



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

02/19

(07/01/2019-11/01/2019)

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

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

Area 3 COMMERCIAL

Area	Area 3 - Central
Application Number	2045/19
Application Type	Permission
Applicant	Rothmount Limited
Location	1 & 2 Mountjoy Square North, and 69 Upper Gardiner Street, Dublin 1
Registration Date	11/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought to repair and renovate these 2 interconnected buildings (previously granted permission 0379/95). The proposed repair and renovation consist of;

- The fitting and enlargement of vertical service ducts to meet utility requirements and to provide improved fire resistance n floors.
- Installation of a mechanical ventilation ducting for shower rooms.
- The decommissioning of an existing boiler heating system and installing of new heating equipment complete with new flue dilution system on rear elevation of existing boiler room at lower ground floor level and new distribution pipes throughout the buildings to facilitate a centralised heating system.
- Upgrading existing electrical wiring, life safety systems and the installation of intercom system for access, phone points and CCTV in common areas.-
- Removal and replacement of all kitchen units and sanitary ware with modern fittings.
- The removal and amendment of several modern intervention partitions to restore the original character.
- The reinstatement of 2 currently sealed door opes in unit 17 and 28.
- Works to rear yard of no. 69 to address damp issues in lower ground floor return of no. 1.
- Repair work to paving in lightwells facing Upper Gardiner Street and Mountjoy Square.
- Other like for like repair work relating to structure including lintels, joist, broken slates, re-felting.

For the purpose of compliance with fire regulations;

- Closing one door at first floor level Unit 15.
- Minor internal layout alterations to 4 apartments to address fire safety issues or to restore original character.
- The removal of non-historic concrete block walls beneath stone entrance steps of nos. 69, 1 & 2 and the removal of damaged metal/concrete basement steps in No. 1 Mountjoy Sq. to provide a through route in lightwell to existing basement steps in No.2 Mountjoy Sq.
- Installation of glazed doors in light well under entrance steps on No. 69 Gardiner St. and No. 2 Mountjoy Sq.

- Hatch into modern existing dropped ceiling to service fire detector in void above common corridor/stair well on ground, first and second floors.

Area Area 3 - Central
Application Number 4682/18
Application Type Permission
Applicant Colleen Fitzpatrick
Location Rear of 262 North Circular Road fronting Rathdown Road,
Phibsborough, Dublin 7
Registration Date 20-Dec-2018

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to demolish an existing single storey lock-up repair/garage and construct a detached two storey dwelling with 2 car parking spaces, demolish the existing vehicular entrance onto the mews lane and construct a new vehicle access to the site in its place together with all associated site development works on the site to the rear of and within the curtilage of a protected structure No. 262 North Circular Road fronting Rathdown road and in alignment with No. 1 Rathdown Road on a corner junction between Rathdown Road and a mews lane at Phibsborough, Dublin 7.

*****Amendment to Week 51/18*****

Area Area 3 - Central
Application Number 4238/18
Application Type Permission
Applicant Health Service Executive
Location HSE, Lisburn Street, Dublin 7 (Junction of Coleraine
St)
Registration Date 10/01/2019
Additional Information Additional Information Received

Proposal: The development will consist of the demolition of two single storey structures, restoration and repair of the existing building and the addition of two single storey extensions containing shower and WC facilities at the rear, enlarging of an existing window for use as a new entrance door onto Coleraine Street, and associated site works.

**Area 3
DOMESTIC**

Area Area 3 - Central
Application Number 2029/19
Application Type Retention Permission
Applicant Eileen O'Connell
Location 5, Norton's Avenue, Dublin 3
Registration Date 08/01/2019

Additional Information

Proposal: RETENTION: Planning permission retention is sought for a single storey extension comprising of a living room / kitchen to rear and dormer bedroom and en-suite to rear half of pitch roof to original terrace cottage residence.

Area	Area 3 - Central
Application Number	3010/18
Application Type	Permission
Applicant	Lucy Pyne
Location	45, West Road, Dublin 3, D03 FT95
Registration Date	10/01/2019
Additional Information	Additional Information Received

Proposal: The development will consist of: internal layout modifications to the existing terraced house, providing additional bathroom / utility space; the demolition of an existing single-storey kitchen / bathroom extension to the rear of the property; and the construction of a two-storey (part single-storey) extension, incorporating a new kitchen and bedroom, and providing 3 no additional rooflights at first floor, all to the rear of the property.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0506/18
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	09/01/2019
Applicant	Tom O'Rahilly
Location	2-3, St. Mary's Abbey, Dublin 7
Additional Information	

Proposal: EXPP: PROTECTED STRUCTURE: Basement:

- Geotechnical site investigation in basement, borehole investigation to determine the strength and stiffness of the layers of subsoil beneath the site.

- Trial pits in basement to be carried out to determine foundation conditions, size and depth. If foundations are to be found inadequate strengthening works such as underpinning will be executed.

Ground, first and second floor:

- Localised opening up of floor finishes in order to determine condition of timber joists. If defected timber ends are found these defected sections are to be removed and the joists to be spliced with new treated timber sections.

Rear facade:

- Opening up works to beam at first floor level to inspect condition, temporary support to be provided for the full extent of the beam. Considering the movement in the facade the beam is most likely defected and will require replacement with new steel supporting beam. New steel is to be supported off the existing load bearing elements within the building following its detailed assessment.

- Repair works to cracks in rear facade due to movement / settlements after elimination of assumed root cause (decayed beam), insertion of stainless steel rods into mortar joints and local repointing with lime

mortar to match existing flush joints.

Internal Columns at ground and first floor level:

Heads and bases of columns to be opened up and inspected, nature of connection between the base and the head of the column with the foundation and first floor structures. Thickness of wall of column to be determined. Investigate section properties of the cast iron used.

Area	Area 3 - Central
Application Number	0533/18
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	11/01/2019
Applicant	Ciaran Hopkins
Location	12, Killarney Street, Dublin 1

Additional Information

Proposal: SHEC: Permission sought to demolish existing rear garage and to build 1 no. 1 bedroom 2 storey detached dwelling.

Area	Area 3 - Central
Application Number	0549/18
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	11/01/2019
Applicant	Red Rock 1920BS Ltd
Location	19-20, Blackhall Street, Smithfield, Dublin 7

Additional Information

Proposal: SHEC: Construction of an additional 2 no. penthouse level apartments within the recently approved apartment development (increasing the total no. of apartments to 38 no.).

Area	Area 3 - Central
Application Number	2961/17
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	10/01/2019
Applicant	William Tsang
Location	5, Bachelors Walk, Dublin 1

Additional Information

Proposal: Change of use of existing retail unit to Japanese take away with seating, with new shop front and associated refurbishment works.

Area	Area 3 - Central
Application Number	3009/17
Application Type	Permission

Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 10/01/2019
Applicant Agenbite Ltd
Location 65/66, O'connell Street Upper, Dublin 1
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE RETENTION PERMISSION of development for: The change of use of former bank and now cafe to a licensed restaurant at ground floor and basement. The ground floor will operate as the main public eating area of the restaurant with the basement used for storage, offices, customer toilets and other uses ancillary to the restaurant. Works to the ground floor to open up areas for customer seating and the construction of walls to create new lobby at the main restaurant entrance and the creation of a lobby servicing the main entrance to the offices at upper floors. Removal of existing metal fire escape stairs from basement yard to ground floor yard and infilling of redundant opening at ground floor level with galvanised steel grillage to form plant area: air conditioning and freezer chiller condensers within the ground floor rear yard area: new metal fire escape stair from basement yard to ground floor yard: formation of openings in rear walls for kitchen extract duct and fresh air and extract louvers; installation of kitchen extract fan within duct run to rear elevation; installation of 500mm diameter galvanised kitchen extract duct to run vertically up the rear wall and discharge at high level above eaves. Formation of a new fire exit door in the external wall at basement level. Installation of new metal fascia panel and projecting sign both with Milanos logo to front elevation: a menu box and takeaway sign to front elevation; illuminated LED blue light lines internally to window reveals; new lighting to front elevation; repainting of front elevation stonework from pavement to fascia level and perambulator awnings on each of the windows with the Mianos logo on each. It is also proposed to seek permission for retention of development carried out previously in respect of the opening-up of arches to rear of the former banking hall. The application is a Protected Structure and is located in an Architectural Conservation Area.

Area Area 3 - Central
Application Number 3101/17
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 10/01/2019
Applicant The Irish Infinity Fund
Location Retail Unit A, George's Court, 90, North King Street, Dublin 7

Additional Information

Proposal: GC Smithfield Nominees Ltd on behalf of Irish Infinity Fund Plc intend to apply for permission for development at Retail Unit A, George's Court, (The Infinity Building), 90 King Street North, Dublin 7. The development will consist of change of use of permitted retail use of existing vacant ground floor unit A (floor area 170.3 sqm) to cafe/restaurant use with hot food takeaway and all associated and ancillary works.

Area Area 3 - Central
Application Number 3296/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/01/2019
Applicant The Lightstone Discretionary Settlement
Location 4, Mary's Abbey, North City, Dublin 7
Additional Information Additional Information Received

Proposal: Planning permission for development consisting of: (1) Change of use from retail to cafe use at ground floor level; (2) Alterations to shopfront; (3) Construction of a 40m² contemporary extension at rear of 2nd floor level to provide additional office accommodation; (4) Construction of a new contemporary third floor of office space measuring 155m²; and all associated ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3326/17
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 07/01/2019
Applicant International School of English Ireland
Location 106, Capel Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Retention permission and permission for development at 106 Capel Street, Dublin 1 (a Protected Structure, Ref. 1206). Retention permission is sought for the use of the first and second and floor levels of the building for educational use (5 no. classrooms with ancillary uses including library, computer room, staff room and reception), along with use of the lobby for access and the erection of partitions. Permission is also sought to use the third floor of the building which has been long-term vacant for educational use (class room and administrative office) including internal upgrade works.

Area Area 3 - Central
Application Number 3446/17
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 07/01/2019
Applicant Claremont Newclub Limited
Location 37, Strand Street Great, Dublin 1

Additional Information

Proposal: Planning permission for alterations to the access and facade at 37 Strand Street Great, Dublin 1 (rear of 35 Lower Liffey Street). The proposed works include replacing the existing access doors with a new motorised powdercoated shutter and glazed internal lobby, new timber fascia with painted lettering and painted decorations to the entire facade.

Area Area 3 - Central
Application Number 4100/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/01/2019
Applicant Emma Jordan
Location 16, Shelmalier Road, East Wall, Dublin 3

Additional Information

Proposal: Demolition of existing rear extension to existing house, construction of new, part two storey part single storey extensions to rear of 16 Shelmalier Road, East Wall, Dublin 3.

Area	Area 3 - Central
Application Number	4322/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/01/2019
Applicant	Shah Byram
Location	4, Rosemount Terrace, Arbour Hill, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site at No. 4 Rosemount Terrace, Arbour Hill, Dublin 7, a Protected Structure. The development will consist of the change of use of an existing ground floor retail unit to residential use. The existing retail unit is situated within an existing 2 storey dwelling and the proposed residential unit will form part of the existing dwelling. There is no proposed construction works internally or externally to the existing dwelling or the retail unit for which the application relates to.

Area	Area 3 - Central
Application Number	4333/18
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/01/2019
Applicant	Bus Eireann
Location	Broadstone Bus Depot, Constitution Hill, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of works to the area within and around the area of the Bus Eireann Headquarters building located towards the southerly end of the site and comprise the following:

- (1) a new railing to the easterly boundary wall, to replace the existing along with repairs & repointing to the retaining boundary wall below
- (2) works to the historic wrought iron railings and stone security hut to the easterly side of the building
- (3) a new external wheelchair accessible ramp to the side entrance with chair lift to internal stairs and works to adjacent doorways
- (4) repairs and alterations to the existing historic light stands along with repairs to the steps, plinth and paved areas around the front entrance
- (5) cleaning of the building facades
- (6) a new lighting scheme to the building exterior and
- (7) interior alterations to include a new accessible w.c., reception desk and repairs to the interior lobby - all at ground level along with repainting of hallways & atrium, removal of non-original walls in existing offices and replacement of the roof light above the atrium space.

Broadstone Bus Depot is a protected structure.

Area Area 3 - Central
Application Number 4352/18
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 11/01/2019
Applicant QMK Dublin Ltd
Location 17-18 and 19 Moore Lane, Dublin 1

Additional Information

Proposal: Development to amend a previously permitted 132 no. bedroom hotel (DCC Reg. Ref.3303/18) on a site of c. 603sq m at Nos. 17-18 and 19 Moore Lane, Dublin 1.

The development will consist of the provision of an additional nine bedrooms at Lower Ground Floor Level in lieu of four previously permitted meeting rooms (increasing the total number of bedrooms from 132 no. permitted to 141 no.); amendments to the permitted internal layout; and all ancillary development above and below ground.

The proposed development will result in the provision of a 141 no. bedroom hotel with a total gross floor area of 4,053 sq m, including a Lower Ground Floor Level of 517 sq m.

Area Area 3 - Central
Application Number 4366/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/01/2019
Applicant The Board of Governors Rotunda Hospital
Location Rotunda Hospital, Parnell Square, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development consists of the construction of a single storey MV switchroom on Parnell Square East; and the construction of a single storey LV switchroom and transformer room building, external generator and fuel tank enclosure, and a single storey storage building in the Rotunda lower carpark. The proposed development is located within the Conservation Area and within the curtilage of the existing Rotunda Hospital, a Protected Structure (no's 6419 & 6420 on the Record of Protected Structures). The proposed development includes ancillary and associated works.

Area Area 3 - Central
Application Number 4756/18
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/01/2019
Applicant Rothmount Limited
Location No 1&2, Mountjoy Square and 69 Gardiner Street Upper, Dublin 1 (all Protected structures)

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought to repair and renovate these 3 interconnected buildings (previously granted permission 0379/95). The proposed repair and renovation works consist of; The fitting and enlargement of vertical Service Ducts to meet utility requirements and to provide improved fire resistance between floors. Installation of a mechanical ventilation ducting for shower rooms. The

decommissioning of an existing boiler heating system and installing of new heating equipment complete with new flue dilution system on rear elevation of existing boiler room at lower ground floor level and new distribution pipes throughout the buildings to facilitate a centralised heating system. Upgrading existing electrical wiring, life safety systems and the installation of intercom system for access, phone points and CCTV in common areas. Removal and replacement of all kitchen units and sanitary ware with modern fittings. The removal and amendment of several modern intervention partitions to restore the original character. The reinstatement of 2 currently sealed doors opes. in unit 17 and 28. Works to rear yard of no. 69 to address damp issues in lower ground floor return of no. 1. Repair work to paving in lightwells facing Upper Gardiner Street and Mountjoy Square. other like for like repair work relating to structure including lintels, broken slates, re-felting For the purpose of compliance with fire regulations; Closing one door at first floor level Unit 15; Minor internal layout alterations to 4 apartments to address fire safety issues or to restore original character.; Rear courtyards to be linked with new open space at lower ground in nos. 1&2; The removal of non-historic concrete block walls beneath stone entrance steps of nos. 69, 1&2 and the removal of damaged metal/concrete basement steps in No. 1 Mountjoy Sq. to provide a through route in lightwell to existing basement steps in No.2 Mountjoy Sq.; Installation of glazed doors in light well under entrance steps on No. 69 Gardiners St. and No. 2 Mountjoy Sq.; Hatch into modern existing dropped ceiling to service fire detector in void above common corridor/stair well on ground, first and second floors.

Area	Area 3 - Central
Application Number	DSDZ4332/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/01/2019
Applicant	EFIV Irish Property ICAV
Location	Site at Upper Mayor Street,, 113-115 Sherrif Street,, Dublin 1

Additional Information

Proposal: The development consists of revisions to permitted student accommodation development under Reg. Ref: DSDZ3689/15 and as subsequently amended under DSDZ4385/16, DSDZ2460/17, and DSDZ2155/18. The application seeks to temporarily amend condition 5 of DSDZ3689/15 as it relates to 5th and 6th floors of Block C (southern block), and for all of Block 5A (northern block) of Point Campus, to permit short-term accommodation for a maximum period of 9 months, over the period to the commencement of the next academic year i.e. September 2019. Thereafter, this temporary amendment to condition 5 will revert to that as permitted by DSDZ3689/15. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	3172/18
Appeal Type	Written Evidence
Applicant	Balark Trading GP Limited
Location	0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1
Additional Information	A.I Article 35 Received

Proposal: The proposed development will consist of the construction of a 9 storey (with 7th and 8th floor level setback) over basement aparthotel fronting Great Strand Street, comprising 269 no. bedrooms and related aparthotel facilities (including reception area, coffee dock, staff accommodation, bin store, switch room and plant area) with a total gross floor area of c. 10,951 sqm (including basement of c.641 sqm); a 9 storey (with 7th and 8th floor level setback) over basement hotel fronting Abbey Street Upper, comprising 207 No. bedrooms and related hotel facilities (including reception area, lounge and kitchen, staff accommodation, bin store, switch room and plant area) with a total gross floor of c.7,348 sqm (including basement of c. 635 sqm); 2 No. retail units of c.2,078 sqm and c. 70qm and 2 No. ESB Substations at ground floor level. The development will include vehicular access via Great Strand Street to provide service access, bicycle parking spaces, associated lighting, signage, site servicing (foul and surface water drainage and water supply), the provision of SuDS measures (including attenuation tank below ground and sedum roofs), and PV panels, plant and lift overruns at roof level. The scheme also includes: all hard and soft landscaping; boundary treatments; relocation of Dublin Bikes station and provision of vehicle set down along Great Strand Street; provision of connection to building for the Luas Overhead Cable System; changes in level; and all other associated site excavation and site development works above and below ground.

**Area 3
Appeals Decided**

None

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



Dublin City Council

SECTION 5 EXEMPTIONS

02/19

(07/01/2019-11/01/2019)

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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 0008/19
Application Type Section 5
Applicant Bank of Ireland
Location Bank of Ireland, 6 O'Connell Street Lower, North City,
Dublin 1, D01 X324
Registration Date 11/01/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Refurbishment of existing Bank of Ireland to ground and first floor. Fit-out involves removal of the internal partition and joinery, ground floor ceiling including a new vinyl & carpet floor and decoration throughout. First floor works include new floor finish paint and decorate throughout. No structural works to either the ground or first floor or any change to the existing facade or external signage.

Area Area 3 - Central
Application Number 0009/19
Application Type Section 5
Applicant Pat O'Donnell + Co. Ltd.
Location 33-39, Summerhill Parade, Dublin 1
Registration Date 11/01/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Removal of loose furniture and debris; Replacement of existing aluminium frame windows with new aluminium frame windows; Fire lining of ceilings; Renewal of suspended ceiling (No. 38); Removal of modern staircase to attic level (No's 35, 36 and 38); Fire improvements to existing doors; Opening up and reinstatement of window reveals to check fire-stopping; Replacement of enclosing cabinet to electrical boards; Local upgrading of existing fire detection, emergency lighting and signage systems; Upgrading of external ventilation grills and installation of new grills (to front and rear); Internal decoration; Upgrading of electrical systems; Relocation of water tank (No.38).
