



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

20/20

(11/05/2020-15/05/2020)

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

Area Area 3 - Central
Application Number 2683/20
Application Type Permission
Applicant Kevin Blake
Location 33, Ashtown Grove, Navan Road, Dublin 7, D07 XE48
Registration Date 11/05/2020

Additional Information

Proposal: Permission sought for proposed change of use first floor level shop use to 2 bedroomed apartment dwelling use with rear terrace private space on existing flat roof, form stairwell window opening to side gable wall and associated external alterations (no change to attic second floor level).

Area Area 3 - Central
Application Number 2685/20
Application Type Permission
Applicant Martin Grehan
Location 50 & 52, Clonliffe Road, Dublin 3, D03 AK63 & D03 EP64
Registration Date 11/05/2020

Additional Information

Proposal: Permission sought for demolition of 2 no. existing single storey domestic garages/outhouses to the rear garden areas of both 50 & 52, Clonliffe Road, Dublin 3, D03 AK63 & D03 EP64, and for the construction of a single new dwelling on the combined rear gardens of both houses. The proposed house will be detached, 2 stories in height and with 4 bedrooms. Off street parking also for 1 car with access from laneway to the rear. Works to include associated site development works and service connections.

Area Area 3 - Central
Application Number 2689/20
Application Type Permission
Applicant Shelford Ltd
Location 25-26, Charles Lane, Dublin 1
Registration Date 11/05/2020

Additional Information

Proposal: Planning permission for the demolition of an existing two-storey industrial unit and the construction of a 13-unit (2 no. studio, 9 no. 1-bed and 2 no. two-bed, 5-storey, including set back penthouse apartment building (910sqm) with 4th floor balconies facing Charles Lane and balconies/terraces to all levels except ground level to rear and incorporating the existing right of way vehicular access to the rear of No25/26 Mountjoy Square (in separate curtilage(s)), waste store, bicycle parking and underground water attenuation tank in back garden.

Area Area 3 - Central
Application Number 2697/20
Application Type Permission
Applicant Electricity Supply Board (ESB)
Location North Wall Power Generating Station, Alexandra Road,

Dublin 1
13/05/2020

Registration Date

Additional Information

Proposal: The development will consist of alterations to the existing North Wall Power Generating station, which include the replacement of existing indoor gas turbines with new and more efficient indoor gas turbines, the replacement of one of the two existing exhaust chimney stack's (approx. 70m tall) and its re-construction at a reduced height of 65m to mirror the second existing exhaust stack, the installation of new gas compressors with associated fan coolers, the replacement of existing roof-mounted fan coolers, a fuel oil pumphouse, a demineralised water pumphouse, a new 1,000m³ demineralised water tank (approx. 10m tall), a new 1,000m³ gas oil storage tank (approx. 10m tall), the repurposing of an existing 4,000m³ fuel oil storage tank as a demineralised water storage tank of the same volume, a new fire water tank (approx. 10m tall), a new tanker unloading area comprising a concrete pad, emergency diesel generator, a new administration and welfare building, minor modifications to existing surface water drainage, a new entrance opening on to Alexandra Road and revised internal road layout and minor ancillary plant and equipment structures. The development will also comprise the removal of existing structures including; 70m tall stack and associated boiler, part of the administration building, canteen, stores building and water treatment buildings, gas compressor building as well as a water storage tanks, a bottle storage area and other minor redundant installations. The development will also include all other necessary associated works required to enable the construction and operation of the facility. An Environmental Impact Assessment Report (EIAR) has been prepared and is submitted as part of the planning application. It should be noted that this facility is identified as a Lower Tier site under the COMAH directive, furthermore the facility has an existing Industrial Emissions Licence which is regulated by the Environmental Protection Agency. All required licences and plans will be reviewed as required.

Area Area 3 - Central
Application Number 2706/20
Application Type Permission
Applicant MJH Property Developments Ltd
Location site facing Fitzgibbon Lane, to the rear of 4
Belvidere Place, Dublin 1
Registration Date 14/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The site is within an Architectural Conservation Area. 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, a one-bed apartment along with communal bin and bike storage at ground floor level, and 3no. two-bed units over three floors, with all associated ancillary works and services.

Area Area 3 - Central
Application Number 4237/19
Application Type Permission
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
Registration Date 14/05/2020
Additional Information A.I Article 35 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	4450/19
Application Type	Permission
Applicant	John Youns
Location	Rear of Nos. 2 & 3, Blessington Street, Dublin 7
Registration Date	12/05/2020
Additional Information	Additional Information Received

Proposal: Permission for development at rear 2/3 Blessington Street, Dublin 7, D07FK70 (also known as 3 Blessington Court). The development will consist of demolition of existing disused building and the construction of a 3-storey apartment building (289m²) comprising 2 no. two-bedroom apartments and 1 no. one-bedroom apartment with entrance and ancillary accommodation at ground floor level.

Area	Area 3 - Central
Application Number	4691/19
Application Type	Permission
Applicant	Durkan (Mountjoy Street) Limited
Location	Site at St. Mary's Place North & between no's 13 & 16 Mountjoy Street, Dublin 7
Registration Date	14/05/2020
Additional Information	Additional Information Received

Proposal: Permission for development on this overall site of approx. 0.1572 ha comprising no. 16 Mountjoy Street and bounded by Mountjoy Street to the west, St. Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7. The proposed development comprises a shared living scheme over 3-5 storeys. The development details include: (1) the demolition of the derelict and vacant dwelling at no. 16 Mountjoy Street: (2) the provision of no. 121 shared living units ranging from 15-49 sqm. The shared living scheme includes : a) amenities and facilities at ground floor in the form of a lobby area, a gym, a laundry room, meeting rooms, a library, a cafe lounge, a community room and a communal kitchen catering to all units (17 no.) at this level; b) amenities and facilities at first floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units (30 no.) at this floor; d) amenities and facilities at second floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units (30 no.) at this floor; amenities and facilities at third floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units at this floor (28 no.); f) amenities and facilities at fourth floor comprising lounge area, a community lounge, a residential lounge and a communal kitchen catering for all units (16 no.) at this floor; fourth floor

units all have balconies ranging in size from 3.15 to 9.70 sqm. In addition, communal open space of c.354 sqm is proposed at ground floor level, 1 no. roof terrace is proposed at third floor level and 2 no. roof terraces at fourth floor level. The proposed development can be accessed via 3 no. entrances at Mountjoy Street, St. Mary's Place North and Paradise Place. Bin store and a bike storage room for no. 121 bicycle parking spaces are located at ground floor level. Permission is also sought for landscaping and all ancillary and associated site development works.

Area Area 3 - Central
Application Number DSDZ2125/20
Application Type Permission
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
Registration Date 15/05/2020
Additional Information Additional Information Received

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 DSDZ2690/20
Application Type Permission
Applicant Ulysses Properties Limited Partnership
Location Units 3 & 4, Castleforbes Square to the side of North Wall Avenue, Dublin 1
Registration Date 11/05/2020

Additional Information
Proposal: Permission for development on a site of c.0.06 hectares to provide for the amalgamation and change of use of the existing ground floor retail units to provide for a medical centre unit and associated signage. This application relates to lands within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2696/20
Application Type Permission
Applicant Ger Casey
Location 23 Camden Avenue, Royal Canal Park, Dublin 15
Registration Date 12/05/2020

Additional Information

Proposal: The development will consist of the construction of a single storey extension to the rear, internal alterations and all associated site works.

Area Area 3 - Central
Application Number 2713/20
Application Type Permission
Applicant Gerard Mealey and Fiona Daly
Location 59, Millmount Avenue, Drumcondra, Dublin 9, D09 R990
Registration Date 15/05/2020

Additional Information

Proposal: The development will consist of a two storey extension to the rear of existing property, extension of 25 square metres at the ground floor and 16 square metres at the first floor levels (overall 41 square metres). Partial demolition of existing ground floor single storey extension due to its poor quality of construction and layout. Replace with proposed layout that links back to the existing building and provides a bathroom at the first floor level.

Area Area 3 - Central
Application Number WEB1258/20
Application Type Permission
Applicant Eta Tierney
Location 22, Erris Road, Cabra, Dublin 7
Registration Date 11/05/2020

Additional Information

Proposal: 1) A double storey extension together with a single storey extension to side of existing dwelling.
2) A window to existing front elevation at ground floor level.
3) Extending rear wall of existing single storey rear extension.
4) A rooflight to existing side hipped roof.

Area Area 3 - Central
Application Number WEB1270/20
Application Type Permission
Applicant Lauren Kehoe & Jerome O'Rourke
Location 4, Saint Jarlath Road, Cabra, Dublin, 7
Registration Date 15/05/2020

Additional Information

Proposal: Construction of a 2-storey pitched roof (with velux rooflights) extension to the rear/ side of house and a single storey flat roof extension to the side of the house, and all associated works.

Area Area 3 - Central
Application Number WEB1272/20
Application Type Permission
Applicant Martin McCaffrey
Location 518, Blackhorse Avenue, Dublin 7

Registration Date 15/05/2020

Additional Information

Proposal: The development will consist of: Proposed first floor extension to side of existing dwelling above existing garage area and proposed attic conversion with dormer roof extension to rear at second floor level and associated site works.

**Area 3
Decisions**

Area Area 3 - Central
Application Number 2085/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/05/2020
Applicant Onew Ltd.
Location 7, Cathedral Street, Dublin 1
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 2099/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/05/2020
Applicant The Trustees (Larry McCarthy & John Costigan) for & on behalf of the GAA
Location Croke Park, St. Joseph's Avenue, Dublin, 3
Additional Information 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 3976/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/05/2020
Applicant Sandra Hurley
Location 41, Charleville Road, Dublin 7 (eircode - D07TY74)
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 WEB1240/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/05/2020
Applicant Eta Tierney
Location 22, Erris Road, Cabra, Dublin 7

Additional Information

Proposal: 1) A double storey extension together with a single storey extension to side of existing dwelling.
2) A window to existing front elevation at ground floor level.
3) Extending rear wall of existing single storey rear extension.
4) A rooflight to existing side hipped roof.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 0079/20
Appeal Type Written Evidence
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 2009/20
Appeal Type Written Evidence
Applicant Anne O'Neill
Location 9, Doon Avenue, Dublin 7, D07 A4A6

Additional Information

Proposal: To demolish existing single storey garage attached to the side of existing dwelling house with minor internal alterations and to construct 2 No., two storey dwelling houses (semi-detached) and all associated site development works at 9 Doon Avenue, Dublin 7, D07 A4A6.

*****Amendment to Week 19/20*****

Area Area 3 - Central
Application Number 3964/19
Appeal Type Written Evidence
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.

Amendment to Week 19/20

Area 3 Appeals Decided

Area Area 3 - Central
Application Number 3840/19
Appeal Decision GRANT PERMISSION
Appeal Decision Date @14/05/2020
Applicant Sea Strand Properties Ltd.
Location 96-99, Amiens Street, Dublin 1

Additional Information

Proposal: The proposed development consists of amendments to parent permission PA.Reg. Ref. 3996/18. The amendments include: The provision of an additional floor resulting in an increase from the permitted 4-storey front block on Amiens Street with 5th and 6th setback storeys to 5-storey with 6th and 7th setback storeys. This results in an additional 17 bedrooms or 584 sqm to the permitted hotel development. Parapet height on Amiens Street will increase from 17.535 to 20.612m. Increased height of ground floor by 77mm resulting in a maximum overall height of 27.714m.

Area Area 3 - Central
Application Number 3974/19
Appeal Decision GRANT PERMISSION
Appeal Decision Date 14/05/2020
Applicant Linders of Smithfield Ltd.
Location Formerly known as the 'Irish Distillers Building, Smithfield, Dublin 7, The site is bound by Phoenix Street to the south; Smithfield Square to the west;; New Church Street to the north and Bow Street to the east

Additional Information

Proposal: The proposed development consists of amendments to a previously permitted development under DCC Planning Ref. 2024/16 (An Bord Pleanala Ref. PL29N.246933) to include amendments to the previously permitted floorplans at ground to sixth floor levels, to include: (a) Infill of the permitted setback at the north-western corner at ground and first floor level, to provide an additional 31 sq.m (GFA) of retail floorspace at ground floor level (to permitted Retail Unit No. 1) and the provision of an additional 13sq.m (GFA) of office floorspace at first floor level; (b) Reducing the permitted setback adjoining the staircore to the southern elevation from second to fourth floor level with a corresponding expansion in the floorplate to provide an additional 51 sq.m (GFA) of office floorspace (17 sq.m GFA per floor); (c) Reducing the

permitted setback at the northern end of the western elevation at fourth floor level to provide an additional 72 sq.m GFA of office floorspace together with the replacement of the remainder of the previously permitted green roof section and the formation of a new roof terrace that wraps around the north-eastern corner at fourth floor level; (d) At fifth floor level, the following changes are proposed - omitting the permitted roof terrace at the north western corner and the permitted setbacks at both the northern and southern ends of the western elevation together with the omission of the permitted roof terraces to southern elevation at fifth floor level and the associated expansion of the floorplate to provide infill extensions of those areas to align the floorplate vertically with the fourth floor level (below) to deliver an additional 473 sq.m (GFA) of office floorspace at fifth floor level. It is also proposed to omit the permitted north facing roof terrace to the east of the permitted staircore at fifth floor level. (e) At sixth floor level, the following changes are proposed - omitting the permitted roof terrace at the north-western corner and part of the green roof and infilling of same with additional office floorspace and extending the floorplate northwards and westwards to provide a new terrace that wraps around the north-western corner and provision of a new terrace to the north-eastern corner. Omission of permitted roof plant and extending the floorplate in an easterly direction to align with the eastern elevation at fifth floor level below. Amended east facing terrace and amending part of south facing terraces at south-eastern corner and omission of the west facing terrace and part of the south facing terrace at the south-western corner and the associated expansion of the floorplate to provide infill extension of these areas. An additional 907 sq.m of office floorspace is proposed at sixth floor level. The proposed alterations to the permitted floorplans at ground to sixth floor level (as described above) would also result in associated external amendments to the permitted elevations, as follows: (i) Eastern Elevation - At the southern end of the building the permitted parapet height of 21.8m with two setback levels (at heights of 25.5m and approximately 29.8m, respectively) is revised to a parapet height of approximately 25.9m with a single setback level at a height of approximately 29.8m. At the northern end the intermediate setback at fourth floor level with a height of 20.1m is omitted and extended vertically to a height of approximately 24m to be augmented with the previously permitted height of the fifth floor setback; (ii) Western Elevation - At the northern end of the building the permitted parapet height of 19.7m with two setback levels (at heights of 23.4m and approximately 27.5, respectively) is revised to a height of 23.6m with a single setback level at a height of 27m. At the southern end the parapet height of 24.8m with a setback level at a height of 28.7m is raised to a uniform parapet height of approximately 28.7 with a corresponding parapet level of +33.61m; (iii) Southern Elevation - At the western end of the building the permitted parapet height of 24.9 with a setback level with a height of 28.8m is raised to a uniform height of approximately 29m. At the eastern end the permitted parapet height at a height of 22m with two setback levels at heights of 25.7m and 29.8, respectively is raised to a parapet height of approximately 25.9m with a single setback level at a height of approximately 29.8; (iv) Northern Elevation - At the eastern end of the building the intermediate setback at fourth floor level with a height of 20.1m is omitted and extended vertically to a height of approximately 24m to be augmented with the previously permitted height of the fifth floor setback level. At the western end the previous permitted parapet height of 19.9m is increased to a height of approximately 23.7m and the previous permitted setback level with a height of 23.2m is increased in height to approximately 27.7m. Alterations at rooftop level include the provision of rooftop plant and omission of Condition 4 of planning permission DCC Reg. Ref. 2024/16 (An Bord Pleanála Ref. PL29N.246933). The proposed rooftop plant screening enclosure sits at a level +36.310m, approximately 2.7m above corresponding parapet level (+33.61m). A Photovoltaic (PV) solar panel area will also be provided at roof level, immediately to the south of the enclosed plant area. In the interest of clarity the above proposed alterations to the floorplans at ground to sixth floor level will result in (a) an overall increase of floorspace from an approved 20,521.6 sq.m (GFA) to 22,059 sq.m (GFA) - an increase of 1,546.4 sq.m (GFA) - an increase of 1,546.4 sq.m (GFA), comprising an increase of 31 sq.m (GFA) of retail floorspace from 458 sq.m (GFA) to 489 sq.m and an increase of approximately 1,516 sq.m (GFA) of office floorspace from 18,236 sq.m to 19,752 sq.m (GFA).



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

20/20

(11/05/2020-15/05/2020)

Area Area 3 - Central
Application Number 0187/20
Application Type Social Housing Exemption Certificate
Applicant Martin Grehan
Location 50 + 52, Clonliffe Road, Dublin 3
Registration Date 14/05/2020
Additional Information

Proposal: SHEC: Single detached dwelling in the rear garden of 50 and 52 Clonliffe Road, Dublin 3.



Dublin City Council

SECTION 5 EXEMPTIONS

20/20

(11/05/2020-15/05/2020)

Area Area 3 - Central
Application Number 0015/20
Application Type Section 5
Applicant Torrelles Trading Company
Location 79, Dorset Street Upper, Dublin 1
Registration Date 13/05/2020
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Replacement of existing PVC and timber windows to front and rear elevations with Georgian-style, timber sash windows.

Area Area 3 - Central
Application Number 0184/20
Application Type Section 5
Applicant Circle K
Location Circle K Terminal 1, Alexandra Road, Dublin Port,
Dublin 1
Registration Date 12/05/2020
Additional Information
Proposal: EXPP: Existing lub oil loading gantry to be converted to facilitate jet fuel loading. This involves to relocate existing equipment on the jet gantry and removing equipment on the lub oil gantry.
