



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**19/20**

(04/05/2020-08/05/2020)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2143/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Glenveagh Living Limited
<b>Location</b>	Site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1
<b>Registration Date</b>	06/05/2020
<b>Additional Information</b>	Additional Information Received

**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.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2673/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Double S Housing Ltd
<b>Location</b>	Montpelier Square, Montpelier Hill, Dublin 7
<b>Registration Date</b>	06/05/2020
<b>Additional Information</b>	

**Proposal:** Permission for the construction of a 4 storey apartment block comprising: (A) 8 x 1 bed apartments. each with balcony/external terrace, lift and common circulation areas, (B) hard landscaped communal courtyard with public lighting, bin lock up and (C) hard landscaped private yard with secure bike parking, (D) pedestrian access to proposed scheme through existing archway of Montpelier Square Apartments, and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2680/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Maire Ni Ealuithe
<b>Location</b>	site to the side of 158, Cabra Road, Dublin 7

**Registration Date** 08/05/2020

**Additional Information**

**Proposal:** Planning permission to construct a 2 storey detached 3 bedroom 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** 2681/20

**Application Type** Permission

**Applicant** Dublin Port Company

**Location** The former electricity substation building (a Protected Structure) at Alexandra Road And East Wall Road, Dublin Port, Dublin 1

**Registration Date** 08/05/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of the change of use, renovation and extension of the existing two storey protected structure to provide a new distributed museum, exhibition and multi-functional space to be operated by Dublin Port Company. The development will include: stability improvement works to the protected structure comprising underpinning and rehabilitation works of existing masonry walls, piling works to a new ground floor slab, construction of additional internal structural steelwork, and removal of existing temporary shoring and bracing; removal of stairs and first floor mezzanine slab (60sqm) within the protected structure; provision of lighting to the exterior of the protected structure; excavation works within the protected structure to expose the historic sea wall running under the site boundary with East Wall Road (15.9sqm), and provision of waterproofing, drainage measures and a protective railing; part removal of the existing southern façade to form an opening to a proposed contemporary flat roof glazed extension (7.4m in height providing an additional 86sqm at ground floor level and 13.2sqm at first floor level) to provide additional museum/exhibition floor space, a service area, unisex WC and storage area; provision of solar photovoltaic panels at roof level of the protected structure and proposed extension; rearrangement of the landscaped public plaza to the south of the protected structure to include new/relocated seating arrangements, lighting column, planting and resurfacing; and all associated ancillary site development works including revised utilities/drainage arrangements.

---

**Area** Area 3 - Central

**Application Number** WEB1242/20

**Application Type** Permission

**Applicant** Valeo Foods Ireland Ltd

**Location** Valeo Foods Ireland Ltd, 72-74, Bannow Road, Dublin 7

**Registration Date** 05/05/2020

**Additional Information**

**Proposal:** The works will consist of the construction of a 99m long and approx. 3m high external concrete wall on the site together with all associated site and development works.

---

**Area** Area 3 - Central  
**Application Number** 2678/20  
**Application Type** Permission  
**Applicant** Aine O'Gorman & Tim Lenihan  
**Location** No. 92, Iona Road, Glasnevin, Dublin 9  
**Registration Date** 08/05/2020

**Additional Information**

**Proposal:** (1) Remove section of existing railing and granite plinth at front garden on Iona Road and erect new painted mild steel vehicle entrance gates to match existing pedestrian gate. (2) Form new vehicle entrance and off-street parking in front garden including new dished paving to public footpath on Iona Road.

---

## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 4237/19  
**Application Type** Permission  
**Decision** REVISED DRAWINGS ARTICLE 35  
**Decision Date** 06/05/2020  
**Applicant** Lark Finance Limited and SM Blackhorse Limited  
**Location** 353 & 363 Blackhorse Avenue, Dublin 7, which is generally bound by Blackhorse Avenue to the South and Villa Park Road to the west

**Additional Information** Additional Information Received

**Proposal:** The proposed development will consist of a residential development of 33 no. residential units comprising of: 2 no. 3 storey, 4-bedroom semi-detached houses with balconies to rear elevation of houses at second floor level and 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no. apartments (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation; 2 no. communal roof terraces will be located at fourth floor level; 1 no. ESB substation and switch room; waste storage area; entrance lobbies; 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); Landscaping; public lighting; boundary treatment; 27 no. surface level car parking spaces; 12 no. surface level bicycle parking spaces; new vehicular access from Villa Park Road; pedestrian access from Villa Park Road and Blackhorse Avenue; and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

---

**Area** Area 3 - Central  
**Application Number** WEB1233/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/05/2020  
**Applicant** Dwaine Delaney  
**Location** 31 Sherard Avenue, Dublin 1

**Additional Information**

**Proposal:** The Demolition of existing single storey extension to rear of the property and 2. Construction of

two storey flat roof extension to rear to include two fixed uPVC roof-light type windows and one high level fixed window at first floor level to rear and 3. Connection to services and associated works at no. 31 Sherrard Avenue, Dublin 1.

---

### Area 3 Appeals Notified

None

---

### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4311/18
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	07/05/2020
<b>Applicant</b>	Vision Wave Ltd.
<b>Location</b>	3, 4, 5 & 6 Parnell Street, & no. 59 Capel Street, Dublin 1

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE; No 3 Parnell Street (a protected structure RPS Ref.6422) and nos. 4, 5, & 6 Parnell Street (a corner site with Jervis Lane Upper, Dublin 1) and No. 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear).

The development will consist of:

- (1) demolition of no. 59 Capel Street (excluding front west facing facade) and existing single storey structures comprising Nos. 4-6 Parnell Street,
- (2) refurbishment of front west-facing facade at no. 59 Capel Street to original state with existing brickwork cleaned and repointed along with the installation of new traditional style timber windows to replace existing non-original windows; provision of replacement shopfront on No. 59 Capel Street with associated lighting and signage.
- (3) internal and external alterations to the existing three storey, over basement building at no. 3 Parnell Street (a protected structure) to accommodate new hotel development with original brickwork to be cleaned and repointed and new traditional style timber windows to be provided in existing opes on front (north facing) facade, existing chimney stack to be retained and refurbished, part removal of internal partitions/ walls to facilitate reconfiguration/ refurbishment of ground floor, first floor and second floor levels of No. 3 Parnell Street to facilitate proposed entrance foyer/ lobby, bedrooms and connection (including new feature atrium to rear of existing building) to new hotel development; provision of replacement shopfront on no. 3 Parnell Street with associated lighting and signage, new glazed canopy above replacement shopfront.
- (4) The construction of a part five-, part six-, part seven-storey (total height of 25.170 meters from ground level) over basement, 65 room contemporary hotel on the overall site comprising the following:
  - (i) plant, storage, water storage, attenuation tank, bar/ restaurant toilets, bicycle storage, luggage store, linen store, food preparation area, and staff facilities at basement level;
  - (ii) hotel entrance, lobby/ reception, restaurant and wine bar (148sq.m), lounge bar area (99.1sq.m) with external courtyard seating area, kitchen and wheelchair accessible toilets at ground floor level;
  - (iii) provision of 65 no. hotel bedrooms at first, second, third, fourth, fifth and sixth floor levels; and

(iv) residents private lounge/ bar at sixth floor level with balcony area to the north facing elevation. The 2 no. penthouse suites located at sixth floor level will also be served balconies on the south facing elevation.

(5) Other works proposed as part of the development include:

(a) SuDS drainage;

(b) roof plant;

(c) facade treatments to new hotel development to include brick and glazing detail with metal cladding on all elevations; and,

(d) all associated site works necessary to facilitate the development.

---



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

19/20

(04/05/2020-08/05/2020)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0183/20
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Maire Ni Ealuithe
<b>Location</b>	Site to side of 158, Cabra Road, Dublin 7
<b>Registration Date</b>	08/05/2020

**Additional Information**

**Proposal:** SHEC, 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.

---





# Dublin City Council

## SECTION 5 EXEMPTIONS

19/20

(04/05/2020-08/05/2020)

**Area** Area 3 - Central  
**Application Number** 0176/20  
**Application Type** Section 5  
**Applicant** Remountjoy Ltd  
**Location** 60/61, Mountjoy Street, Dublin, 7  
**Registration Date** 06/05/2020  
**Additional Information**  
**Proposal:** EXPP, PROTECTED STRUCTURE, Youth hostel to working hostel and associated works

---