two storey extension to the side and attic conversion with dormer to the rear, with extension of the pitched roof with 2 new rooflights and associated modifications to the existing fenestration and site development, including widening of the existing vehicular entrance to the front.

Area Area 3 - Central
Application Number 2177/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 26/03/2020
Applicant Louise Garry
Location 15, Valentia Road, Drumcondra, Dublin 9

Additional Information

Proposal: RETENTION: The development consists of: The retention of two no. storage sheds to (17.3m²), with a covered external space (20.2m²) to rear of existing semi-detached dwelling.

Area Area 3 - Central
Application Number 2179/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/03/2020
Applicant Myles Mc'Donnell & Phoebe O'Donoghue
Location 1 Ratra Park, Navan Road, Dublin 7

Additional Information

Proposal: The development will consist of

1. Proposed new two storey extension to the side.
 2. Internal alterations and all associated works.
 3. Amendments to the front, side and rear elevations.
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Area Area 3 - Central
Application Number 2180/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/03/2020
Applicant Wesley O'Brien & Colin Wendel
Location 13, Myrtle Street, Phibsborough, Dublin 7

Additional Information

Proposal: Planning permission is sought for an attic conversion storage room with dormer roof to rear, roof light to the front, internal reconfiguration, and renovations, a new extension to the rear and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 2181/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/03/2020

Applicant Austin Dowdall & Ciara McGarry
Location 46, Park Road, Navan Road, Ashtown, Dublin 7

Additional Information

Proposal: The development will consist of: 1. Proposed new first floor extension to the side and single storey extension to the rear. 2. Internal alterations and all associated works. 3. Amendments to the front, side and rear elevations. 4. Proposed widening to existing vehicular access.

Area Area 3 - Central
Application Number 2182/20
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/03/2020
Applicant Your English Language School
Location 76, Talbot Street, Dublin 1

Additional Information

Proposal: RETENTION: The development will consist of retention of change of use from office use to educational use of part ground floor and complete first floor and second floor of the premises.

Area Area 3 - Central
Application Number 2195/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/03/2020
Applicant Mr. & Mrs. Charles Kohler
Location 122, Clonliffe Avenue, Dublin 3

Additional Information

Proposal: Planning permission for single storey extension to gable end of house, also all associated site works.

Area Area 3 - Central
Application Number 2443/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/03/2020
Applicant Kevin Blake
Location 33 Ashtown Grove, Navan Road, Dublin 7.

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 2445/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/03/2020
Applicant Gerard Mealey & Fiona Daly

Location 59, Millmount Avenue, Drumcondra, Dublin 9

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 3476/19

Application Type Permission

Decision GRANT PERMISSION

Decision Date 25/03/2020

Applicant Pegaso Ltd T/A The Church

Location The Church Bar and Restaurant, Mary Street, Dublin 1.

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: the development will consist of: (a) to the north of the existing building facing Mary Street; removal of existing fencing, removal of existing pavement roof lights, provision of a new single storey, zinc flat-roofed, glazed extension abutting the former church building. (b) to the west of the existing building, facing Wolfe Tone Street; A new trellis fencing with planting and two new stone pillars with lighting fixtures. (c) to the south of the existing building, facing Wolfe Tone Park; removal of a portion of existing fencing and the provision of a new single storey, zinc flat-roofed, glazed extension abutting the former church building. To facilitate this, the relocating of an external air pavement grille intake to the existing basement crypt to the adjoining basement existing crypt with a new stainless-steel pavement grille, and to create a ventilation opening between the crypts. (d) no new drainage is proposed. The development is attached, and/or within the curtilage of The Church Bar and Restaurant, formerly called St Mary's Church, which is a Protected Structure RPS No. 5056.

Area Area 3 - Central

Application Number DSDZ2137/20

Application Type Permission

Decision GRANT PERMISSION

Decision Date 23/03/2020

Applicant Paul McCann and Stephen Tennant

Location Unit MSU3, First and Second Floor, Point Village District Centre, East Wall Road and Sheriff Street Upper, Dublin 1

Additional Information

Proposal: The development consists of the change of use Unit MSU3, which is located at first and second floor level, from previously permitted retail to leisure use. The total floorspace of the unit is 2,022 sq.m. The proposed development includes all associated and ancillary works. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

Area Area 3 - Central

Application Number DSDZ2186/20

Application Type Permission

Decision GRANT PERMISSION

Decision Date 26/03/2020

Applicant sub-fund KW PRS Fund 11

Location

City Block 3 and Northbank House, Sheriff Street, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1

Additional Information

Proposal: KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 11 intends to apply for permission at a site (c.1.55Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The development will consist of: - A residentially led development accommodated in 5no. residential blocks ranging from 2 to 7 storeys, sitting partially over single level basement, and at ground floor of existing Northbank House (c.37,358.1 sq.m gross floor area excluding basement c. 5,410.5 sq.m gross floor area), to accommodate: 472no. residential units in total, comprising 463no. 'Build-to-Rent' apartments (65no. 1-bed studios, 217no. 1-beds, 179no. 2-beds, 2no. 3-beds) and 9no. 2-bed houses; residential amenities (c.805 sq.m gross floor area) in proposed Block 3B1 and basement; 1no. café/restaurant (c.111.4sq.m gross floor area) in proposed Block 3B1; and, reconfiguration and change of use of existing retail/commercial floor area in Northbank House to provide a childcare facility (c. 343sq.m gross floor area) and associated external play area. Proposed accommodation by block is as follows: - Block 3A1 (c. 8,060.7 sq.m gross floor area) fronting Sheriff Street Upper and New Wapping Street, comprises a 7-storey apartment building accommodating 106no. 'Build-to-Rent' residential apartments (15no. studios, 53no. 1-beds, 37 no. 2-beds and 1no. 3-bed); Block 3A2 (c.9,825.8 sq.m gross floor area) fronting Sheriff Street Upper, comprises a 7-storey apartment building accommodating 124no. 'Build-to-Rent' residential apartments (6no. studios, 69no. 1-beds, 48no. 2-beds and 1no. 3-bed); Block 3B1 (c.9,054.4 sq.m gross floor area) fronting Sheriff Street Upper and north of the previously approved new civic park, comprises a 7-storey apartment building accommodating 102no. 'Build-to-Rent' residential apartments (25no. studios, 24no. 1-beds and 53no. 2-beds). This building includes resident amenities (c. 697 sq.m gross floor area) at ground and first floor levels, and a café (c.111.4sq.m gross floor area) at ground floor level; Blocks 3D2/3E2 (c.9,556.2 sq.m gross floor area) fronting Mayor Street Upper and west of the proposed new civic park, comprises a 3 to 6 storey apartment building accommodating 131 no. 'Build-to-Rent' residential apartments (19no. studios, 71no. 1-beds and 41 no. 2-beds); Block 3D1 (c.861 sq.m gross floor area) located to the rear (east) of the existing houses fronting New Wapping Street and west of proposed Block 3D2/3E2, comprises 9no. 2 storey 2-bed houses. Residential balconies are provided on elevations of the apartment blocks (3A1, 3A2, 3B1 and 3D2/3E2). Private rear gardens are provided at ground floor level to the Block 3D1 houses. All associated and ancillary site development works, hard and soft landscape, boundary treatment works, including: - New external residential courtyards and roof terrace amenity areas; new civic park located centrally within the city block (c.2,259 sq.m), previously approved under DCC Reg. Ref. DSDZ4112/19; new internal east-west street and north-south (pedestrian/cycle) streets, previously approved under DCC Reg. Ref. DSDZ2464/19; 102no. car parking spaces, including 101no. spaces at basement level and 1no. space at surface level; 511no. bicycle parking spaces, including 463no. at basement level and 48no. at surface level; new vehicular access to the basement car park from New Wapping Street, previously approved under DCC Reg. Ref. DSDZ2464/19; basement storage, service and plant areas; provision of a bin store (c.37.9 sq.m gross floor area) between Blocks 3D1 and 3D2/3E2, previously approved under DCC Reg. Ref. DSDZ2464/19; provision of 4no. ESB sub-stations; public realm works along Sheriff Street Upper, New Wapping Street and Mayor Street Upper, including revised landscape treatment to new north-south street between Block 3B1 and Northbank House, previously approved under DCC Reg. Ref. DSDZ2642/16. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area.

Area Area 3 - Central
Application Number WEB1151/20
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/03/2020
Applicant David McGuinness
Location 89, Drumcondra Road Upper, Dublin 9

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 3 Appeals Notified

Area Area 3 - Central
Application Number 2008/20
Appeal Type Written Evidence
Applicant Enda McHugh
Location 13, Synnott Place, Dublin 7, D07 E7N5

Additional Information

Proposal: RETENTION: of an existing studio apartment at basement level together with existing external staircase that services same as currently constructed together with seeking full planning permission for the proposed installation of a window on the existing side elevation to service the existing studio apartment at basement level and all ancillary site works.

Area Area 3 - Central
Application Number 4723/19
Appeal Type Written Evidence
Applicant Luther Mussa
Location 1A, Oxmantown Road, Dublin 7

Additional Information

Proposal: Planning permission for a new No 4 bedroom apartment located above an existing ground floor, this proposal calls for six balconies and the existing pitched roof converted into a flat roof area with solar panels and space for a roof deck/garden, the building currently consists of two floors above a retail shop unit and the roof conversion will make for 3 floors two of which are allocated for the proposed apartment and the retail unit to remain as is.

Area 3 Appeals Decided

Area Area 3 - Central
Application Number 3707/19
Appeal Decision GRANT PERMISSION
Appeal Decision Date 24/03/2020
Applicant Paul Kiernan
Location Saint Alphonsus Avenue to the rear of No. 18 Saint Alphonsus Road Lower, Dublin 9

Additional Information

Additional Information Received

Proposal: The development will consist of

- Demolition of the existing boundary wall and garage structure to Saint Alphonsus Avenue
- The construction of a new two storey 3 bedroom dwelling with part single storey element to the rear
- Construction of new boundary wall and gates with relocation of existing vehicular access and creation of new pedestrian access from Saint Alphonsus Avenue
- All associated site, drainage, landscaping and ancillary works.

Area Area 3 - Central

Application Number 3769/19

Appeal Decision SPLIT DECISION

Appeal Decision Date @24/03/2020

Applicant Danring Limited

Location Seabank House, East Wall Road, Dublin 3, D03 K6X5

Additional Information Additional Information Received

Proposal: Planning permission for changes to the north elevation, to include replacement of 2no. windows with doors, remodelling of entrance on East Road to include demolition of existing external stair tower and change of use of off-license to public house, all at Seabank House, East Wall Road, Dublin 3, D03 K6X5.

Area Area 3 - Central

Application Number 3804/19

Appeal Decision GRANT PERMISSION

Appeal Decision Date @24/03/2020

Applicant Abbey Cottages Limited

Location 35-36, Abbey Street Upper and Abbey Cottages, Dublin 1

Additional Information

Proposal: Permission for development at a 0.06 Ha site at Nos. 35 & 36 Abbey Street Upper and Abbey Cottages, Dublin 1. Permission was previously granted for the demolition of the 3 No. storey commercial unit located on the subject site under DCC Reg. Ref. 2954/18. The development will principally consist of modifications to a previously permitted development (DCC Reg. Ref. 2971/17/ABP Ref. PL29N.249037, DCC Reg. Ref. 2954/18) resulting in the omission of the previously permitted basement level -3 and resultant reconfiguration of the remaining 2 no. basement levels; the installation of double height glazing at ground and first floor level of the northern elevation and part of the eastern elevation; the removal of the previously permitted mezzanine to the first floor level; the removal of first floor guest bedrooms and their replacement with dining spaces, food preparation area, circulation and toilets; amendments to the fenestration resulting in the addition of 5 no. opaque windows per floor on the western elevation from the first to the tenth floor and the use of clear glazing instead of the previously permitted opaque glazing at 2 no. windows on the first floor and 4 no. windows on the second floor of the eastern elevation; the repositioning of the facade at seventh and eighth floor levels to align with a recently granted scheme at the neighbouring Nos. 31 to 34 Abbey Street Upper (DCC Reg. Ref. 3172/18); the construction of 2 no. additional floors each measuring 380 sq.m; the relocation of the previously permitted condensers from eighth floor level to the roof level; the removal of previously permitted solar panels at roof level and their replacement with a domestic hot water heat pump; and all associated elevational changes and site development works above and below ground. The proposed development will result in the increase of the total number of rooms from 127 no. (permitted under DCC Reg. Ref. 2954/18) to 151 no. rooms and an

increase in the gross floor area from 4,927 sq.m (permitted under DCC Reg. Ref. 2954/18) to 5,355 sq.m, all provided in an 11 no. storey over 2 no. levels of basement building.

Area Area 3 - Central
Application Number 3943/19
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @25/03/2020
Applicant Michael Munnely
Location 56, Faussagh Avenue, Cabra East, Dublin 7

Additional Information

Proposal: Planning permission comprising the construction of two-storey detached building comprising 2 no. two-bedroom apartments (1 no. on ground-floor and 1 no. on first-floor), provision of a 6m² balcony on east elevation serving bedroom 1 in each apartment, provision of private open space for each apartment (37.08 sq.m to serve 1 no. apartment and 37.81 sq.m to serve the other apartment) at roof level with timber clad screen, provision of 2 no. car parking spaces, provision of 2 no. bicycle parking spaces in bicycle store and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3992/19
Appeal Decision GRANT PERMISSION
Appeal Decision Date @24/03/2020
Applicant Danring Limited
Location Seabank House, East Road, Dublin 3

Additional Information

Additional Information Received

Proposal: Planning permission for the change of use at first floor level from an existing licensed premises to residential accommodation comprising 4no. 1 bedroomed and 1no. 2 bedroom apartments and change of use of second floor level office to residential accommodation comprising 4no. 1 bedroomed apartments plus communal roof garden at Seabank House, Eastwall Road, Dublin 3. Permission is also sought for revisions to the elevation facing East Road, to include new windows at first and second floor level, new entrance and windows at ground floor level and removal of the existing stair tower.

Area Area 3 - Central
Application Number 4039/19
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 20-Mar-2020
Applicant Leon Co-Ownership
Location To the rear of the existing house at 42, Whitworth Road, Dublin 9

Additional Information

Proposal The proposed works include the demolition of existing single storey stores/outhouses attached to the rear of the existing dwelling, construction of a new two-storey two-bedroom dwelling (82m².) with balcony at first floor level on St. Columba's Road Lower and private roof terrace with screening, to the rear of garden, with pedestrian entrance accessed off St. Columba's Road Lower, replacement of existing boundary wall along St. Columba's Road Lower, bin store to service lane, and all associated site development works.

Amendment to Week 12/20



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

13/20

(23/03/2020-27/03/2020)

Area	Area 3 - Central
Application Number	0134/20
Application Type	Social Housing Exemption Certificate
Applicant	MB Properties Ltd
Location	Auto Help, 434, North Circular Road, Dublin 7
Registration Date	24/03/2020

Additional Information

Proposal: SHEC Demolition of existing motor garage construction of 4 story building containing 5 apartments (2x2 bed and 3 x 1 bed) and 1 retail unit with pedestrain access on to North Circular Road, Private amenity space, bountry treatments and all associated site work necessary to facilitate the development.
