



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

22/20

(25/05/2020-29/05/2020)

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 2745/20
Application Type Permission
Applicant Savareen Ltd
Location 97, North Circular Road, Dublin 7
Registration Date 25/05/2020

Additional Information

Proposal: RETENTION AND PERMISSION: PROTECTED STRUCTURE: Retention permission and permission is sought for the following alterations: (i) retention permission for the removal of non-original stud partition walls, kitchenettes and bathroom ware; and (ii) permission for: (a) the reconfiguration of non-original internal walls to facilitate new kitchenettes and bathrooms in each flat; (b) reduction in number of flats from 10 no. to 9 no.; installation of new and upgraded fire-rated internal doors in original style; installation of fireslabs under floorboards; and removal/replacement/reconfiguration of non-original fire-rated stud partition walls to each of the 9 no. existing apartments and stair landing areas; (c) installation of upgraded services including electrics, plumbing, fire and burglar alarms, intercoms, CCTV and data/phone points; (d) repair and restoration of original features including window surrounds, painted timber shutter boxes, skirting and plasterwork; (e) replacement of all non-original windows with painted one over one double glazed sash windows; (f) making good of damaged walls, floorboards, fireplaces and plasterwork; (g) provision of gas boiler and hot water cylinder; and (h) all ancillary works necessary to facilitate the development. The development does not result in any change to the floor area of footprint of the building.

Area Area 3 - Central
Application Number 2746/20
Application Type Permission
Applicant Dublin City University
Location St. Patrick's Campus Block D Water Tower (Protected Structure Reference No.2369). Drumcondra Road Upper, Drumcondra, Dublin 9
Registration Date 25/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The site is bound by Milbourne Avenue to the South and Ferguson Road to the West. The development will consist of the raking and repointing of brickwork on all elevations of the Water Tower. Works to the parapet including the replacement of clay balusters. Removal of vegetation, biological growth and debris, and the installation of external feature lighting to illuminate the Water Tower at night.

Area Area 3 - Central
Application Number 2749/20
Application Type Permission
Applicant New Century House (Luxembourg) Holding Sarl
Location New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7
Registration Date 25/05/2020

Additional Information

Proposal: Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west.

The proposed development comprises of the following:

- Refurbishment of the existing 6 no. storey building to provide for a new façade treatment to all elevations.
- Provision of new part double height reception space to the rear elevation.
- Relocation of existing bank branch to the north east corner of the ground floor resulting in a change of use from office to bank in this area.
- Reduction of the existing bank branch from 216sqm to 187sqm.
- Change of use of former bank branch to office use at ground floor level (147 sqm).
- Provision of new universally accessible pedestrian entrance to bank branch from street level along the northern elevation of the building.
- Provision of refurbished entrance to the office development to the north elevation fronting Mayor Street Lower.
- Provision of additional mechanical plant at roof level.
- Minor infill to office floor plate at 5th floor level resulting in an increase of 79 sqm of office floor space overall.
- Minor reconfiguration of internal office floor plates.
- Reconfiguration of basement level to provide ancillary office amenities and additional bike parking spaces (195 no. soaces) and 49 carpark spaces including 7no. new electric car charge points and 3 no. new universally accessible parking bays.
- Upgrade of the hard and soft landscaping within the courtyard area and provision of new canopy area to courtyard on the southern elevation and provision of new screen to courtyard along the southern boundary of the site.
- Minor alternations to the hard landscaping to the north of the development fronting Mayor Street Lower.
- The proposed development also includes accessible terraces at 5th floor level to the north, east and west, and all other associated site development works necessary to facilitate the development.

The proposed development will result in an increase in gross floor area from 12,223 sqm to 12,365 sqm.

Area	Area 3 - Central
Application Number	2751/20
Application Type	Permission
Applicant	Kevin Sookun
Location	21B Hill Street, Dublin 1, D01 HY68 and Flat 7, No. 35 Gardiner Place, Dublin 1, D01 T292
Registration Date	25/05/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the change of use of Flat 7, 35 Gardiner Place (Protected Structure RPS Ref 3036) currently in residential use, for use as café, with works including internal adjustments and an upgrade of existing fabric. Development will also consist of the refurbishment and fit-out of existing café at adjacent property, 21B Hill Street, with works including internal adjustments, upgrade of existing fabric and new façade treatment, as well as all associated site works to facilitate the development.

Area Area 3 - Central
Application Number 2781/20
Application Type Permission
Applicant Royal Amusement Limited
Location 185, Parnell Street at the corner of Dominick Street
Lower, Dublin 1
Registration Date 29/05/2020
Additional Information
Proposal: The development will consist of change of use of existing vacant ground floor & basement level retail unit to restaurant/takeaway at ground floor level and to a gaming outlet (containing amusement-with-prize machines) at basement level, new external signage and all associated site works and services.

Area Area 3 - Central
Application Number DSDZ2768/20
Application Type Permission
Applicant Castlefort Retails Ltd
Location Existing Gala Retail Shop at Unit 1, Ground Floor and
part basement, Block B of Castleforbes apartments at
junction of Castleforbes Road and Upper Sheriff
Street, Dublin 1
Registration Date 28/05/2020
Additional Information
Proposal: Planning permission for part off-licence at the existing Gala retail shop.

Area Area 3 - Central
Application Number DSDZ2774/20
Application Type Permission
Applicant Spencer Place Development Company Limited
Location Site at the junction of North Wall Quay and New
Wapping Street, Salesforce Tower, Station Square,
Block 7, Spencer Dock, Dublin 1
Registration Date 29/05/2020
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission for amendments to a previously permitted development under Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Salesforce Tower, Station Square, Block 7, Spencer Dock, Dublin 1.
The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates, and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).
The proposed amendments result in a total gross floor area of c.59,113sq.m. (excluding basement c. 7,948sq.m. and sub-basement c. 2,503sq.m.) comprising of c. 9,006sq.m. of hotel and associates uses c. 48,851sq.m. of office use, c. 1,086sq.m. of retail/restaurant/café uses, 170sq.m. of community use, above a lower ground floor and 2 no. basement levels (c.10,451sq.m.). The proposed development will result in an increase in floor area from c. 58,670 to c. 59,113sq.m.

The applications relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed amendments comprise of the following:

Building 2

- Extension to the permitted restaurant at lower ground floor level by 67sq.m.
- Provision of additional access point to Building 2 Mayor Street to serve the café and waste storage area.
- Extension to permitted mezzanine level in Building 2 by 13sq.m. to provide for passenger lifts to this level.
- Reconfiguration of the permitted plant at roof level to serve Building 2.
- Minor modifications to the permitted façade of Building 2 as a result of the proposed amendments.
- Proposed amendments will result in an overall increase of the permitted hotel from 8,926sq.m. to 9,006sq.m.

Building 3

- Provision of additional plant at roof level associated with Building 3 located in the north east corner of the site.
- Minor increase to Building 3 stair core 3.3 height from 37.700m to 38.235m.
- Relocation of the Community Space in Building 3 to ground floor and new mezzanine level between ground and first floor.
- Provision of new shower facilities at lower ground floor of Building 3.
- Minor relocation of permitted link bridges at 3rd and 5th floor level to the east by 3.6m linking

Building 3 and Building 4.

- Minor modifications to the permitted façade of Building 3 as a result of the proposed amendments.
- The proposed amendments will result in an increase in floor area of Building 3 gross floor area from 10,172sq.m. to 10,337sq.m.

Building 1B and Building 4

- Internal reconfiguration of the north and south entrance and reception areas.
- Internal alterations to the cores to allow for additional WC provision.

The proposed development also include the provision of 124 no. additional bike spaces in the form of bicycle racks at ground floor level within the public realm area surrounding the site accessible to all users, minor landscape works as a result of the additional bicycle spaces within the public realm area, minor amendments to the landscape courtyards and all other associated site development works necessary to facilitate the development.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	2760/20
Application Type	Permission
Applicant	Grace Cunningham
Location	3, Caledon Court, East Wall, Dublin 3
Registration Date	26/05/2020

Additional Information

Proposal: Planning Permission is sought for the conversion of first floor study to habitable space including 1 no. new window (1100mm x 900mm) on side (Northwest) elevation to satisfy natural light and fire safety requirements at 3 Caledon Court, East Wall, Dublin 3.

Area Area 3 - Central
Application Number 2770/20
Application Type Permission
Applicant John McHugh & Grainne O'Dowd
Location 155 St. Mobhi Rd., Glasnevin, Dublin 11
Registration Date 28/05/2020

Additional Information

Proposal: Planning permission is sought for: renovation and extension of existing dwelling house to include: 1) Demolition of existing kitchen/bathroom extension to rear. 2) Construction of upper storey bedroom extension to side. 3) Conversion to rear & raised rooflight to side. 4) Construction of single storey kitchen/dining room extension to rear. 5) Widening of existing driveway entrance, relocation of existing pier, and hardstanding provision for 2no. vehicles.

Area Area 3 - Central
Application Number WEB1288/20
Application Type Permission
Applicant Padraig Mc Donnacha
Location 50, Old Cabra Road, Dublin 7
Registration Date 26/05/2020

Additional Information

Proposal: The construction of a single storey (24 sq.m.) domestic extension to the rear (north) of 50 Old Cabra Road, Dublin 7, D07 F4A4.

Area Area 3 - Central
Application Number WEB1295/20
Application Type Permission
Applicant Brendan White
Location 79, Killala Road, Cabra, Dublin 7, D07 H6T2
Registration Date 27/05/2020

Additional Information

Proposal: Proposed front/ side single storey extension, side/ rear two storey extension with covered side passage, rear single storey extension with rear first floor level roof terrace and side privacy screens, associated internal alterations and site development works.

Area Area 3 - Central
Application Number WEB1296/20
Application Type Permission
Applicant Fionntán De Brún
Location 69, Carlingford Road, Drumcondra, Dublin 9
Registration Date 27/05/2020

Additional Information

Proposal: The development will consist of construction of single story ground floor extension to rear of dwelling of 8.6sqm, including related internal works & raising of shared boundary wall.

Area	Area 3 - Central
Application Number	WEB1304/20
Application Type	Permission
Applicant	Damian McCallion
Location	1, Skreen Road, Navan Road, Dublin 7, K32 X076
Registration Date	29/05/2020

Additional Information

Proposal: The construction of a new gable wall with attic level opaque windows on the east side elevation and include a new section of pitched roof over the gable wall. The development will also consist of the removal of the existing dormer and construction of a new box dormer on the rear elevation and a new roof window on the front elevation. The development will also include a new pitched roof on the existing porch and a new door replacing a window on the porch front elevation and a new window replacing the existing door on the porch's east side.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0187/20
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	26/05/2020
Applicant	Martin Grehan
Location	50 + 52, Clonliffe Road, Dublin 3

Additional Information

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

Area	Area 3 - Central
Application Number	0192/20
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	26/05/2020
Applicant	Shelford Ltd
Location	25-26, Charles Lane, Dublin 1

Additional Information

Proposal: SHEC 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	2706/20

Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 29/05/2020
Applicant MJH Property Developments Ltd
Location site facing Fitzgibbon Lane, to the rear of 4 Belvidere Place, Dublin 1

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 3830/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/05/2020
Applicant Desmond & Maeve Rispin
Location 8, Park Road, Navan Road, Dublin 7, D07 H67T
Additional Information Additional Information Received

Proposal: Permission sought for :

- A. Proposed demolition of existing side single storey extension. Proposed construction of end of terrace two storey dwelling house with vehicular access to front garden, associated external alterations to existing dwelling, all associated site development works, service connections, landscaping and boundary treatment.
- B. Proposed attic roof space conversion with roof dormer to rear part of roof with associated internal alterations to existing dwelling house.

Area Area 3 - Central
Application Number 4083/19
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 26/05/2020
Applicant Irish School of Motoring Ltd
Location Site to the rear of Nos.20-22, Fitzgibbon Street, Nos. 6-10 Emmet Street and No. 46 Charles Street Great, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (i) Removal of existing vehicular entrance gate off Fitzgibbon Street and demolition of two-storey commercial structure comprising former workshop/service garage and an adjoining derelict two-storey dwelling which is bound to the south-east by an existing two-storey derelict structure situated within the grounds of No. 46 Charles Street Great (A Protected Structure - RPS No. 1371); and (ii) Construction of a two-storey over lower ground-floor level flat-roofed (with partial green-roof) apartment block served by 4 no. rooflights and comprising 4 no. two-bedroom and 4 no. three-bedroom duplex apartments. The two-bedroom apartments will each be served by south-west facing terraces at lower-ground and ground floor level and a north-east facing terrace at lower-ground floor level. The three-bedroom apartments will each be served by a south-west facing terrace

at first floor level, a south-west facing balcony at second floor level and a private terrace and dedicated storage space (3.7sq.m) located at roof level. The development is to be served by 8 no. vehicular parking spaces, 24 no. bicycle parking spaces and covered bin storage located within a shared access yard accessible via a new vehicular entrance gate, of width 3.85m, off Fitzgibbon Street. The proposal also includes all ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4646/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/05/2020
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

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	WEB1272/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/05/2020
Applicant	Martin McCaffrey
Location	518, Blackhorse Avenue, Dublin 7

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 Appeals Notified

Area	Area 3 - Central
Application Number	2309/20
Appeal Type	Written Evidence
Applicant	Paul Pugh
Location	101, Clonliffe Avenue, Dublin 3, D03, KH21

Additional Information

Proposal: Planning permission - the development will consist of: alterations to the previously approved development (Reg. Ref. 3195/19) which permitted the construction of a 47.5 sq.m. one bed, two storey dwelling and creation of a new vehicular entrance. The proposed alterations consist of:

- (i) 1 no. additional bedroom at 1st floor level and an increase in overall floor area at ground and 1st floor levels resulting in a 70 sq.m. two bedroom contemporary flat roofed dwelling;
- (ii) 1 no. new window at ground- floor and 2 no. new windows at first-floor level on the west elevation; and
- (iii) all ancillary works necessary to facilitate the development.

Area 3 Appeals Notified

None

Area 3 Appeals Decided

None
