



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**43/19**

(21/10/2019-25/10/2019)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2476/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Laupteen Limited
<b>Location</b>	87/88, Mabbott Lane, Dublin 1
<b>Registration Date</b>	24/10/2019
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** The development will consist of: -> Demolition of an existing warehouse shed structure and single storey return located on Mabbot Lane to the rear of properties 87 and 88 Gardiner Street Lower; > Construction of a new 6-storey over ground level structure providing additional hotel bedroom accommodation with connection to the existing hotel at 89-90 Gardiner Street Lower (Protected Structures), Dublin 1; > All associated ancillary works.

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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>	22/10/2019
<b>Additional Information</b>	Additional Information Received

**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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**Area** Area 3 - Central  
**Application Number** 4263/19  
**Application Type** Retention Permission  
**Applicant** Frank & Pat Gaynor  
**Location** 15, Sullivan Street, Dublin 7 - a residential conservation area  
**Registration Date** 22/10/2019

**Additional Information**

**Proposal:** RETENTION: Planning permission for retention of the construction of a 2 storey, 2 bedroom house, damaged by gas explosion at 15 Sullivan Street, Dublin 7, a residential conservation area.

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**Area** Area 3 - Central  
**Application Number** 4266/19  
**Application Type** Permission  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of Board of the  
**Location** Stack B, Trinity College Dublin, Custom House Quay (IFSC), North Dock, Dublin 1, D01 Y6C3  
**Registration Date** 22/10/2019

**Additional Information**

**Proposal:** For development at this site Stack B, Trinity College Dublin, Custom House Quay (IFSC), North Dock, Dublin 1. The development will consist of 3 no. aluminium laser cut non-illuminated signs pin mounted onto existing brickwork, 1 no. each on the south, east and west elevations and 1 no. brass plaque sign at the entrance on the north elevation.

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**Area** Area 3 - Central  
**Application Number** 4286/19  
**Application Type** Permission  
**Applicant** Kelly and O'Callaghan Limited  
**Location** 296A, North Circular Road, Dublin 7, D07 C64K  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Permission for change of use from Offices to 3 No. Residential Apartments with a total of 6 bedrooms on first and second floors of existing premises, including new ground floor bin store and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4290/19  
**Application Type** Permission  
**Applicant** Hedigans Ltd  
**Location** Brian Boru Public House, 5 Prospect Road, Glasnevin, Dublin 9  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** Planning permission is being sought for a single storey extension 24.6m<sup>2</sup> to existing store at side and rear of Brian Boru Public House, 5 Prospect Road, Glasnevin, Dublin 9. By Hedigans Ltd. to include minor alterations to on-site carparking.

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**Area** Area 3 - Central  
**Application Number** 4291/19  
**Application Type** Permission  
**Applicant** Red Rock 1920BS Ltd  
**Location** No. 19-20, Blackhall Street, Smithfield, Dublin 7,  
D07A073  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** Planning permission is sought for alterations to previously approved development (Reg. Ref. 3014/18 and Reg. Ref. 4693/18), comprising: (i) provision of 1 no. additional one-bedroom apartment (with private terrace) at ground floor level replacing previously approved office unit; (ii) extension of the fifth floor level (by 53sqm) and modifications/reconfiguration of existing three-bedroom apartment (apartment no. 33) to provide 3 no. one-bedroom apartments. The aforementioned alterations result in an increase in the total number of apartments from 36 no. to 39 no.; (iii) omission of ground floor comms room, reduction in the size of the residents lounge (from 48sqm to 39sqm) and alterations to the layout of the residents lounge and hot desk room, at ground floor level; (iv) minor reconfiguration of the layout of the previously approved apartment no.3, ESB room and bin/bike storage area at ground floor level; (v) an increase in the size of the basement level (from 89sqm to 130sqm); (vi) minor internal alterations to the layout and external alterations to the external terraces and fenestration of previously approved apartments no. 6,9,12,15,18,21,24,27,30 and 34; and (vii) all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4292/19  
**Application Type** Permission  
**Applicant** Double S Housing Limited  
**Location** Montpelier Square, Montpelier Hill, Dublin 7  
**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** Permission for the construction of a 6 storey apartment block comprising: (A) 15 apartments made up of 12 x 1 bed, 2 x 2 bed duplex and 1 x 3 bed duplex with lift and common circulation areas; (B) hard landscaped communal courtyard with public lighting, bin lockup and bike stands; (C) hard landscaped private yard with secure bike parking; (D) pedestrian access to proposed scheme through existing archway of Montpelier Square apartments and all associated site works, all at Montpelier Square, Montpelier Hill, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4305/19  
**Application Type** Permission  
**Applicant** Fitzmaurice Chemist Ltd.  
**Location** No. 150, Church Road, D03 TK80 & No. 150A Church Road,  
D03 EA34, Dublin 3  
**Registration Date** 25/10/2019

### **Additional Information**

**Proposal:** Planning permission at No. 150, Church Road, D03 TK80 & No. 150A Church Road, D03 EA34, Dublin 3, an end-of-terrace, two-storey building comprising a 2-bedroom apartment (77 sq.m) at first-floor over ground-floor pharmacy (102 sq.m) with 2 no. off-street car-parking spaces within enclosed yard (20 sq.m) all located at the junction with Fairfield Avenue and as previously extended on foot of DCC Grant of Planning Permission Ref: 4232/02. Development to consist of: removal of metal container store (75m2), metal security fencing, plus 2 no. vehicular entrance doors and extinguishing of 2 no. car parking spaces and yard at ground-level to provide for extension to pharmacy dispensary and secure storage plus new doors in build-up yard wall to access 2 no. separately dedicated stores, for bins and 3 no. bicycles in each, plus at first floor, raising of 2.75m length of party-boundary wall by circa 750mm to facilitate extension of living-room and landing with flat-roof and glazed roof-light over, plus new double-bedroom (17 sq.m) with pitched-roof over to match existing, all fronting to Fairfield Road, plus adjustments including extended screen fencing to enclosed amenity roof terrace (24 sq.m) to include relocated x 2 no. and additional x 1 no. fan-coil condenser-units, plus all associated works to provide 3-bedroom apartment (112 sq.m) with amenity space (24 sq.m) over dedicated bin store (7 sq.m) and extended pharmacy and store (122 sq.m).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1477/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Elizabeth Geday
<b>Location</b>	36, Park Road, Ashtown, Dublin 7
<b>Registration Date</b>	25/10/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** A new build domestic 2 storey, 2 bedroom house with associated site works to the gable end of the existing property.

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### **Area 3 DOMESTIC**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3506/19
<b>Application Type</b>	Permission
<b>Applicant</b>	William Hughes
<b>Location</b>	111, Broombridge Road, Cabra, Dublin 7
<b>Registration Date</b>	22/10/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for single storey extension to side and front and associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4254/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Hannah Killen
<b>Location</b>	149, Blackhorse Avenue, Dublin 7
<b>Registration Date</b>	21/10/2019
<b>Additional Information</b>	

**Proposal:** The development will consist of alterations & extension to the existing detached dwelling

consisting of (i) general remodelling of the ground floor layout to create open plan kitchen/dining/living and add stair within the existing footprint; (ii) new/replacement windows/doors to the ground floor rear facade; (iii) 1 no. new window to the south east side facade; (iv) 3 no. new/replacement windows/doors to the north west side facade; (v) conversion of the existing attic space to contain 1 no. bedroom, a wc and a shower room; (vi) addition of 2 no. new rooflights to the existing rear roof; (vii) ground floor, flat-roofed, extension to enlarge the existing bathroom to the side; (viii) demolition of the existing detached garage & conservatory and (ix) widening of the existing in curtilage car-parking area to accommodate max. 2 no. cars; (x) all drainage, structural and associated site works to be implemented.

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**Area** Area 3 - Central  
**Application Number** 4285/19  
**Application Type** Permission  
**Applicant** Patrick Nolan  
**Location** 56 Beresford Street, Dublin 7  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Planning permission to demolish the existing ground floor rear extension, inc the side wall, and to rebuild the rear ground floor, to provide for a 3 bedroom dwelling, including a kitchen/dining room extension (1.35m) to first floor and an attic dormer roof & window to provide for a lounge area.

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**Area** Area 3 - Central  
**Application Number** 4311/19  
**Application Type** Permission  
**Applicant** Michael O Sullivan  
**Location** 78, Shandon Gardens, Phibsborough, Dublin 7  
**Registration Date** 25/10/2019

**Additional Information**

**Proposal:** The development will consist of new vehicular entrance, driveway, 1 no. car park space and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1621/19  
**Application Type** Permission  
**Applicant** Carol Winters  
**Location** 3A, Kenmare Parade, Dublin 7  
**Registration Date** 23/10/2019

**Additional Information**

**Proposal:** Demolition of an existing 2 story extension t.f.a. 11.9sqm and construction of a new 2 story extension of t.f.a. 15.4sqm resulting in an additional 3.5msq at first floor area

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**Area** Area 3 - Central  
**Application Number** WEB1625/19  
**Application Type** Permission  
**Applicant** Tommy O'Friel

**Location** 40 Skreen Road, Navan Road, Dublin 7

**Registration Date** 24/10/2019

**Additional Information**

**Proposal:** The proposed development consists of widening the existing vehicular site entrance on Skreen Road.

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## Area 3 Strategic Housing Developments

**Area** Area 3 - Central

**Application Number** SHD0024/19

**Application Type** Strategic Housing Development

**Applicant** Oxley Holdings Limited

**Location** Lands to the rear of Connolly Station, Sheriff Street Lower, Dublin 1

**Registration Date** 16-Oct-2019

**Additional Information**

**Proposal:** Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

We, Oxley Holdings Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at the rear of Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6. The subject site encompasses an area of 2.88 hectares.

The development will consist of:

- i. The demolition of 4 no. structures with a combined gross floor area of 3,028sq.m;
- ii. The construction of 741 no. Build to Rent (BTR) residential units in 8 no. apartment blocks ranging in height from 4 storeys to 23 storeys with lower height buildings located adjacent to the northeast and east site boundaries, with a cumulative gross floor area of 68,535sq.m comprising:
  - a. Block B1 (maximum building height 54.917m, total gross internal floor area 11,260sq.m, Apartment Mix: Studio: 25, 1-bed: 37, 2-bed: 51);
  - b. Block B2 (maximum building height 54.917m, total gross internal floor area 10,831sq.m, Apartment Mix: Studio:20, 1-bed: 35, 2-bed: 51);
  - c. Block B3 (maximum building height 51.767m, total gross internal floor area 9,766sq.m, Apartment Mix: Studio: 22, 1-bed: 60, 2-bed: 27, 3-bed:1);
  - d. Block C1 (maximum building height 79.450m, total gross internal floor area 12,705sq.m, Apartment Mix: Studio: 84, 1-bed: 40, 2-bed: 41);
  - e. Block C2 (maximum building height 39.615m, total gross internal floor area 4,890sq.m, Apartment Mix: Studio: 9, 1-bed: 33, 2-bed: 3, 3-bed: 4);
  - f. Block C3 (maximum building height 39.650m, total gross internal floor area 6,775sq.m, Apartment Mix: Studio: 40, 1-bed: 18, 2-bed:23);



- g. Block D1 (maximum building height 53.392m, total gross internal floor area 8,418sq.m, Apartment Mix: Studio: 10, 1-bed: 25, 2-bed: 44, 3-bed: 1);
- h. Block D2 (maximum building height 30.950m, total gross internal floor area 3,890sq.m, Apartment Mix: Studio: 18, 1-bed: 8, 2-bed: 11);
- iii. Residential support amenities including 1 no. gym, a resident's lounge, work areas, meeting rooms, dining rooms, recreational areas with a combined GFA of 1,444sq.m:
- iv. Change of use from club house to pedestrian passageway of the existing vault (137sq.m GFA) fronting Seville Place, a Protected Structure (RPS No. 130);
- v. A basement of 7,253.4sq.m with a new vehicular access from Oriel Street Upper incorporating resident's car parking (58 no. spaces), residents cycle parking (640 no. spaces) 7 no. plant rooms (combined 2,228sq.m), waste management facilities (393sq.m)
- vi. 766 no. covered cycle parking spaces for residents and visitors, concierge office (233sq.m) and waste management facilities (126sq.m);
- vii. 'Other Uses' including 10 no. units providing retail, commercial, and community use with a combined GFA of 3,142sq.m;
- viii. A total of 18,562sq.m of hard and soft landscaping comprising a c.2,000sq.m public plaza and other public/communal and private open space located throughout the development;
- ix. A service and emergency vehicle only access ramp from Oriel Street Upper site entrance to serve CIE's transport needs at Connolly Station;
- x. Enabling works of a non-material nature to safeguard the existing vaults (Protected Structures - RPS No. 130) that form part of the subject site fronting Sheriff Street Lower, Oriel Street Upper, and Seville Place during the construction phase;
- xi. All associated ancillary development works including drainage, 6 no. electricity substations, pedestrian access; and
- xii. Works to the masonry wall fronting Oriel Street and the Vaults fronting Seville Place (both a Protected Structure) consisting of the creation of a new vehicular and pedestrian entrance.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

The application together with the Environmental Impact Assessment Report (EIAR) may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: <https://theconnollyquartershd1.ie/>

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observation in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly

made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

**\*\*\*Amendment to Week 42/19\*\*\***

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0456/19
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	21/10/2019
<b>Applicant</b>	Cheadle Property Limited
<b>Location</b>	10, Duck Lane, Smithfield, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: change of use as a restaurant to that as a shop.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0474/19
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	25/10/2019
<b>Applicant</b>	Noel Cocoman
<b>Location</b>	12, Royal Canal Terrace, Phibsboro, D07 K6X5

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: • We will ensure windows will be historically correct

- We will ensure windows will out back to original
- Photos encloses of neighbours houses
- Putty will be only used traditional type putty butyl putty for double glaze.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2109/13/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	24/10/2019
<b>Applicant</b>	Iarnrod Eireann
<b>Location</b>	Royal Canal Avenue, Dublin 7

### Additional Information

**Proposal:** EXT. OF DUR.: Construction of a new railway station incorporating, 2no 174m long x 3m wide passenger platforms either side of the Sligo to Dublin railway line. A footbridge spanning the railway connecting the proposed platforms, with 2no staircases and 2no ramps of a gradient of 1:20. Platforms to incorporate lighting, CCTV, ticket vending machines, railings, seatings, shelters, commercial advertising, driver operating monitors, public address, customer information signs, directional and station signage. Construction of a footbridge over the Royal Canal to provide access from Royal Canal Avenue. Construction of stepped and ramped access from Ashington Park. Installation of street lighting to footpaths extending from the proposed access at Ashington Park. Clearing of existing vegetation between the park and the railway. Partial demolition of the existing boundary wall and installation of new sections of boundary wall at the ends of the platform. Landscaping between the park and the rear of the proposed new platform. Installation of a dedicated pedestrian and cycle path across the park including disabled parking bays at Ashington Park. Installation of street lighting to bridge over the Royal Canal as well as the immediate vicinity of Royal Canal Avenue where required. Partial demolition of the existing boundary fence along the canal and installation of new sections of boundary fencing at the ends of the platform. Landscaping between the canal and the rear of the proposed new platform. Installation of an ESB kiosk at Royal Canal Avenue. Construction of a Telecoms Equipment room at the eastern end of the proposed platforms with access road from Ratoath Road. The total works involved cover an area of approx. 2200 sqm of plan area, and approx 20 linear metres of street frontage.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2863/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/10/2019
<b>Applicant</b>	Clive Corrigan
<b>Location</b>	Rear, 107, North Circular Road, on St. David's Terrace, Dublin 7

### Additional Information

**Proposal:** PROTECTED STRUCTURE: The development will consist of the construction of a new infill two-storey dwelling house, with 2 no. rooflights on the inner slopes of the roof, solar panels, off-street parking for one car, new mains water connection, new drainage connection to the public sewer and associated site works to a site at the rear of 107 North Circular Road on St. David's Terrace, Dublin 7, formerly in the curtilage of 107 North Circular Road (A Protected Structure).

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**Area** Area 3 - Central  
**Application Number** 2900/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Mater Misericordiae University Hospital  
**Location** Mater Misericordiae University Hospital, Eccles Street, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** Full permission is sought for a hospital helicopter landing pad and associated siteworks, to be located in the existing Mater Hospital surface carpark/construction compound area on the north side of Eccles Street, Dublin 7. This application matches that granted under Reg. Ref. 3212/16 which expires 11/12/19.

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**Area** Area 3 - Central  
**Application Number** 3416/19  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 24/10/2019  
**Applicant** VHI Healthcare  
**Location** Mercantile Building, 26 - 27, Eden Quay, Dublin 1;  
Abbey Street Old and part of Scots Church, Abbey Street, Dublin 1  
**Additional Information** Additional Information Received  
**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** 3505/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION

**Decision Date** 24/10/2019  
**Applicant** Enda Mchugh  
**Location** 13, Synnott Place, Dublin 7, D07 E7N5  
**Additional Information** Additional Information Received

**Proposal:** Permission is sought for change of use of storage area to rear of building to a 2 bedroom mews type dwelling circa 65m<sup>2</sup>, with rooftop terrace circa 10m<sup>2</sup>, with internal modifications and associated site works

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**Area** Area 3 - Central  
**Application Number** 3884/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/10/2019  
**Applicant** Enda McHugh  
**Location** 13, Synnott Place, Dublin 7, D07 E7N5  
**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission & Retention Permission is sought for 1) Retention of new stair access to basement area at front of building,  
2) Change of use from basement storage area to studio apartment circa. 38m<sup>2</sup>,  
3) Retention of side access door to 4 bedroom dwelling,  
4) Roof top terrace area (circa 10m<sup>2</sup>),  
5) Internal modifications and associated site works.

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**Area** Area 3 - Central  
**Application Number** 3890/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/10/2019  
**Applicant** Colm Wu  
**Location** Block K, The River Centre, Rathborne Place, Dublin 15  
**Additional Information**

**Proposal:** The development will consist/consists of a change of use from retail use to 1 No. 91.4 sqm restaurant use (with ancillary takeaway) at ground floor level; and associated new ventilation extract grill to the front of the building.

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**Area** Area 3 - Central  
**Application Number** 3895/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 24/10/2019  
**Applicant** Generator Properties Dublin Limited  
**Location** Former Chief O'Neill's Hotel, Smithfield Square, Dublin 7

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE & RETENTION: Retention permission at this site, the former Chief O'Neill's Hotel, Smithfield Square, Dublin 7 (protected structure). The development proposed consists of

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retention permission for a change of use as it relates to part of the ground floor office space, occupying a section of the western curved glass facade wrapping around the original brick chimney, from office to hostel accommodation use, creating a new 8 bed space dorm of a total area of 37 sqm. The retention permission also relates to a further increase of the total number of bed spaces by 12 bed spaces within existing bedrooms.

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**Area** Area 3 - Central  
**Application Number** 3900/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2019  
**Applicant** Pdraig Geraghty  
**Location** 18, Mountjoy Square East, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCURE: The development will consist of: (a) Repointing of brickwork to the front facade at the ground floor level entrance doorway where previously repaired, (b) constructing a previously removed rear WC annex with new / replacement structure and connection to exiting surface water and foul sewer services.

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**Area** Area 3 - Central  
**Application Number** 3908/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** Binghe Liu  
**Location** 62, Moore Street, Dublin 1

**Additional Information**

**Proposal:** The works will consist of:- 1. Construction of a new pitched roofed structure over existing flat roof to accommodate additional living space. Extend Floors.  
2. Carry out refurbishment/improvements to the existing upper floors, which together with paragraph 1 will result in one, three-bedroom residential apartment over ground floor.  
3. Ground floor and basement are zoned commercial and are actively engaged in this. No changes envisaged.

The approval would result in the property of no. 62 Moore Street being of mixed commercial and residential usage.

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**Area** Area 3 - Central  
**Application Number** 4175/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/10/2019  
**Applicant** Gladstone Salons Ltd.  
**Location** 363, North Circular Road, Phibsborough, Dublin 7

**Additional Information**

**Proposal:** The development encompasses the change of use of the ground floor level of the premises from office use to restaurant use, modifications to the south façade comprising the removal and of the existing

window, plinth, signboard and entrance door and the installation of a new shop window, overhead and projecting signage, recessed entrance lobby serving the proposed restaurant/takeaway and new entrance door serving the existing first floor office, the construction of a single storey flat roofed extension to the rear of the premises.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ3042/19
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	25/10/2019
<b>Applicant</b>	Waterside Block 9 Developments Limited
<b>Location</b>	Site of approximately 1.85 hectares at North Wall Quay, Dublin 1. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and Castleforbes Road to the west

**Additional Information** A.I Article 35 Received

**Proposal:** Permission for development on a site of approximately 1.85 hectares at this site at North Wall Quay, Dublin 1. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and Castleforbes Road to the west.

The overall site is located within City Block 9, as identified, in the North Lotts and Grand Canal Dock SDZ Planning Scheme.

The development will consist of the: amalgamation of two basements at Level -1 previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17, respectively (resulting in an overall floor area of c. 17,789 sqm) and associated internal alterations to same; and construction of an additional basement level (c. 17,789 sqm) (Level -2) below the proposed amalgamated basement level (i.e. Level -1). (The proposed amendments shall result in an increase in total basement depth from c. 3.85m to c. 16.0m). The new basement level (i.e. Level -2) will accommodate plant, servicing areas and circulation cores (lifts and stairs, etc.) all associated with the previously permitted development under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3880/17.

The proposed development does not propose any amendments to the buildings previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17 from Ground to Upper Floor Levels. The proposed development does not result in any increase in car parking or bicycle parking from that previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17 (i.e. 378 no. car parking spaces and 810 no. bicycle parking spaces, in total).

The proposed development includes associated site excavation, infrastructural and site development works above and below ground, associated retaining features, and associated site servicing (foul and surface water drainage and water supply).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1377/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/10/2019
<b>Applicant</b>	James Kearney
<b>Location</b>	Rear of 131, 132, 133 Church Road, and fronting Seaview Avenue, East Wall, Dublin, D03 YP90

**Additional Information****Additional Information Received**

**Proposal:** The development will consist of the demolition of existing single storey shed, the construction of two storey dwelling comprising of living room, kitchen and dining area with ancillary utility room and WC at ground floor and two bedrooms with shared bathroom at first floor. The external works include one car parking space, replacement of existing wall with railings and associated landscaping works to front garden and dishing to existing footpath.

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**Area** Area 3 - Central  
**Application Number** WEB1411/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/10/2019  
**Applicant** National Transport Authority  
**Location** Bus Stop No. 270, on the public footpath in front of No. 9-11, O'Connell Street Upper, Dublin 1 (eastern side of the street)

**Additional Information****Additional Information Received**

**Proposal:** The development will consist of the installation of a 3-bay, 4.350m long x 2.160m wide x 2.870m high stainless steel and glass bespoke bus shelter with 1 no. 86 inch double sided digital advertising display including all associated site works and services.

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**Area** Area 3 - Central  
**Application Number** WEB1516/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/10/2019  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 108, Parnell Street, Dublin 1, D01 YE62

**Additional Information**

**Proposal:** The development will consist of the installation of an ATM machine to the existing shop front to the West elevation.

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**Area** Area 3 - Central  
**Application Number** WEB1519/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/10/2019  
**Applicant** Derrol O' Neill  
**Location** 179C, Cabra Road (Accessed off Quarry Road), Cabra, Dublin 7

**Additional Information**

**Proposal:** The demolition of existing single storey commercial building (47 Sq. M) and construction of a part single storey, part two storey, one bedroom detached dwelling (66 Sq. M) and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1526/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/10/2019  
**Applicant** Kevin O'Connor and Yvonne Twomey  
**Location** 13, O'Neachtain Road, Drumcondra, Dublin 9  
**Additional Information**

**Proposal:** Alterations to the front boundary of the house to facilitate vehicular access, dishing of the kerb and all associated site works.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2367/19  
**Appeal Type** Written Evidence  
**Applicant** Martin Grehan  
**Location** 50 & 52, Clonliffe Road, Dublin 3  
**Additional Information** Additional Information Received

**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 2 no., 2 bedroomed, 2 storey, semi-detached mews dwellings on the same site, fronting onto the laneway behind and siding onto Orchard Road to include associated site development works and services connections. Works to include pedestrian access gates to the garden areas to the side of House 1 onto Orchard Road and for House 2 from the laneway behind.

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**Area** Area 3 - Central  
**Application Number** 3667/19  
**Appeal Type** Written Evidence  
**Applicant** PIM Investments Ltd  
**Location** Apartment 2, Unit 3, Parnell Court, 1, Granby Row, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought to construct a roof garden (11m<sup>2</sup>) with a sun room (21m<sup>2</sup>) to provide amenity open space for Apartment No. 2 in Unit 3 at Parnell Court, 1 Granby Row, Dublin 1. The roof garden will be enclosed by an opaque glass balustrade (1.8m) and the roof garden and sun room will be accessed by a new internal stairs from Apartment 2.

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### Area 3 Appeals Decided

**Area** Area 3 - Central  
**Application Number** 2757/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @21/10/2019

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**Applicant**

BC McGettigan Ltd.

**Location**

The North Star Hotel, 27, Amiens Street, Dublin 1

**Additional Information**

**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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## 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.

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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

43/19

(21/10/2019-25/10/2019)

## WEEKLY PLANNING LISTS

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0503/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Red Rock 1920BS Ltd
<b>Location</b>	19-20, Blackhall Street, Smithfield, Dublin 7
<b>Registration Date</b>	24/10/2019

**Additional Information**

**Proposal:** SHEC: provision of 1 no. additional apartment within the recently approved apartment development at ground floor level (replacing a previously approved office): conversion of 1 no. previously approved 3-bed apartment into 3 no. 1-bed apartments and associated extension at fifth floor level; and other internal/external alterations to the previously approved development. The proposed amendments increase the total no. of apartments from 36no. to 39no.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

43/19

(21/10/2019-25/10/2019)

## 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** 0496/19  
**Application Type** Section 5  
**Applicant** John Sisk & Sons (Holdings) Ltd  
**Location** Hammond Lane, Church Street, Smithfield, Dublin 7  
**Registration Date** 22/10/2019

**Additional Information**

**Proposal:** EXPP: Whether the establishment of a construction compound at the subject site, associated with the construction of Reg. Ref. 2024/16 (ABP Ref. PL.29N.246933 for the duration of construction phase of same, is or is not exempt development.

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