



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**27/19**

(01/07/2019-05/07/2019)

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.

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

## Area 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2150/19  
**Application Type** Permission  
**Applicant** Heights Hospitality Operations Ltd.  
**Location** Nos. 1-2 Upper O'Connell Street & No. 29 North Earl Street, Dublin 1  
**Registration Date** 02/07/2019  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission on a site of c.0.03ha located at Nos. 1-2 Upper O'Connell Street and No. 29 North Earl Street, Dublin 1. The upper floor facades of Nos. 1-2 Upper O'Connell Street are a Protected Structure (RPS Ref. 6016). The development will consist of a change of use from office use to hotel use at basement, part ground, first, second, third, fourth and fifth floor levels comprising a total area of c.1,176 sq.m. No alterations are proposed to the existing cafe unit at ground floor level. The proposed development includes the reconfiguration of the internal floorplan layouts to facilitate 41 no. en-suite bedrooms at first to fifth floor levels including a dining/reception area at first floor level. The proposed development also includes a concierge space at ground floor level. The proposed development will include: replacement of the non-original windows at first to fifth floor levels of the building facades facing Upper O'Connell Street and North Earl Street; minor repair works to the building facades at Upper O'Connell Street and North Earl Street; decal signage above the existing door at ground floor level on Upper O'Connell Street; 4 no. external balconies to the rear (north) of the building at second to fifth floor levels; the removal of the external fire escape stair to the rear (north) elevation and the replacement of the external maintenance stair between fifth floor and roof levels; minor modifications to the window/door arrangements to the rear (northern and eastern) building facades; inclusion of water tanks at basement and roof levels; piped infrastructure and services and all associated site development works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 2477/19  
**Application Type** Permission  
**Applicant** Eden Quay Taverns Ltd  
**Location** 3, Eden Quay, Dublin 1  
**Registration Date** 05/07/2019  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for internal alteration and renovations to four storey over basement building to provide for 1) public bar at ground floor level. 2) public bar, kitchen, toilets and stores at basement level. 3) four guest bedrooms at first floor level. 4) three guest bedrooms at second floor level. 5) two guest bedrooms at third floor and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2841/19  
**Application Type** Permission  
**Applicant** Wings International Cuisine Ireland Ltd.  
**Location** Ground Floor, Wolfe Tone Lofts, 32-36, Wolfe Tone Street, Dublin 1

**Registration Date** 01/07/2019  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of proposed new internally illuminated fascia sign and proposed new internally illuminated projecting sign.

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**Area** Area 3 - Central  
**Application Number** 3390/19  
**Application Type** Retention Permission  
**Applicant** Three Ireland (Hutchison) Ltd  
**Location** 1, Royal Canal House, Royal Canal Park, Pelletstown, Dublin, 15  
**Registration Date** 01/07/2019  
**Additional Information**  
**Proposal:** RETENTION: The development consists of retention of telecommunications antenna and ancillary equipment and cabinet at roof level.

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**Area** Area 3 - Central  
**Application Number** 3393/19  
**Application Type** Permission  
**Applicant** QMK Dublin Ltd  
**Location** Nos.17, 18 and 19, Moore Lane, Dublin 1  
**Registration Date** 01/07/2019  
**Additional Information**  
**Proposal:** Permission for development to amend a previously permitted hotel (DCC Reg. Ref. 3303/18, the 'parent permission'; which has been subsequently amended by DCC Reg. Ref. 4352/18; ABP Ref. 303553-19) at this site of c. 603 sqm at Nos. 17, 18 and 19 Moore Lane, Dublin 1. The development will consist of the provision of 2 no. additional floors (804sqm) (with setbacks along Parnell Street and Moore Lane, respectively) to the permitted 7 no. storey (including lower ground floor level) hotel building resulting in a 9 no. storey building with a gross floor area of 4,857sqm (including a lower ground floor level of 517sqm). The development will result in an additional 33 no. additional bedrooms (increasing the total number of bedrooms from 141 no. permitted to 174 no. proposed). The development will also include: amendments to the permitted internal layout to the fifth and sixth floor levels; associated elevational changes; the provision of SUDs measures, including a sedum roof; rooftop plant; and all ancillary development above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3402/13/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Gerry Geoghegan & Eamonn O'Malley  
**Location** 1 - 4, Rivermount Cottages, Ballyboggan Road, Finglas, Dublin 11  
**Registration Date** 04/07/2019  
**Additional Information**  
**Proposal:** EXT. OF DUR.: Demolition of no's 1-4 Rivermount Cottages and reduction in height of boundary wall along Ballyboggan Road to allow for construction of 51 no residential units comprising of 32 no duplex units (two and three bedroom), 6 no. one bed apartments and 13 no. houses (three bedrooms) split over

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five residential blocks. Block 1 is part 5 storey (Ballyboggan Road elevation), part 4 storey in height (1687m<sup>2</sup> gross floor area), providing 16 no. two and three bedroom duplex units ( 8 type 3a and 8 type 3b) and a roof terrace at roof level. Block 2 is part 5 storey (Ballyboggan Road elevation), part 4 storey in height (1054m<sup>2</sup> gross floor area), providing 10 no. two and three bedroom duplex units (5 type 3a and type 3b) and a roof terrace at roof level. Block 3 is part 4 storey, part 2 storey (810m<sup>2</sup> gross floor area), providing 4 no. three bed dwellings (house type 1), 2 no. one bed apartments (types 2a and 2b), and 2no. duplex units (type 3c), and a roof terrace at roof level. Block 4 is part 4 storey, part 2 storey in height (1260m<sup>2</sup> gross floor area), providing 5 no. three bed dwellings (house type 1), 4 no. one apartments (2no. type 2a and 2 no. type 2b) and 4 no. duplex units (type 3c) and a roof terrace at roof level. Block 5 is two storey in height (480m<sup>2</sup> gross floor area), providing 4 no. three bed dwellings (house type 1). The proposed development also includes for 51 car parking spaces, bin stores, bike shelters, associated balconies and terraces, boundary treatment, site development works and revised vehicular access from Ballyboggan Road.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3409/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Landingzone Limited
<b>Location</b>	The CHQ Building, George's Dock, Dublin 1, D01 R9Y0
<b>Registration Date</b>	03/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at the western mezzanine level of the CHQ Building, George's Dock, Dublin 1, D01 R9Y0. The CHQ Building is a registered protected structure (RPS No. 2094). The development will consist of the change of use of the northern part of the western mezzanine from 'events/exhibition/research space' to office use. The works will incorporate the enclosure of the northern part of the western mezzanine and its connection to the eastern mezzanine by the implementation of a 2.1 metre partition glazing along the eastern edge and full height partition to the northern edge and southern edge of the mezzanine. A total of 3 no. plant and ventilation pods will be installed, along with a standalone plant room. Existing smoke vent openings at roof level will be amended for the purposes of ventilation. Alterations will be made at ground floor level of units 13 and 21 to implement fire escape stairs. New accommodation access stairs and entrance to the mall will be also implemented at ground floor level at unit 31, with existing fire escape stairs at unit 32 widened. Bicycle parking will be provided at the eastern elevation. The area is subject to the change of use totals c. 884 sqm.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3416/19
<b>Application Type</b>	Permission
<b>Applicant</b>	VHI Healthcare
<b>Location</b>	Mercantile Building, 26 - 27, Eden Quay, Dublin 1; Abbey Street Old and part of Scots Church, Abbey Street, Dublin 1
<b>Registration Date</b>	04/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on a site of c.0.55 ha comprising "Mercantile Building", 26-27 Eden Quay, Dublin 1; Abbey Street Old and part of the extension to Scots Church, Abbey Street, Dublin 1. The site is bounded generally by Eden Quay to the south, Abbey Street to the north, the Wiley Fox Public House, 28 Eden Quay to the east and Koomo, 25 Eden Quay to the west. The existing Mercantile Building is a protected structure (Ref. No. 2492). Scots Church is also a protected

structure (Ref. No. 6). The application comprises the conservation, modification and extension of the Mercantile Building to accommodate a new VHI Healthcare screening clinic providing consultation rooms, reception and office space. To the rear of the Mercantile Building a new 5 storey office extension over basement is proposed facing onto Abbey Street Old to provide an extension to VHI Healthcare Office Headquarters with connectivity between the existing and new offices provided at ground floor level across Abbey Street Old (with associated public realm improvements) and also via a new pedestrian glazed link bridge at second floor level. The connection to the existing offices will necessitate modifications to permitted development Reg. Ref. 1546/08 (as extended under Ref. 1546/08/x1(including provision of new accesses. Permission is also sought for lighting and signage to the Mercantile building, the extension, the public realm and the existing building. All other site development and services works as required to enable the development of the site.

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**Area** Area 3 - Central  
**Application Number** 3417/19  
**Application Type** Permission  
**Applicant** Mrs Elizabeth Geday  
**Location** 36, Park Road, Ashtown, Dublin 7  
**Registration Date** 04/07/2019

**Additional Information**

**Proposal:** Planning permission for new 2 storey dwelling attached to gable end of existing property at 36 Park Road, Ashtown, Dublin 7. The proposed development consists of a new build domestic 2 storey, 2 bedroom house with associated site works attached to the gable end of the existing property at 36 Park Road, Ashtown.

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**Area** Area 3 - Central  
**Application Number** 3425/19  
**Application Type** Permission  
**Applicant** Tadgh O'Dwyer & Helena Rowley  
**Location** 12, Berkeley Road, Dublin 7  
**Registration Date** 04/07/2019

**Additional Information**

**Proposal:** Development will consist of a change of use and subdivision of existing 1 bed 1st floor apartment unit forming part of a mixed-use development to comprise 3 new medical consulting suites to form an integrated medical consulting centre comprising 8 consulting rooms in total and ancillary support facilities. No substantial interventions will take place to external facade treatment located in a conservation area.

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**Area** Area 3 - Central  
**Application Number** 3432/19  
**Application Type** Permission  
**Applicant** O'Brien Expo Services Limited  
**Location** Unit 53A, Barrow Road, Dublin Industrial Estate, Glasnevin, Dublin 11  
**Registration Date** 05/07/2019

**Additional Information**

**Proposal:** The development consists of a single storey extension to the front of an existing warehouse unit

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to provide approximately 125m<sup>2</sup> additional storage space. Five car parking spaces on the site will be removed to allow for the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3433/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Glenveagh Living Limited
<b>Location</b>	site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1
<b>Registration Date</b>	05/07/2019

**Additional Information**

**Proposal:** Permission for development on a site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff Street Upper to the south, CIE railyard to the north and east, and Castleforbes Business Park to the west. The development consists of the following: The proposed development consists of the demolition and partial demolition of all existing structures and the construction of a commercial office building and a 270 bedroom hotel. The commercial office building, to the west of the site, ranges in height from 6 to 9 storeys plus plant zone (maximum height of c.40m) with a total gross floor area of c. 10,265sq.m. The ground floor includes office entrance, foyer, lobby and coffee dock, lifts and circulation areas, plant & communications room, and sub-station. There is an external terrace of 170 sq.m located on the 7th floor on the southern elevation onto Sheriff Street Upper. Plant is located at a screened roof level. Cycle parking is located at ground level, with 84 spaces provided with associated facilities, and 28 visitor spaces provided in the associated public realm. The hotel, to the east of the site, contains 270 bedrooms and ranges in height from 7 to 10 storeys (maximum height of c.35.21m) with total gross floor area of c. 9,644 sq.m. The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a restaurant/breakfast area with associated seating area, work zone, kitchen, bedrooms, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors two to nine typically contain bedrooms, linen and clearing stores, lifts and circulation areas. Part of the eighth floor and the ninth floors, and tenth floor contain screened plant areas. 30 cycle parking spaces are provided in the associated public realm. The two buildings are located onto Sheriff Street Upper around a landscaped central courtyard which is partially publicly accessible. A new shared service access route is provided from Sheriff Street Upper to the west of the site to a centralised service zone and associated storage area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper. The proposed development also includes for the provision of plant at roof level; PV panels; green roofs; new ESB substations; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2146/19
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Europcar Mobility Group
<b>Location</b>	GoCar/Europcar Depot, Park Lane, Spencer Dock, Dublin 1
<b>Registration Date</b>	04/07/2019

**Additional Information**

**Proposal:** RETENTION: Retention permission for development at this site at Europcar/GoCar Depot, Park Lane, Spencer Dock, Dublin 1. The development will consist of: The retention for a temporary period of the existing change of use of vacant land to Europcar/GoCar vehicle rental depot and works consisting of:

1) Pre-fabricated car rental sales office building; pre-fabricated security cabin, pre-fabricated car maintenance garage, car wash machine; 2) External surface car parking/car pick-up and drop-off area; 3) Boundary palisade fencing & entrance/egress gateway to Park Lane; and 4) All ancillary site works and services. This application relates to a development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2658/19  
**Application Type** Permission  
**Applicant** Bernard Cervl  
**Location** 1A Marlborough Place, Dublin 1  
**Registration Date** 04/07/2019  
**Additional Information** Additional Information Received

**Proposal:** Planning Permission is sought for ground floor extension, new works above ground floor increasing the size of bedroom space to rear of building also new window to side elevation and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3386/19  
**Application Type** Permission  
**Applicant** Michael Murphy  
**Location** 8, Royal Canal Terrace, Phibsborough Road, Dublin 7  
**Registration Date** 01/07/2019  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the construction of a single storey detached garage structure to the rear garden, and a new vehicular access exiting onto a lane way to the rear of Royal Canal Terrace, Dublin 7 all at 8 Royal Canal Terrace, Phibsborough Road, Dublin 7, D07 T1F9, a protected structure.

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**Area** Area 3 - Central  
**Application Number** 3398/19  
**Application Type** Permission  
**Applicant** Mr. Peter Keane  
**Location** 196, Quarry Road, Cabra, Dublin 7  
**Registration Date** 02/07/2019  
**Additional Information**

**Proposal:** Permission for a proposed first floor side extension (on top of existing ground floor extension) to provide an additional bedroom/bathroom.

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**Area** Area 3 - Central  
**Application Number** 3399/19

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**Application Type** Permission  
**Applicant** Laura McDonough  
**Location** 48, Harold Road, Arbour Hill, Stoneybatter, Dublin 7  
**Registration Date** 02/07/2019

**Additional Information**

**Proposal:** The development will consist of; (1) the demolition of the existing single-storey extension at the rear of the dwelling and (2) the construction of a new single storey extension to the rear of the dwelling consisting of a new kitchen area and a new shower room together with all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3401/19  
**Application Type** Permission  
**Applicant** Orlaith & Graeme McDonnell  
**Location** 48, Ashington Avenue, Navan Road, Dublin 7  
**Registration Date** 02/07/2019

**Additional Information**

**Proposal:** Permission is sought to change roof from hip to gable roof, build up gable wall to attic & form new dormer to rear, fit window to gable attic & convert attic to store.

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**Area** Area 3 - Central  
**Application Number** 3424/19  
**Application Type** Permission  
**Applicant** Vincent T. Griffin  
**Location** 78, Aughrim Street, Dublin 7  
**Registration Date** 04/07/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for alterations and improvement works to existing two storey building, a Protected Structure, with offices at ground level to be retained and alterations to the internal layout of existing 2 bed apartment at first floor level including the provision of new access door and screen at rear elevation leading on to new external stairs providing access to rear garden at 78 Aughrim Street, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1241/19  
**Application Type** Permission  
**Applicant** Clovelly Developments Limited  
**Location** 18, Russell Avenue, Drumcondra, Dublin 3, D03 T2N8  
**Registration Date** 04/07/2019

**Additional Information**

Additional Information Received

**Proposal:** The proposed development will consist of:- The existing rear two storey extension is being demolished and a new two storey flat roofed extension is to be constructed to the rear along with the internal refurbishment of the existing terrace house.

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**Area** Area 3 - Central  
**Application Number** WEB1381/19  
**Application Type** Permission  
**Applicant** Patrick McGowan  
**Location** 64, Iona Villas, Glasnevin, Dublin 9  
**Registration Date** 01/07/2019  
**Additional Information**  
**Proposal:** Development comprising

- Demolition of existing ground floor rear extension, chimney and garage to side.

Construction of

- New Two storey extension to side
- New Single storey extension to rear
- Bay window to front, and Rooflight to side, of two storey extension.

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**Area** Area 3 - Central  
**Application Number** WEB1382/19  
**Application Type** Permission  
**Applicant** Ciaran & Eva Gahan  
**Location** 4, St. Patrick's Avenue, North Strand, Dublin 3  
**Registration Date** 01/07/2019  
**Additional Information**  
**Proposal:** Proposed first floor extension to rear incorporating changes to existing roof profile to rear.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0248/19  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/07/2019  
**Applicant** Parkgrove Construction Ltd  
**Location** 341, North Circular Road, Dublin 7  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: removal of metal electrical boxes from front facade and fitting of ESB meters into existing electrical cabinet in hallway.

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**Area** Area 3 - Central  
**Application Number** 0277/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate

**Decision Date** 05/07/2019  
**Applicant** Jesuit Fathers  
**Location** St. Francis Xavier's Church, Gardiner Street Upper,  
Dublin 1

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: (a) Repointing to the external stonework (structural walls),

(b) Essential repairs to the roof at eaves level,

(c) Replacement of all rainwater goods,

(d) Renovation & repairs to windows,

(e) Improvements to the natural ventilation system,

(f) Repair and remedial works to roofs.

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**Area** Area 3 - Central  
**Application Number** 0281/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 01/07/2019  
**Applicant** Leon Co-Ownership  
**Location** 42, Whitworth Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** SHEC: Demolition of existing single storey stores attached to rear of existing dwelling construction of a new 2-storey dwelling apartment (82m<sup>2</sup>) to rear of garden with pedestrian entrance accessed off St. Columbas Road Lower, replacement of existing boundary wall and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** 0282/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 01/07/2019  
**Applicant** Enda McHugh  
**Location** 13, Synnott Place, Dublin 7

**Additional Information**

**Proposal:** SHEC: Change of use of basement to studio unit, 2 bedroom mews dwelling.

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**Area** Area 3 - Central  
**Application Number** 0294/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 01/07/2019  
**Applicant** Elizabeth Geday

**Location** 36, Park Road, Ashtown, Dublin 7

**Additional Information**

**Proposal:** SHEC: 2 storey 2 bed dwelling house constructed next to existing house.

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**Area** Area 3 - Central  
**Application Number** 2423/19  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(RETENTION PERMISSION)  
**Decision Date** 01/07/2019  
**Applicant** Barry Semple  
**Location** 72A, Aughrim Street, Stoneybatter, Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** RETENTION: The development will consist of alterations to previously approved planning Reg. Ref. 3058/14 which consist of: 1) Parapet wall of house extension raised to match height of existing house. Insulated (PIR) panel roof on house extension. 2) Additional first floor window in NW wall of house extension. 3) Delineation of garden and provision of two parking spaces to rear. 4) Reduction in size of the unit to the rear of property from a two-storey to a single storey studio with adjacent office and toilet. 5) Installation of a translucent panel in insulated (PIR) panel roof of studio and translucent velux in office ceiling.

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**Area** Area 3 - Central  
**Application Number** 2490/19  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 04/07/2019  
**Applicant** Gerry Fay  
**Location** 77-78 Seville Place, 38 Lower Oriel Street and 60 Fourth Avenue, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** The development consists of:

i) The demolition of existing single storey commercial structure at corner of no. 78 Seville Place & Lower Oriel Street, the demolition of the internal structure to no. 77 Seville Place with the retention of the original facade & roof facing onto Seville Place and gable wall facing onto Fourth Avenue, the demolition of the internal structure & roof of the two storey terrace dwelling at 38 Lower Oriel Street with the retention of the original facade and the demolition of the internal structure of the single storey terrace dwelling at 60 Fourth Avenue with the retention of the original facade & roof;

ii) The construction of a part 3/ part 4 storey mixed use development comprising 1 no. commercial unit (87 sq.m) at ground floor, 1 no. 3-bed residential unit (112 sq.m), 1 no. 2-bed residential unit (91 sq.m), 5 no. 1-bed residential units (52 sq.m-58 sq.m each), 2 no. studio residential units (38 sq.m each), and 1 no. penthouse residential unit (60 sq.m) giving a total of 10 residential units;

iii) Bicycle & bin storage to ground floor;

iv) Balconies fronting onto Seville Place, Fourth Avenue and Lower Oriel Street;

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- v) Communal roof terrace at 3rd floor to serve all residential units;
- vi) Addition of new windows to existing gable wall of 77 Seville Place facing onto Fourth Avenue;
- vii) Minor amendments to existing facade of 77 Seville Place at ground floor level;
- viii) Dormer style windows facing onto Lower Oriel Street and Fourth Avenue; and all ancillary works necessary to facilitate the development.

**Area** Area 3 - Central  
**Application Number** 2928/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/07/2019  
**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 and DCC Reg. Ref. 2954/18) resulting in: 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. windows per floor on the western elevation from the first to the eighth floor; 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 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 reduction of the total number of rooms from 127 no. 119 no. rooms and a reduction in the gross floor area from 4,927 sq.m (permitted under DCC Reg. Ref. 2954/18) to 4,530 sq.m.

**Area** Area 3 - Central  
**Application Number** 2944/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/07/2019  
**Applicant** JD Wetherspoon plc  
**Location** 12b & 12c, Abbey Street Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Retention permission for development on lands (c.0.09ha) at Nos. 12b (a Protected Structure) and 12c Abbey Street Lower, Dublin 1. The development will consist of modifications to development previously permitted under Reg. Ref. 3660/16 (PL29N.248832) at

Nos. 12b and 12c Abbey Street Lower, Dublin 1. The modifications for retention permission consist of (a) First Floor Terrace reconfiguration to include enclosed fire escape stair; (b) ground floor beer garden of 16sqm omitted to allow fire escape and waste service area at this level; (c) relocation of internal lift within 12b Abbey Street; (d) New opening and jib door treatment at first floor level of 12b for fire safety purposes; (e) first floor bar counter at 12b Abbey Street made straight; (f) Relocation of disabled toilet from ground floor of 12b to first floor toilet area in 12c with associated alterations in toilet layout, the ground floor area previously identified as disabled toilet will become part of the customer area at this level; (g) relocation of platform lift at 12b to link area; (h) fire lobby added to bin storey at ground floor level; (i) fire lobby added at the bottom of basement stair; (j) fire escape stair to the rear of 12c Abbey Street Lower removed; (k) provision of c.8.2sqm of outdoor seating area at front of 12c Abbey Street Lower; and (l) Reconfiguration of internal escape stairway of 12c to provide wheelchair refuge with water tanks relocated from basement level to beneath stairs at ground floor level.

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**Area** Area 3 - Central  
**Application Number** 2949/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/07/2019  
**Applicant** PIP Properties  
**Location** 31, Abbey Street Lower, Dublin 1

**Additional Information**

**Proposal:** Planning permission for conversion of 1st, 2nd & 3rd floors from office/retail ancillary space to residential consisting of 3 no. 1 bed apartments of 517sqm each, (1 per floor) and insertion of new door to ground floor facade to form entrance to apartments above.

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**Area** Area 3 - Central  
**Application Number** 2951/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/07/2019  
**Applicant** Liam Kellegher  
**Location** 84, Abbey Drive, Navan Road, Riverston, Dublin 7

**Additional Information**

**Proposal:** Planning permission is sought for proposed attic roof space conversion with dormer windows to rear, raise up existing side wall and change of roof profile from hip roof to a Dutch hip roof together with alterations to plans and elevations and associated site works.

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**Area** Area 3 - Central  
**Application Number** 2955/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/07/2019  
**Applicant** Three Ireland (Hutchison) Ltd.  
**Location** Ardcairn House Student Accommodation, Grangegorman Lower, Arran Quay, Dublin 7, D07 W5F3

**Additional Information**

**Proposal:** The development will consist of the erection of telecommunications antenna and ancillary equipment and cabinet at roof level.

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**Area** Area 3 - Central  
**Application Number** 2957/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/07/2019  
**Applicant** Gradijo Limited  
**Location** Unit 6, Connolly Station, Amiens Street, North Dock, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: Permission for new advertisement signage at front fascia elevation and to the glazed window side at Amiens Street, all associated site and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3293/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/07/2019  
**Applicant** Transport Infrastructure Ireland  
**Location** Site which adjoins the following premises on East Wall Road, Dublin 3: Portside Business Centre, Aldi and Canavan Ford, The site is located on the M50 Motorway between the Dublin Port Tunnel and the Tunnel Toll Plaza and, access is via an existing entrance

**Additional Information**

**Proposal:** For the development at this site which adjoins the following premises on East Wall Road, Dublin 3: Portside Business Centre, Aldi and Canavan Ford. The site is located on the M50 Motorway between the Dublin Port Tunnel and the Tunnel Toll Plaza and access is via an existing entrance on the M50 Motorway. The development will consist of construction of a 465m<sup>2</sup> single storey vehicle storage building, levelling of the site, construction of road pavement and boundary retaining walls, widening of the existing vehicular entrance from the M50, installation of an electronically operated entrance gate and ancillary site works including lighting and attenuation storage.

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**Area** Area 3 - Central  
**Application Number** DSDZ2011/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/07/2019  
**Applicant** Oxley Holdings Limited  
**Location** Site bounded by Mayor Street Upper to the north, proposed Block A & New Wapping Street beyond to the west, Castleforbes Rd. to the east & North Wall Quay to the south, Dublin 1.

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**Additional Information**

## Additional Information Received

**Proposal:** Development at this site generally bounded by Mayor Street Upper to the north, proposed Block A and New Wapping Street beyond to the west, Castleforbes Road to the east and proposed Block E and North Wall Quay beyond to the south in the North Lotts of the Docklands, Dublin 1.

This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.

The development will consist of amendments to Block B permitted under Reg. Refs. DSDZ2749/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ2496/17. The proposed amendments relate to Block B only and will not result in any changes to the footprint of Block B as permitted. The development will consist of: a single storey pitched roof access corridor linking Buildings B4 and B5 at level 07 to provide a connection for apartment units at Level 07 within Building B4 to access the lift core in Building B5; internal amendments to 2-bedroom apartment unit T40 to become a 1-bedroom unit with study at Level 07 within Building B4 to reflect new link arrangements; and all associated development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2926/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/07/2019
<b>Applicant</b>	Central Bank of Ireland
<b>Location</b>	Central Bank of Ireland, North Wall Quay, Dublin 1, D01 F7X3

**Additional Information**

**Proposal:** Permission for development at the Central Bank of Ireland Headquarters, North Wall Quay, Dublin 1, D01 F7X3 at the northeast corner / rear part of the site. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area. The development will consist of: permission for the installation of an outdoor public art piece comprising an arched sculptured frame with an overall height of c. 10.5 metres and span of c. 14 metres and ancillary site works. The piece will utilise mild steel and painted hi-gloss, multi-coloured and black stripe materials with a powder coated, spray and lacquer finish.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ3334/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/07/2019
<b>Applicant</b>	Spencer Place Development Company Ltd.
<b>Location</b>	site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Spencer Dock, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for amendments to a previously permitted planning permission, Reg. Ref. DSDZ2661/17 and as amended under DSDZ4184/18 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, 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 the North Wall Quay and to the west by an unnamed street.

The application site includes the former British Rail Hotel on 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 development relates to Building 1A (former British Rail Hotel RPS 5838 and RPS 5839). The proposed amendments are as follows:

- Internal reconfiguration of previously permitted ground floor level to provide for a café/bar, social/event space, toilets, lobby space and entrance space
- Provision of new entrance doorways on the east elevation at ground floor level within existing window opes and existing window surrounds to be relocated and reinstated within alternative existing window opes on the eastern elevation
- Revised column position for structural frame to previously permitted atrium feature to the rear of Building 1A
- Retention of existing external northern elevation wall to rear of the main staircase which was previously permitted to be removed
- Provision of 2 no. new bridge connections linking the east and west wings of the protected structure through the new atrium space at first and second floor level
- Removal of sections of internal staircase to create level landing for elevator
- Omission of previously permitted elevator from north east stairs core
- Partial removal of internal partition walls at first, second and third floor levels
- Removal of roof joist at the east wing second floor level, retaining the existing king post truss
- Omission of previously permitted connecting bridge to Building 1B at north east stair core
- Provision of connecting bridge to Building 1B from west wing third floor level
- Revised position of previously permitted external door at Atrium 1.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1279/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	04/07/2019
<b>Applicant</b>	Caragh Kennedy
<b>Location</b>	9, Leinster Street East, North Strand, Dublin 3
<b>Additional Information</b>	

**Proposal:** RETENTION: The removal of 1 large window unit and installation of 2 smaller units, all at ground floor to front.

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**Area** Area 3 - Central  
**Application Number** WEB1370/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/07/2019  
**Applicant** Alison Curtis and Anton Hegarty  
**Location** 10, St. Mary's Road, East Wall, Dublin 3, D03 YY93  
**Additional Information**  
**Proposal:** Erection of two-storey rear extension and front porch.

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### **Area 3 Appeals Notified**

**Area** Area 3 - Central  
**Application Number** 2188/19  
**Appeal Type** Written Evidence  
**Applicant** John Noel McGivney  
**Location** Lands adjacent to 25A Rathdown Road, Phibsborough, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development at lands adjacent to 25A Rathdown Road, Phibsborough, Dublin 7. The development will consist of: Construction of 2 no. 3 bedroom town houses adjoining existing terrace, 2 no. bicycle spaces and bin stores to rear and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 2421/19  
**Appeal Type** Written Evidence  
**Applicant** Dominic Leonard  
**Location** 1, Malachi Road, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for development at this site address, 1 Malachi Road, Stoneybatter, Dublin 7, and corner of Ivar Street. The development will consist of the renovation and extension of the existing single storey terraced dwelling to include demolition of garage to side and construction of a single storey extension to side.

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**Area** Area 3 - Central  
**Application Number** 2757/19  
**Appeal Type** Written Evidence  
**Applicant** BC McGettigan Ltd.  
**Location** The North Star Hotel, 27, Amiens Street, Dublin 1  
**Additional Information**

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**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for alterations to Previously Approved Development Reg. Ref. 2533/15 at 'Block C' of The North Star, 27 Amiens Street, Dublin 1. The proposed alterations are as follows: (i) the construction of 2 no. additional floors (916sq.m) over the existing 7 no. storey building bringing it to 9 no. storeys, with a total building height of 27.53m, and providing 26 no. new hotel bedrooms; (ii) extension of existing 6th floor level (152.4sq.m); (iii) associated elevational changes to the facades of 'Block C'; (iv) the inclusion of a lift shaft for building regulations and fire safety purposes and minor internal amendments to accommodate this on all existing floors of 'Block C' and any ancillary contingent works to facilitate this development.

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### Area 3 Appeals Decided

**Area** Area 3 - Central  
**Application Number** 0280/18  
**Appeal Decision** SECTION 5 - NOT EXEMPT  
**Appeal Decision Date** @01/07/2019  
**Applicant** Paul Kelly  
**Location** 5, Royal Canal Terrace, Broadstone, Dublin 7

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Revisions to approved granny flat as detailed: 1. Revised rooflight. 2. Revision to window in laneway elevation. 3. Revision to windows in garden elevation. 4. Revised external cladding to extension. 5. Revised extent of extension roof overlap. 6. Revision to drainage layout.

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**Area** Area 3 - Central  
**Application Number** 2084/19  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @04/07/2019  
**Applicant** Spencer Leisure Investments Limited  
**Location** The Spencer Hotel, North Wall Quay, I.F.S.C., Dublin 1

**Additional Information**

**Proposal:** The development will consist of a number of building lighting measures to the North Wall Quay (south facing) elevation and to the Excise Walk (west facing) elevation of the hotel building. These include: Narrow beam downlights (4 no.) at ground floor level on the south elevation (North Wall Quay); Narrow beam uplights (6 no.) located above the ground floor level on the south elevation (North Wall Quay); Linear narrow beam lighting at ground floor on the south elevation (North Wall Quay); LED neon flex lighting at 1st-5th floor levels on the south elevation (North Wall Quay) and west elevation (Excise Walk); All of the proposed lighting is to be colour changeable.

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**Area** Area 3 - Central  
**Application Number** 3329/18  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @03/07/2019  
**Applicant** Padraic Campbell  
**Location** 4, Jones's Road, Drumcondra, Dublin 3  
**Additional Information** Additional Information Received

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**Proposal:** RETENTION; permission for 1st floor rear extension

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**Area** Area 3 - Central  
**Application Number** 3916/18  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 05/07/2019  
**Applicant** Ms Lucy Smith  
**Location** 232, North Circular Road, / 85 Grangegorman Upper  
Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE; To amend the previously approved planning permission (Dublin City Council Reference 3280/15) at a c. 0.0649 hectare site at 232, North Circular Road, / 85 Grangegorman Upper Dublin 7.

The proposed amendments will consist of the removal of the previously permitted 7 no. car parking spaces at ground level and replace with an enlarged retail supermarket unit to include retail floor space, food preparation & sales counter, off licence and café unit within the unit, with seating provided in the external plaza (for daytime use only). Associated retail waste handling and storage is to be provided at ground level. The application will reorganise the residential permitted bin stores and bicycle parking at ground level. The total gross retail floor area of the approved planning was 136sq.m. and the proposed amendment total gross retail floor area 283.5 sq.m.

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**Area** Area 3 - Central  
**Application Number** 4693/18  
**Appeal Decision** SPLIT DECISION  
**Appeal Decision Date** 03/07/2019  
**Applicant** Red Rock 1920BS Ltd  
**Location** No. 19-20, Blackhall Street, Smithfield, Dublin 7, D07  
A073 (with frontage to Oxmantown lane)

**Additional Information**  
**Proposal:** Permission is sought for alterations to previously approved development (Reg. Ref. 3014/18), comprising provision of an additional floor above approved 6th floor level to provide 2 no. one bedroom apartments at seventh floor level. This will increase the total number of apartments from 36 no. to 38 no and increase the overall height of the building from the approved height of 22 metres to 25.2 metres. The apartments are provided with private balconies and access to a communal landscaped open space area, hot desk room, residents lounge and bicycle parking area. Permission is also sought for alterations to Condition No. 5 of Reg. Ref. 3014/18 to allow the approved ground floor office unit at Blackhall Street to be let and operated as a Class 3 office use independent from the approved apartment units.

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## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

27/19

(01/07/2019-05/07/2019)

## WEEKLY PLANNING LISTS

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 3 - Central  
**Application Number** 0307/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Sian Walsh  
**Location** 22 & 23 Church Street East, and part of adjoining site  
at 21 Church Street East, at the corner of Abercorn  
Road and Church Street East, Dublin 3  
**Registration Date** 02/07/2019

**Additional Information**

**Proposal:** SHEC: Demolition of existing buildings on site including part of an office & warehouse, two vacant cottages and other structures and construction of 9 apartments, comprising 6 x 2 bed and 3 x 1 bed apartments each with balconies or roof terraces in a 5 storey building, with associated facilities including, caretaker's office, bin storage, cycle parking spaces, plant and service rooms, service enclosure on roof, all service connections, landscaping and all associated site works.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

27/19

(01/07/2019-05/07/2019)

## WEEKLY PLANNING LISTS

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Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 3 - Central  
**Application Number** 0317/19  
**Application Type** Section 5  
**Applicant** Linders of Smithfield  
**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  
**Registration Date** 02/07/2019

**Additional Information**

**Proposal:** EXPP: whether the dismantling and reconstruction of a stone wall in accordance with the details submitted with DDC Planning Ref. 2024/16 (ABP Ref. PL29N.246933), is not exempted development

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**Area** Area 3 - Central  
**Application Number** 0318/19  
**Application Type** Section 5  
**Applicant** Minister of Education and Skills  
**Location** Colaiste Caoimhin, 9 St Mobhi Rd, Drumcondra, Dublin,  
D09 XP65  
**Registration Date** 02/07/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: the works are summarized as follows: Ground Floor: 1. Apply mesh to existing staircase 2. Remove existing stud partition 3. Doors to be replaced 4. New floor finishes 5. Various minor repairs to wall and ceiling surfaces 6. Painting and decorating. First Floor: 1. remove existing partitions 2. proposed new stud partitions 3. install plasterboard fire rated panels to two internal window opes in room 01 4. Apply safety glass panels as window guarding 5. Doors to be retained & upgraded or replaced 6. Various new floor finishes 7. Various minor repairs to wall and ceiling surfaces 8. Painting and decorating 9. all existing surface mounted electrical services to be removed 10. minors repairs to reactivate existing timber windows 11. install new vanity units to bathrooms

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**Area** Area 3 - Central  
**Application Number** 0323/19  
**Application Type** Section 5  
**Applicant** Circle K  
**Location** Circle K, Alexandra Road, Dublin Port, Dublin 1  
**Registration Date** 04/07/2019

**Additional Information**

**Proposal:** EXPP: Construction of a bund extension, new bund floor, and modifications to the existing bund wall.

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