



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

18/19

(29/04/2019-03/05/2019)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 2320/19
Application Type Permission
Applicant Feidhlim MacDaithi
Location 15, Talbot Street, Dublin 1
Registration Date 01/05/2019
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for the change of use of the existing ground & basement floor from retail shop to cafe / restaurant / bar, with new shop front & signage, with replacement of the retractable canvas canopy, the use of the path to the front of premises for occasional use as external seating, amendment of ventilation ducting to the rear, with associated site works.

Area Area 3 - Central
Application Number 2878/19
Application Type Permission
Applicant Yan Chen & Gou Wang Zhou
Location 16, Mountjoy Square, Dublin, D01 N6Y7
Registration Date 30/04/2019
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for alterations, repair and change of use of an existing four storey over basement terrace house from single dwelling to 5 no. apartments consisting of 2 no. 1 bed basement/entry level duplex units and 3 no. 2 bed units, one at each of the three upper floors. Removal of existing and insertion of new stairs from basement to ground level as well as from second to third floor and replacement of roof over. Formation of a new access point through the railings and steps to basement area at the front, new external steps and revised area at basement at the rear of house. New access steps to the common rear garden. Formation of bike shed/bin store and revised layout of existing pedestrian gates to the rear laneway.

Area Area 3 - Central
Application Number 2896/19
Application Type Permission
Applicant Peter McVerry Trust
Location 26, 27 & 28, Upper Sherrard Street, Dublin 1
Registration Date 02/05/2019
Additional Information

Proposal: Permission is sought for works to consist of the following: Change of use of the three properties from office use to residential (other) (807m²), to provide 12 no. 1 bed apartments in 3 no. three storey over raised basement buildings.

Internal works: material alterations throughout, including the removal of the single stair from lower ground to ground floor in all properties to create accessible units at lower ground floor, removal of the party wall at first floor return between No. 27 and 28 to provide a communal space for residents; and repairs and services internally to all properties.

External Works: remove existing clear corrugated sheet covered pergolas to the rear of No. 26 and 27; replacement of existing uPVC windows with new vertical sliding timber sash windows to the front and rear of No. 28, details to match the existing windows No. 26 and 27; conversion of the window off the main staircase at second floor rear return to a doorway on all properties to provide access to the new roof terraces formed at the return with glazed balustrades, replacing the modern glazed roof structure to No. 26 and 28 and adaption of the existing slate roof to No. 27; conversion of four windows on the rear returns to doorways to provide access to the four new external staircases providing the upper floors with access to the communal garden; adaption of the north face of the rear main roof pitch to allow for a new automatic opening vent (AOV) over the main staircase in all properties; formation of new opes in garden walls at the rear between properties; new accessible ramp to the front of No. 26 and 27 to replace the existing ramp; new accessible external platform lift at the front of No. 28 providing access to the lower ground floor; new hard and soft landscaping proposal; eight new bicycle parking spaces; new enclosed ventilated refuse store; and all associated site services. the proposal will result in residential (other) use throughout No. 26, No. 27 and No. 28 providing accommodation in the form of twelve one-bedroom units, shared communal space and caretakers office.

Area Area 3 - Central
Application Number 2900/19
Application Type Permission
Applicant Mater Misericordiae University Hospital
Location Mater Misericordiae University Hospital, Eccles Street, Dublin 7
Registration Date 02/05/2019

Additional Information

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.

Area Area 3 - Central
Application Number 2908/19
Application Type Permission
Applicant Conference of the St. Vincent de Paul
Location 3, Castle Terrace, Dublin 7
Registration Date 03/05/2019

Additional Information

Proposal: Permission is sought for the conversion of an existing two-storey dwelling into 3 no. one bed flats and all associated site works.

Area Area 3 - Central
Application Number 2918/19
Application Type Permission
Applicant AXA Insurance dac
Location Wolfe Tone House, Wolfe Tone Street, Dublin, D01 HP90
Registration Date 03/05/2019

Additional Information

Proposal: PROTECTED STRUCTURE: permission for development consisting of the construction of a single storey glassed entrance lobby, 2.5sqm in area, at ground floor level of Wolfe Tone House, Wolfe Tone Street, Dublin, D01 HP90, a protected structure. The proposed lobby will be located at ground floor level facing on to and accessed from the existing ground floor car park located in the rear courtyard of the building.

Area Area 3 - Central
Application Number 4692/18
Application Type Permission
Applicant Torrelles Trading Company
Location 79, Dorset Street Upper, Dublin 1
Registration Date 02/05/2019
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of a reinstatement of full residential use to all levels of an existing four storey over basement (Protected Structure) building (area 348m²) formally Hickey Auctioneers and also partially vacant, including alterations to the existing layout. The proposed alterations to existing layout include (a) ensuites to all bedrooms and toilets off all reception rooms, (b) reinstatement of basements stairs and other sanitary provisions (c) replacement of all existing windows with new up & down painted timber sash windows, (d) new kitchen, utility, store, bin store and services in existing basement, (e) new back porch door & patio doors off livingroom to courtyard, (f) drop floor in basement return to provide for headspace, (g) general upgrade of all floors and walls for fire, sound and thermal performance where possible, (h) complete replacement and upgrade of all mechanical, electrical and heating installations, (i) repair and upgrade to existing front door and stone surround, (j) reinstatement of previously removed railings to street to match existing, (k) new bay window to ground floor reception room, (l) removal of previously inserted subdividing internal walls where required, (m) blocking up, adjusting, moving, replacing existing doors and reusing where possible and matching existing doors and surrounds. Also included are general improvements to the external appearance of the building and roof to prevent further water ingress and damage, general site landscaping including a rear courtyard patio.

Area Area 3 - Central
Application Number 4734/18
Application Type Permission
Applicant CSD (Stoneybatter) Limited
Location No. 20, Stoneybatter and the lands to the rear of Nos. 20-23a Stoneybatter, and Nos. 1-2a Manor Street, Stoneybatter, Dublin 7
Registration Date 29/04/2019
Additional Information Additional Information Received

Proposal: Permission for development on a 2,160sqm site at No. 20 Stoneybatter and the lands to the rear of Nos. 20-23a Stoneybatter, and Nos. 1-2a Manor Street, Stoneybatter, Dublin 7. The development will consist of the demolition of all existing structures on site including No. 20 Stoneybatter (958.87sqm); and the construction of a part 3 No. storey to part 5 No. storey Student Accommodation development with staircores to roof gardens over, comprising a main block (3,735.2sqm) and a Gatehouse building at No. 20 Stoneybatter (187.7sqm) providing a total of 142 No. student accommodation bedspaces (3,922.9sqm). The 142 No. bedspaces are provided in (a) 19 No. cluster units comprising of 3 No. four bedroom clusters, 1 No. six bedroom cluster, 6 No. seven bedroom clusters and 9 No. eight bedroom clusters; (b) 4 No. studio units and (c) 6 No. bedspaces within the Gatehouse building. The development also proposes ancillary facilities

including internal communal space; reception; office; roof terraces facing north, east, south and west; hard and soft landscaping; boundary treatments; upgraded vehicular access; pedestrian access; bicycle parking; signage; lighting; plant; sub-station and switch room, bin store and all associated works above and below ground.

Area Area 3 - Central
Application Number DSDZ2076/19
Application Type Permission
Applicant EFIV Irish Property ICAV
Location Unit 5, Point Campus, Upper Mayor Street & 113-115
Sheriff Street, Dublin 1
Registration Date 30/04/2019
Additional Information Additional Information Received
Proposal: Permission for development at Unit 5, Point Campus, Upper Mayor St. and 113-115 Sheriff Street, Dublin 1. The site is bounded by Upper Mayor St./Point Village Square to the south, Sheriff St. to the north, North Wall Avenue to the west and existing north-south street adjacent the Point Village District Centre to the east. The proposed development includes for the installation of a mezzanine of 71 sqm for storage and ventilation equipment; signage on the southern and eastern elevations; 2 no. ventilation panels on the eastern elevation; and all associated works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2880/19
Application Type Retention Permission
Applicant Derek & Paula Duffy
Location 9, Richmond Parade, Dublin 1
Registration Date 01/05/2019
Additional Information
Proposal: RETENTION: Retention permission for unauthorised development at the rear of 9 Richmond Parade, Dublin 1. The development consists of a part single storey and part 2-storey extension at the rear of the house and all associated internal and drainage works.

Area Area 3 - Central
Application Number 2902/19
Application Type Retention Permission
Applicant Brian Hefferan
Location 58, Oxmantown Road, Stoneybatter, Dublin 7
Registration Date 02/05/2019
Additional Information
Proposal: RETENTION: Planning permission is sought for retention, for a kitchen extension to the rear of the existing dwelling house.

Area Area 3 - Central
Application Number 2904/19
Application Type Permission
Applicant Michael Malone & Eileen Whelan
Location Site at rear of No. 4 & 5, Fontenoy Street, bounding the stone wall enclosing Western Way (a protected structure) off Western Way, Dublin 7
Registration Date 02/05/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought at site to rear of No. 4 & 5 Fontenoy Street. bounding the stone wall enclosing Western Way (a protected structure) off Western Way, Dublin 7 for amendment to previously approved development Reg. Ref. No: 2098/18 to the house type on the site to rear of No. 4 & 5 Fontenoy Street for construction of 2 storey dwelling with a basement and amendments to elevations.

Area Area 3 - Central
Application Number 2910/19
Application Type Permission
Applicant Doban Properties Ltd.
Location 17, Blessington Place, Dublin 7
Registration Date 03/05/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of changes to existing permission no. 3723/15 to include full brick front facade on traditional brick & lime mortar, traditional style timber sash windows, natural stone slates and internal changes to layout including attic storage. The proposed Development site is within the curtilage of a protected structure.

Area Area 3 - Central
Application Number WEB1241/19
Application Type Permission
Applicant Clovelly Developments Limited
Location 18, Russell Avenue, Drumcondra, Dublin 3, D03 T2N8
Registration Date 30/04/2019

Additional Information

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

Area Area 3 - Central
Application Number WEB1257/19
Application Type Retention Permission
Applicant Caragh Kennedy
Location 9, Leinster Street East, Dublin 3
Registration Date 03/05/2019

Additional Information

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

Area 3 Decisions

Area Area 3 - Central
Application Number 0096/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 02/05/2019
Applicant FOCUS IRELAND
Location Focus Ireland, 53, Mountjoy Street, Dublin 7, D07 K6AK
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Proposed change of use only - within same use class -

from Class 8 (a) - Use as a Health Centre or Clinic

to Class 8 (d) - Use as a Family Centre.

No material works are proposed as part of this change of use.

Area Area 3 - Central
Application Number 2421/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/04/2019
Applicant Dominic Leonard
Location 1, Malachi Road, Dublin 7
Additional Information

Proposal: Planning permission for development at this site address, 1 Malachi Road, Stoneybatter, Dublin 7, and corner of Ivar Street. The development will consist of the renovation and extension of the existing single storey terraced dwelling to include demolition of garage to side and construction of a single storey extension to side.

Area Area 3 - Central
Application Number 2423/19
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/04/2019
Applicant Barry Semple
Location 72A, Aughrim Street, Stoneybatter, Dublin 7
Additional Information

Proposal: RETENTION: The development will consist of alterations to previously approved planning Reg. Ref. 3058/14 which consist of: 1) Parapet wall of house extension raised to match height of existing house. Insulated (PIR) panel roof on house extension. 2) Additional first floor window in NW wall of house

extension. 3) Delineation of garden and provision of two parking spaces to rear. 4) Reduction in size of the unit to the rear of property from a two-storey to a single storey studio with adjacent office and toilet. 5) Installation of a translucent panel in insulated (PIR) panel roof of studio and translucent velux in office ceiling.

Area Area 3 - Central
Application Number 2430/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/04/2019
Applicant Murray Rees
Location 18, Sherrard Street Upper, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for the following works - Revisions to the existing rear vehicular access gate off Belvedere Place, Dublin 1. Including the construction of brick piers and widening of opening within existing rubble calp wall.

Area Area 3 - Central
Application Number 2438/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/04/2019
Applicant Cliona McTiernan
Location 43, Ard Righ Road, Stoneybatter, Dublin 7

Additional Information

Proposal: Demolition of existing rear extension to existing house, construction of new, part two storey part single storey extensions to rear of 43 Ard Righ Road, Stoneybatter, Dublin 7.

Area Area 3 - Central
Application Number 2457/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 30/04/2019
Applicant Noel Tynan
Location The Celt Bar, 81-82, Talbot Street, Dublin 1

Additional Information

Proposal: RETENTION: Planning application for retention of the following structures at rear of The Celt Bar and Le Bon Crubeen Restaurant, 81-82 Talbot Street, facing onto Beresford Lane, Dublin 1. The structures to be retained consist of a) Wooden panelling and wooden gates, which form a storage compound for bins, waste compactors, kegs etc with a floor area of 16 sqm. b) a spiral staircase located within this storage compound which affords access to an office contained in the loft area of a former warehouse at the rear of the former Guiney's Department Store at 79-80 Talbot Street, Dublin 1. c) A covered smoking area constructed of timber and corrugated Perspex/plastic panelling with a Perspex/plastic roof. This covered smoking area has a floor area of approximately 24sqm and is located at the rear of nos. 81-82 Talbot Street, Dublin 1, (The Celt Bar / x and Le Bon Crubeen Restaurant). d) Furniture including tables and chairs,

lighting, heaters and shelving contained within the covered smoking area located to the rear Nos. 81-82 Talbot Street, Dublin 1, (The Celt Bar and Le Bon Crubeen Restaurant).

Area Area 3 - Central
Application Number 2476/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 02/05/2019
Applicant Laupteen Limited
Location 87/88, Mabbott Lane, Dublin 1

Additional Information

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.

Area Area 3 - Central
Application Number 2477/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 02/05/2019
Applicant Eden Quay Taverns Ltd
Location 3, Eden Quay, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number 2478/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 02/05/2019
Applicant Cuisle Properties Ltd.
Location 23-24 Rutland Place North, Dublin 1

Additional Information

Proposal: The proposed development consists of the demolition of a single storey flat roofed storage building, the construction of a two storey over basement, pitched roof building fronting onto Rutland Place North and a three storey, three townhouse pitched roof building to the rear of the site. The two storey building facing onto Rutland Street North contains a ground floor with three no. ensuite twin bedrooms, a caretaker office and toilet, a communal living, dining and kitchen area with utility room and a single storey refuse storage room. The first floor contains two ensuite twin bedrooms, one single ensuite bedroom and a caretakers ensuite bedroom. There is rooftop outdoor recreation area. The basement contains a communal laundry area together with a TV room and pool room. The external finish of the two storey

building consists of a slate roof, walls rendered, timber windows and door, all to matching the existing street facade. The refuse storage area is single storey with matching finishes. The north east elevation is finished in brick to match the brickwork of the properties fronting onto North Circular Road. The south east elevation matches the finishes of the facade facing onto Rutland Place North. The entrance to the site from Rutland Place North is constructed of rendered pillars and double timber gates and pedestrian gate entrance. Each of the three storey, three townhouse block to the south of the site, consists of a ground floor entrance with kitchen, toilet, living/dining room. The first floor contains one double and one single, both ensuite bedrooms, while the second floor contains two double ensuite bedrooms. The north west facade is red brick with red brick surrounds to windows and door openings, while the two side elevations are a mixture of brick and render walls, with the rear facade render finish. The roof is slate finish. There is a single storey bicycle store containing 17 bicycle spaces. The bicycle store is flat roofed and render walls externally. Recreational external open space is provided between the two buildings with porous paving and a basketball net for student use, together with grass areas and landscaped open space, together with all ancillary site development works.

Area	Area 3 - Central
Application Number	2484/19
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	03/05/2019
Applicant	Conor Milroy
Location	14D Poplar Row, Corner of Poplar Row and Annesley Bridge, Dublin 3

Additional Information

Proposal: The development will consist of an extension above the existing 2-storey single family residence comprising new 2nd floor bedrooms with setback bedroom penthouse above and including all associated ancillary works.

Area	Area 3 - Central
Application Number	2490/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	03/05/2019
Applicant	Gerry Fay
Location	77-78 Seville Place, 38 Lower Oriel Street and 60 Fourth Avenue, Dublin 1

Additional Information

Proposal: The development consists of:

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

ii) The construction of a part 3/ part 4 storey mixed use development comprising 1 no. commercial unit (87

sq.m) at ground floor, 1 no. 3-bed residential unit (112 sq.m), 1 no. 2-bed residential unit (91 sq.m), 5 no. 1-bed residential units (52 sq.m-58 sq.m each), 2 no. studio residential units (38 sq.m each), and 1 no. penthouse residential unit (60 sq.m) giving a total of 10 residential units;

iii) Bicycle & bin storage to ground floor;

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

v) Communal roof terrace at 3rd floor to serve all residential units;

vi) Addition of new windows to existing gable wall of 77 Seville Place facing onto Fourth Avenue;

vii) Minor amendments to existing facade of 77 Seville Place at ground floor level;

viii) Dormer style windows facing onto Lower Oriel Street and Fourth Avenue; and all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	2767/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/04/2019
Applicant	Michael Malone & Eileen Whelan
Location	Site at rear of No. 4 & 5 Fontenoy Street, bounding the Stone wall enclosing Western Way (a protected structure) off Western Way, Dublin 7.

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought at site to rear of No. 4 & 5 Fontenoy Street, bounding the Stone wall enclosing Western Way (a protected structure) off Western Way, Dublin 7, for amendment to previously approved development Reg. Ref. No. 2096/18 to the house type on the site to rear of No. 4 & 5 Fontenoy Street for construction of 2 storey dwelling with a basement and amendments to elevations.

Area	Area 3 - Central
Application Number	2783/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/04/2019
Applicant	Conference of the St. Vincent de Paul
Location	3 Castle Terrace, Phibsboro, Dublin 7

Additional Information

Proposal: Permission is sought for conversion of an existing two-storey dwelling at No. 3 Castle Terrace, Dublin 7 into 3 no. self-contained flats and all associated site works.

Area	Area 3 - Central
Application Number	2820/19

Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/05/2019
Applicant Christopher Malendewicz
Location 24, Ravensdale Road, East Wall, Dublin 3
Additional Information
Proposal: Permission sought for attic conversion and dormer to storage/domestic office space.

Area Area 3 - Central
Application Number 2821/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 02/05/2019
Applicant Dublin Bus / Bus Atha Cliath
Location Broadstone Bus Depot, Dublin 7

Additional Information

Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: The development will consist of: Retention of the constructed 648 sq. modular structure that forms the Dublin Bus Central Control and Operation Depot Building, granted under permission 2405/14 for a further five years. Permission to construct a modular building extension of 144sq. to the structure to be retained for the same five year period. This extension was previously approved under permission 3485/17. The proposed structures are within the curtilage of Protected Structure, RPS 2029.

Area Area 3 - Central
Application Number 2843/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 03/05/2019
Applicant Abbey Cottages Limited
Location 35/36, Abbey Street Upper and Abbey Cottages, Dublin 1

Additional Information

Proposal: Permission for development at a 0.06 Ha site at Nos. 35 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 eighth floor level to the roof level; the removal of previously permitted solar panels at roof level and their replacement with a domestic hot water 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	DSDZ2464/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	02/05/2019
Applicant	KW PRS ICAV
Location	site (c. 1.51 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1

Additional Information

Proposal: Permission at a site (c. 1.51 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The development will consist of: - The construction of 6 no. residential blocks, ranging from 2 to 7 storeys over partial single level basement (gross floor area c. 36,834.2 sq m excluding basement c. 5,369 sq m), to accommodate 449 no. residential units comprising 59 no. 1-bed studios, 166 no. 1-bed apartments, 215 no. 2-bed apartments, 2 no. 3-bed apartments and 7 no. 3-bed houses. The development provides for Tenant Amenity area (c. 766 sq m gfa), a cafe (c. 109 sq m gfa) within the proposed Block 3B, and change of use and reconfiguration of an existing retail unit to provide a crèche (c. 343 sq m gfa) and associated play area at Northbank House. The breakdown of accommodation is as follows: - Block 3A1 (c. 7,951.1 sq m gross floor area) fronting Sheriff Street Upper and New Wapping Street, comprises a 7 storey apartment building accommodating 106 no. residential units (13 no. studios, 56 no. 1-beds, 36 no. 2-beds and 1 no. 3-bed). Block 3A2 (c. 9,668.8 sq m gross floor area) fronting Sheriff Street Upper, comprises a 7 storey apartment building accommodating 117 no. residential units (5 no. studios, 52 no. 1-beds, 59 no. 2-beds and 1 no. 3-bed). Block 3B (c. 8,908.7 sq m gross floor area) fronting Sheriff Street Upper and north of the proposed new civic park, comprises a 6 to 7 storey apartment building accommodating 102 no. residential units (25 no. studios, 24 no. 1-beds and 53 no 2-beds). This building includes tenant amenities (c. 766 sq m) at ground and first floor levels, and a cafe (c.109 sq m) at ground floor level. Blocks 3D2 / 3E2 (c. 9,484.4 sq m gross floor area) fronting Mayor Street Upper and west of the proposed new civic park, comprises a 3 to 6 storey apartment building accommodating 117 no. residential units (16 no. studios, 34 no. 1-beds and 67 no. 2-beds). Block 3D1 (c. 821.2 sq m gross floor area) located to the rear (east) of the existing houses fronting New Wapping Street and west of proposed Block 3D2/3E2, comprises 7 no. 2 storey 3-bed houses. Balconies are provided on all elevations of the apartment blocks (3A1, 3A2, 3B, 3D2 and 3E2). Private rear gardens are provided at ground floor level to the Block 3D1 houses. All associated and ancillary site development works, hard and soft landscape, boundary treatment works, including: - Demolition of remaining existing non-residential structures (c. 420 sq m), previously approved under DCC Reg. ref. DSDZ2242/16. New external residential courtyards and roof terrace amenity areas. New civic park located centrally within the city block (c. 2,259 sq m) as previously permitted under DCC Reg. Ref. DSDZ3357/17. New internal east-west street and north-south (pedestrian / cycle) streets. 100 no. car parking spaces, including 94 no. spaces at basement level and 6 no. spaces at surface level. 552 no. bicycle parking spaces, including 494 no. at basement level and 58 no. at surface level. New vehicular access to the basement car park from New Wapping Street. Basement storage, service and plant areas. Provision of a bin store (c. 39.2 sq m gfa) between Blocks 3D1 and 3D2 / 3E2. Provision of 2 no. ESB sub-stations. Public Realm works along Sheriff Street Upper, New Wapping Street and Mayor Street Upper, including revised treatment to the boundary with Northbank House Fire

Tender Route previously approved under DCC Reg. Ref. DSDZ2642/16. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Scheme area.

Area	Area 3 - Central
Application Number	WEB1216/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	29/04/2019
Applicant	Clovelly Developments Limited
Location	18, Russell Avenue, Drumcondra, Dublin
Additional Information	

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

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

18/19

(29/04/2019-03/05/2019)

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

Area	Area 3 - Central
Application Number	0195/19
Application Type	Section 5
Applicant	Frances Dockery
Location	Flat 2, 6, Mountjoy Square North, Dublin 1
Registration Date	29/04/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Repair + replacement of flue liner in chimney as per "Action Chimneys" Report + quotation. This is to reduce existing fire hazard/risk, and allow gas fire to be installed once lined safely. Also to replace existing modern fireplace with a reproduction Georgian replica (not yet sourced, + may not be done at same time as chimney repair).
