



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

17/19

(23/04/2019-26/04/2019)

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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Area 3 COMMERCIAL

Area	Area 3 - Central
Application Number	2176/19
Application Type	Permission
Applicant	Linders of Smithfield Ltd.
Location	Former 'Irish Distillers Building', Smithfield, Dublin 7
Registration Date	26/04/2019
Additional Information	Additional Information Received

Proposal: Planning permission for development at the former 'Irish Distillers Building', Smithfield, Dublin 7 (the site is bounded by Phoenix Street to the south; Smithfield Square to the west; New Church Street to the north and Bow Street to the east). The proposed development consists of amendments to a previously permitted development under DCC Planning Ref. 2024/16 (An Bord Pleanala Ref. PL29N.246933) to include the provision of rooftop plant and omission of Condition 4 of planning permission DCC Reg. Ref. 2024/16 (An Bord Pleanala Ref. PL29N.246933). The proposed rooftop plant will be enclosed by an aluminium louvre screen. The top level of the screen sits at +36.310m, approximately 2.55m above corresponding parapet level (+33.670m). A Photovoltaic (PV) solar panel area will be provided at roof level, immediately to the south of the enclosed plant area. Other internal and associated external alterations include the infill of the permitted setback at the north-western corner (junction of New Church Street and Smithfield Square) of the permitted building at ground and first floor level, to provide an additional 31.8 sq.m (GFA) of retail/restaurant floorspace at ground floor level (to permitted Retail Unit No. 1) and the provision of an additional 13.5 sq.m (GFA) of office floorspace at first floor level and thereby increasing the previously approved office floorspace from 18,236 sq.m (GFA) to 18,249.5 sq.m (GFA).

Area	Area 3 - Central
Application Number	2837/19
Application Type	Permission
Applicant	David Ferguson & Roisin Keane
Location	Rear second floor, Astor Hall, 4-8 Eden Quay / 1-15 Harbour Court, Dublin 1, D01 N5W8
Registration Date	24/04/2019

Additional Information

Proposal: Planning permission is sought for a change of use from office to language school, on the rear second floor, Astor Hall, 4-8 Eden Quay / 1-15 Harbour Court, Dublin 1, D01N5W8 (O'Connell Street Architectural Conservation Area). This includes all ancillary works to facilitate the proposed change of use, including external signage at the ground floor front entrance on Eden Quay; provision of a new window on the west facing side gable of the building (facing on to Harbour Court); internal fit-out and miscellaneous other works, in the unit with a total gross floor area of 347.5m².

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 24/04/2019

Additional Information

Proposal: The development will consist of proposed new internally illuminated fascia sign and proposed new internally illuminated projecting sign.

Area Area 3 - Central
Application Number 2843/19
Application Type Permission
Applicant Abbey Cottages Limited
Location 35/36, Abbey Street Upper and Abbey Cottages, Dublin 1
Registration Date 24/04/2019

Additional Information

Proposal: Permission for development at a 0.06 Ha site at Nos. 35 and 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 eight floor level to the roof level; the removal of previously permitted solar panels at roof level and their replacement with a domestic hot water heap 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. to 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 2850/19
Application Type Permission
Applicant Findlater House Limited
Location 27-31, O'Connell Street Upper, Dublin 1, D01 T2X2
Registration Date 26/04/2019

Additional Information

Proposal: The development will consist of amendments to the permitted development under Reg. Ref.: 2084/18 relating to the construction of a part additional floor to the existing 7 storey building. The proposed development seeks permission for the construction of a fire-fighting shaft to the rear (north) of the building to serve existing floors ground to 6th floor (seventh storey) inclusive plus the additional floor permitted under Reg. Ref: 2084/18.

Area Area 3 - Central
Application Number DSDZ2836/19

Application Type Permission
Applicant Craze Athletics Limited
Location Ground Floor Units, 6, 7 and 8, Saunders House (Block S), Park Lane, Spencer Dock, Dublin 1
Registration Date 24/04/2019

Additional Information

Proposal: Planning permission for the amalgamation of units and change of use to gym at Ground Floor Units 6, 7 and 8, Saunders House (Block S), Park Lane, Spencer Dock, Dublin 1. The proposed development comprises of:

- Internal re-configuration and amalgamation of units 6, 7 & 8 to provide a single unit (183 sq.m);
- Provision of a mezzanine level to provide for ancillary office space to serve the gym use (32.5 sq.m);
- Change of use of proposed amalgamated unit to gym providing for a total floor area of 215 sq.m (including mezzanine);
- Alterations to the existing east elevation to provide for new entrance doors and associated signage.

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

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2849/19
Application Type Retention Permission
Applicant Philomena Lambe
Location 28, Arran Road, Drumcondra, Dublin 9
Registration Date 26/04/2019

Additional Information

Proposal: RETENTION: Permission for existing pedestrian entrance from rear garden onto Wellpark Avenue at 28 Arran Road, Drumcondra, Dublin 9.

Area Area 3 - Central
Application Number WEB1216/19
Application Type Permission
Applicant Clovelly Developments Limited
Location 18, Russell Avenue, Drumcondra, Dublin
Registration Date 23/04/2019

Additional Information

Proposal: A two-storey extension to the rear and refurbishment of the existing terrace house.

Area Area 3 - Central
Application Number WEB1231/19
Application Type Permission

Applicant Joseph Carton
Location 73, Brunswick Street North, Dublin 7
Registration Date 25/04/2019

Additional Information

Proposal: The Development will consist of alterations to previously permitted works (Pl. Ref: - WEB 1253/17) with additional set back third floor with terrace to Brunswick Street North, alterations to ground floor front elevation and all associated site, drainage and landscaping works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0138/19
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 23/04/2019
Applicant RIA Financial Services Limited
Location 17, Lower O'Connell Street, Dublin, 1.

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: proposed installation of currency exchange kiosk within existing ground floor tourist information office (no external alterations) only internal works and financial use of proposal currency exchange kiosk.

Area Area 3 - Central
Application Number 0139/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 24/04/2019
Applicant The Board of Governors of the Rotunda Hospital
Location The Rotunda Hospital Chapel, Parnell Square, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Removal of stained glass windows to Rotunda Hospital Chapel. Removal of wire grilles, re-installation of stained glass windows once restored. Installation of new wire grilles.

Area Area 3 - Central
Application Number 0146/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 24/04/2019
Applicant Kennell Management
Location Montpelier Mews, Montpelier Hill, Dublin 7

Additional Information

Proposal: EXPP: The owners wish to replace the neo Georgian sash windows with a contemporary alu clad high performance window. The existing windows are 21 years old and need replacing.

Area Area 3 - Central
Application Number 0168/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 25/04/2019
Applicant Lolo Craven
Location 35 & 35A Bolton Street, Dublin 1
Additional Information
Proposal: SHEC: Block of apartments consisting of 8 x 1 bed and 2 x 2 bed apartments at the rear of 35/35A Bolton St., Dublin 1.

Area Area 3 - Central
Application Number 2405/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/04/2019
Applicant Valterous Limited, trading as Therapie Clinic
Location 52, Henry Street, Dublin 1
Additional Information
Proposal: The development consists of internal alterations and change of use from 'class 1 - retail' to 'class 1 retail' and class 2 - service to the public (skin treatment clinic).

Area Area 3 - Central
Application Number 2410/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 26/04/2019
Applicant MB Properties& Real Estate Consultants Ltd.
Location 434, North Circular Road, Dublin 7
Additional Information
Proposal: The development will consist of the demolition of the existing motor garage and the construction of 6 apartments (2 x 2-bed and 4 x 1-bed) and a shop unit with pedestrian access onto North Circular Road.

Area Area 3 - Central
Application Number 4250/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/04/2019
Applicant Dublin Port Company
Location Tolka Quay Road, Dublin Port, Dublin 1
Additional Information Additional Information Received
Proposal: The development will consist of; the demolition of existing ESB Substation (approx. 25sq.m and 3.2m high), general site clearance, and construction of new ESB Substation building (approx. 40sq.m and 3.1m high) to include access ramps, handrails, replacement fencing, and pedestrian access gate adjacent

to proposed substation; and development also includes dropped kerb access off Tolka Quay Road. All development to take place on a site approximately 0.66 hectares. The application is for a 10 year planning Permission.

Area	Area 3 - Central
Application Number	4431/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/04/2019
Applicant	James Quinn
Location	Rear of No 56 Blessington Street, facing onto Blessington Lane, Dublin 7

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Permission sought for demolition of front wall and part rear wall of a two storey mews forming part of a terrace and convert to a 1 bed residence incorporating part of return of main house to a ground floor living and kitchen, first floor bedroom and shared screened private open space at roof level, a protected structure.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	3900/18
Appeal Type	Written Evidence
Applicant	Bartra Property (Poplar Row) Limited
Location	3, Poplar Row with a service access on Annesley Place, Ballybough, Dublin 3

Additional Information Additional Information Received

Proposal: Planning permission comprising the demolition of an existing commercial building, formerly used as a car dealers and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a seven storey building to accommodate a total of 52 no. apartments consisting of 10 no. studio apartments; 16 no. 1 bedroom units; 12 no. 2 bedroom (3 person) units; 13 no. 2 bedroom (4 person) units 1 no. 3 bedroom unit with balconies (2 no.) at each level from first to fifth floor levels and terraces (2 no.) at sixth floor level on the front (north) elevation and balconies (6 no.) at each level from the first to sixth floor levels on the rear (south) elevation; a communal facility/meeting room and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 78 no. spaces; a secure bin storage facility; 2 no. areas of communal open space, including a children's play space; and associated site development works. Primary access to the development would be from Poplar Row with service access from Annesley Place.

Area 3 Appeals Decided

None

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SECTION 5 EXEMPTIONS

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Area Area 3 - Central
Application Number 0060/19
Application Type Section 5
Applicant Gerard Dolphin
Location 60, Bolton Street, Dublin 1
Registration Date 23/04/2019
Additional Information Additional Information Received

Proposal: EXPP: Change of use of existing commercial unit at ground floor from current use class to residential, utilising the exemption introduced under S.I. No. 30/2018 - Planning and Development (Amendment) (No. 2) Regulations. Intended works to include removal of existing shop front and replace with detail which matches the fenestration and architectural details of the remainder of the structure. Existing flat at rear of property will be extended to include space currently occupied by commercial unit.

Area Area 3 - Central
Application Number 0186/19
Application Type Section 5
Applicant Millenium Theatre Company
Location Ambassador Theatre, Parnell Square, Dublin 1
Registration Date 23/04/2019
Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Ground Floor Plan: 1. Thoroughly clean down, prepare and paint ceilings throughout.

2. Thoroughly clean down, prepare and paint walls throughout. Colour to match existing.
3. Thoroughly clean down / replace floor finishes throughout.
4. Thoroughly clean down, repair and prepare all joinery and doors throughout.
5. Thoroughly clean down, repair and varnish all balustrade to stairs. Colour to match existing.
6. Thoroughly clean down all sanitary ware and recommission where necessary.
7. Thoroughly clean down ceiling grid and tiles.

Roof Plan: 1. Carry out repairs to the roof and deck and leave in good condition.

2. Take up and recoat ashfelt roof covering and paint with solar reflective coating.
 3. Remove uPVC pipes and replace with cast iron rain water goods.
 4. Overhaul the flagpoles and leave in good condition.
 5. Take up and replace the flat roof covering with new torch on flat roof covering and coat in solar reflective paint.
 6. Carefully overhaul the 5 no. glazed roof lights lanterns and leave in good condition.
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7. Remove all damaged / slipped slates and fix with new slates clipped back into position on the roof surfaces generally.
8. Take out the damages sections of lead lined valleys and replace with new appropriate coded lead to match existing.
9. Take off and recover the roof the projecting dormer window.
10. Damaged lead sheets to be taken out and replaced.
11. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting. Also, hack off the defective sections/cracked sections of render and re-render to match existing.
12. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
13. Carefully refurbish/reinstate the moulding throughout and leave in good condition.
14. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
15. Make good all bell cast where damaged.

O'Connell Street and Cavendish Row Elevations: 1. Cut back/remove all vegetation growth from the building parameter and make good all damages to stone facade.

2. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbles.
3. Carefully refurbish and redecorate the external windows and doors along the rear elevation including the upper level roof lights to the monopitch roof.
4. Clean down stone and render finishes including all intermediate an parapet corbles removing all sediment moss and debris throughout.
5. Cut out the damaged/cracked section to the render and make good including ashlar effect generally.
6. Carry out stone repairs to pillars and thoroughly clean.
7. Overhaul the rainwater happers and downpipes and leave in good order.
8. Carefully overhaul the windows and doors and redecorate.
9. Carefully clean down and paint with rust inhibiting paint to security gates and railings.
10. Hack off defective plaster finishes and make good.