



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**23/19**

(04/06/2019-07/06/2019)

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.**

<b>Area</b>	<b>Contact Number</b>	<b>Meeting Location</b>
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>	2490/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerry Fay
<b>Location</b>	77-78 Seville Place, 38 Lower Oriel Street and 60 Fourth Avenue, Dublin 1
<b>Registration Date</b>	07/06/2019
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3176/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Port Company
<b>Location</b>	Adjacent to Berth 49, Ferryport Terminal 1, Dublin Port, Dublin 1
<b>Registration Date</b>	04/06/2019
<b>Additional Information</b>	

**Proposal:** The development will consist of: a c.189m long, c.10m wide approachway and ramp; 1 no. office and staff facilities building (c.193 sq.m and 7.7m in height); 1 no. control kiosk (c.6 sq.m and 2.3m in

height); 1 no. control cabin (c.20 sq.m and 2.3m in height); new lighting (including 18 no. lighting columns 10m high); demolition of 5 no. existing staff facilities buildings with a combined area of c.329 sq.m; building 1 has an area of c.198 sq.m, building 2 has an area of c.10.7 sq.m, building 3 has an area of c.35.5 sq.m, building 4 has an area of c.42.4 sq.m, building 5 has an area of c.42.4 sq.m; and associated site works to include 15 no. tug parking spaces, drainage, utility services, fencing 2.4m in height and pedestrian gate 2.4m in height on a site of approx. 1.3 hectares. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3181/19
<b>Application Type</b>	Permission
<b>Applicant</b>	JFG Retail Services Ltd
<b>Location</b>	8 - 10, Drumcondra Road Lower, Dublin 9
<b>Registration Date</b>	05/06/2019

**Additional Information**

**Proposal:** Planning permission sought for (i) Amalgamation of Nos. 8-10 Drumcondra Road Lower; (ii) Demolition of existing 2 no. storey residential unit located at basement/ground floor level; (iii) Extension of existing basement floor level to provide ancillary commercial retail use/plant accommodation; (iv) Extension of existing ground floor level to provide licenced commercial retail unit (Retail Off Licence) with ancillary cafe; (v) Internal alteration/extension of existing first floor level and construction of new second and third floor levels to provide 8 no. Build-To-Rent apartments including 7 no. one-bedroom units, each served by private balcony, and 1 no. two-bedroom unit; (vi) provision of 3 no. communal amenity spaces at first, second and third floor level together with communal terrace at third floor level; (vii) Provision of 7 no. velux rooflights on existing roof and 3 no. velux rooflights/20 no. solar panels on new flat roof area atop extension to the rear; (viii) provision of switch room, residential bin store, shared bicycle store and ancillary commercial space including staff canteens, locker rooms and W.C.s, strong room, retail office and store room at basement level; (ix) Removal of existing stairwells and installation of 2 no. new stairwells to the front of the building, and 1 no. stairwell/1 no. lift shaft to the rear of the building; (x) Alterations and renovation of existing ground floor level shopfront and; (xi) All ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3192/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Enda McHugh
<b>Location</b>	rear of 13, Synnott Place, Dublin 7, D07 E7N5
<b>Registration Date</b>	06/06/2019

**Additional Information**

**Proposal:** PERMISSION & RETENTION: 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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3195/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul Pugh

**Location** 101, Clonliffe Avenue, Dublin 3, D03 KH21  
**Registration Date** 06/06/2019

**Additional Information**

**Proposal:** The development will consist of: (i) construction of a single bedroom, two-storey end of terrace dwelling; (ii) creation of a new vehicular entrance on Clonliffe Avenue, to the front of the proposed dwelling; and (iii) all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central

**Application Number** DSDZ2011/19

**Application Type** Permission

**Applicant** Oxley Holdings Limited

**Location** Site bounded by Mayor Street Upper to the north, proposed Block A & New Wapping Street beyond to the west, Castleforbes Rd. to the east & North Wall Quay to the south, Dublin 1

**Registration Date** 05/06/2019

**Additional Information** Additional Information Received

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

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

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

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**Area** Area 3 - Central

**Application Number** DSDZ3173/19

**Application Type** Permission

**Applicant** Spencer Place Development Company Ltd.

**Location** site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Salesforce Tower, Station Square, City Block 7, Spencer Dock, Dublin 1

**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Amendments to a previously permitted development under, Reg. Ref. DSDZ 2661/17 as previously amended by Reg. Ref. DSDZ4184/18 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Salesforce Tower, Station Square, City Block 7, Spencer Dock, Dublin 1.

The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by

North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).

The proposed amendments result in a total gross floor area of c. 72,559 sq.m. (excluding basement c. 7,948 sq.m and sub-basement c. 2,503 sq.m.) comprising of c. 10,986 sq.m. of hotel and associates uses, c. 60,259 sq.m. of office use, c. 1,152 sq.m. of retail / restaurant / café uses, 170 sq.m. of community use, above a lower ground floor and 2 no. basement levels (c. 10,541 sq.m.).

The proposed development will result in an increase in floor area from c. 58,670 to c. 72,559 sq.m.

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

The proposed amendments comprise of the following:

The provision of 3 no. additional floors to building 1B fronting Station Square increasing the building height from 7 no. storeys to 10 no. storeys with a setback 8th and 9th floor. The additional floors comprise of 2 no. typical floors at 6th and 7th floor level and 1 no. set back floor at 8th floor level. The additional floors at 6th and 7th floor level will result in the provision of 2 no. additional bridge connections on each level linking to building 4.

The provision of 2 no. additional storeys to building 2 fronting Station Square increasing the building height from 9 no. storeys to 11 no. storeys. The additional floors comprise of 2 no. typical floors at 5th and 6th floor level. It is also proposed to revise the northern elevation of building 2 at ground floor level. The proposed amendments will result in an increase in the number of bedrooms permitted in the hotel from 204 no. to 264 no.

The provision of 2 no. additional storeys to building 3 increasing the building height from 7 no. storeys to 9 no. storeys. The additional floors will comprise of 2 no. typical floors at 4th and 5th floor level. The additional floors will result in the provision of 2 no. additional link bridges from building 3 to building 4. The proposed development will also include the provision of an extended community facility at the mezzanine level of building 3.

The provision of 2 no. additional storeys to building 4 increasing the building height from 9 storeys to 11 no. storeys. The additional floors comprise of 2 no. typical floors at 6th and 7th floor levels. The additional floors will result in the provision of 2 no. additional bridge connections on each level linking to building 1B.

The proposed amendments also include the provision of revised landscaping proposals at lower ground floors level, revised roof profile of all buildings 1B, 2, 3 and 4 to accommodate revision to plant areas, SUDs, revised internal layouts to accommodate the additional floors, amendments to the elevations as a result of the additional floors and all associated site development works necessary to facilitate the development.

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### **Area 3 DOMESTIC**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2423/19

**Application Type** Retention Permission  
**Applicant** Barry Semple  
**Location** 72A, Aughrim Street, Stoneybatter, Dublin 7  
**Registration Date** 04/06/2019  
**Additional Information** Additional Information Received

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

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**Area** Area 3 - Central  
**Application Number** 3187/19  
**Application Type** Permission  
**Applicant** David & Caroline O'Donoghue  
**Location** 33, Kinvara Park, Navan Road, Dublin, 7  
**Registration Date** 06/06/2019  
**Additional Information**

**Proposal:** The development will consist of a two storey extension to the side of the house with three roof-lights and finishes matching the existing house. A front porch will also be constructed as part of the development.

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**Area** Area 3 - Central  
**Application Number** 3190/19  
**Application Type** Permission  
**Applicant** Anthony McGarry  
**Location** 19, The Padocks, Blackhorse Avenue, Dublin 7  
**Registration Date** 06/06/2019  
**Additional Information**

**Proposal:** The development will consist of the construction of a two storey extension to the rear of the existing semi-detached dwelling house, a first floor extension to the side and rear of the dwelling, internal alterations and associated works: Option A Contemporary Design Option B traditional design.

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**Area** Area 3 - Central  
**Application Number** 3194/19  
**Application Type** Permission  
**Applicant** Croydon Developments Ltd  
**Location** 25, Bessborough Avenue, Dublin 3, D03 PT63  
**Registration Date** 06/06/2019  
**Additional Information**

**Proposal:** The development will consist of alterations to existing two storey three bedroom terraced dwelling to include: (i) the demolition of an existing two storey extension to the rear and the construction of a part one - part two storey flat roof extension; (ii) raising the height of existing pitched roof to match the adjacent dwelling and the construction of a new dormer window to the front elevation to create attic

accommodation; (iii) other works as part of the development include: minor alterations to rear; rooflights; landscaping; SuDS drainage and all associated works to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** WEB1334/19  
**Application Type** Permission  
**Applicant** Sean & Michelle McCarrick  
**Location** 5, Cremore Road, Glasnevin, Dublin 11  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** Demolition of existing single storey side garage, in its place construction of additional 27sqm single storey flat roofed rear and side extension to existing semi-detached mid terrace dwelling. New 15sqm main attic conversion to include new internal stairs, velux roof window to side facing roof hip whilst retaining existing main chimney breasts. Demolition of existing unused rear chimney breast to rear annex and new 17sqm rear annex attic extension to include rear facing window, internal refurbishment and all associated site works to side and rear including new front yard gate to match existing railings.

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### Area 3 LAWs

**Area** Area 3 - Central  
**Application Number** 3196/19  
**Application Type** LAW  
**Applicant** Dublin City Gallery  
**Location** Dublin City Gallery, The Hugh Lane, Parnell Square,  
Dublin 1  
**Registration Date** 06/06/2019

**Additional Information**

**Proposal:** LAW: PROTECTED STRUCTURE: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) – Part 8

Proposal: Pursuant to the requirements of the above, notice is hereby given for proposed development comprising upgrading works to the above, consisting of the following development works:

1. Roof works, including the upgrading of the existing roof to the 1930s Wing and the Francis Bacon Studio; the replacement of existing rooflights and the installation of a fall-arrest and access systems for safe permanent roof ace.
2. Installation of environmental services in the 1930s Wing and associated Building Services Management System and the integration of same with the systems serving the wider gallery complex to ensure a continuity of environmental conditions throughout the gallery complex appropriate for the exhibition and curation of works of art of international importance.
3. New M&E plant located on the roof of the Francis Bacon studio within an acoustic enclosure.
4. New Mechanical ductwork at roof level of the 1930s Wing and the Francis Bacon studio serving the



1930s Galleries.

5. The Installation of new data cabling and/or wireless electronic services as required to meet existing and changing future needs to the 1930s Wing.
6. The Installation of a new gallery lighting system in the 1930s Wing.
7. Provision of the new Environmental control lobbies to the public gallery entrance, staff entrance of Charlemont House and the rear Service entrance to the 1930s wing.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Thursday 6th June 2019 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday – Friday 09.00hrs to 16.30hrs.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30hrs on Thursday 18th July 2019.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3210/19
<b>Application Type</b>	LAW
<b>Applicant</b>	Dublin City Council
<b>Location</b>	The site of the former military stores, bounded by Montpelier Gardens to North, Infirmary Road to the West, and Montpelier Hill to the South, Dublin 7
<b>Registration Date</b>	07/06/2019
<b>Additional Information</b>	
<b>Proposal:</b>	LAW: PROTECTED STRUCTURE: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of the intention to demolish the former Stores and Barracks building and the former Administrative building and to construct a housing development on the southern lower part of the former military stores site, bounded by Montpelier Gardens to the North, Infirmary Road to the West and Montpelier Hill to the South, Dublin 7. The site is enclosed by existing boundary walls and gateways, which are protected structures and also contains a number of historic buildings including the former Married Quarters building, which is a protected structure and on the upper part of the site, the former Isolation Hospital building and the Medical Mobilization Stores building. The upper part of the site does not form part of this application.

The development will provide 38 no. dwelling units in 2 no. residential buildings on the southern lower part

of the site as follows: Block A comprises of 12 no. units over three-storeys and includes: 6 no. 1-Bedroom apartments at ground floor level, 5 no. 3-Bedroom Duplex units and 1 no. 2-Bedroom Duplex unit above, with associated private gardens and balconies.

Block B comprises of 26 no. units over four / five storeys in an L-shaped corner building, and includes; 4 no. 2-Bedroom Duplex units at ground floor level with own door access and private rear garden onto Montpelier Hill, 22 no. apartments comprising of 6 no. 1-bedroom apartments and 16 no. 2-bedroom apartments all with their own associated private balconies.

The residential buildings will enclose a private residential courtyard, complete with play area and provision for 58 no. cycle parking spaces and form a landscaped pedestrian avenue between the boundary wall on Infirmary Road and block B leading to the former Married Quarters building.

A stand-alone single storey ancillary building, comprising of refuse storage, plant-room and ESB substation is proposed at the eastern end of the site adjacent to the existing eastern gateway on Montpelier Hill.

No works are proposed to the former Married Quarters building (Protected Structure) in this application. The proposal includes for remedial and repair works to the existing boundary wall and gateways (Protected Structure) abutting our subject site, reducing the height of the existing Montpelier Hill boundary wall to its original height as identified in the Archaeology report, reopening and reusing 2 no. existing gateways and 1 no. existing pedestrian gateway on Montpelier Hill boundary wall and constructing new gates at each gateway for pedestrian access.

Plans and particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 7th June 2019 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 09.00hrs to 16.30hrs.

The proposal can also be viewed at the following location: Central Area Office, Dublin City Council, 51-53 Sean McDermott Street Lower, Dublin 1 (Monday to Friday 09.30hrs to 16.00hrs).

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30hrs on Friday 19th July 2019.

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## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0163/19
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate

**Decision Date** 06/06/2019  
**Applicant** AXA Insurance  
**Location** 42 - 45, Wolfe Tone Street, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** EXPP: The proposed works involve the careful removal and replacement of non-original 1970's aluminium windows with new slimline type thermally broken aluminium windows to give a crittal type appearance on the facade. The replacement windows will not in any way materially affect the Protected Status of the facade. The proposal will in fact have a positive impact on the buildings facade by providing a refined slimline window which more in keeping with its 1930's origin.

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**Area** Area 3 - Central  
**Application Number** 0208/19  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 06/06/2019  
**Applicant** Oakwest Ltd  
**Location** 607, North Circular Road, Dublin 1  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Local repair to brickwork, clean paint off brickwork, clean all granite steps, cills + plinth, clean and paint railings, decorate door + surround + rear arched windows, replace 1 pane of glass, decorate interiors, replace kitchen and showerroom fitouts and finishes.

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**Area** Area 3 - Central  
**Application Number** 0221/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 07/06/2019  
**Applicant** Asim Sattar  
**Location** 27, Liffey Street Lower, Dublin 1  
**Additional Information**

**Proposal:** EXPP: Shopfront, signage, lettering and lighting.

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**Area** Area 3 - Central  
**Application Number** 2188/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** John Noel McGivney  
**Location** Lands adjacent to 25A Rathdown Road, Phibsborough, Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** Permission for development at lands adjacent to 25A Rathdown Road, Phibsborough, Dublin 7. The development will consist of: Construction of 2 no. 3 bedroom town houses adjoining existing terrace, 2 no. bicycle spaces and bin stores to rear and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 2297/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Aiden Bradley  
**Location** 35A, Spring Garden Street, Ballybough, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission sought for the demolition of existing single storey egg storage unit. The construction of a new two storey, two bedroom end of terrace house with single storey projection to the rear at ground floor level. Plus all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2723/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/06/2019  
**Applicant** Robert Rafferty  
**Location** 11A, Arbour Place, Stoneybatter, Dublin 7 D07 AY23  
**Additional Information**  
**Proposal:** Demolition of existing habitable dwelling and associated out buildings, construction of a new four storey over basement student accommodation facility to consist of 12 no. student bedrooms, an on-site managers accommodation suite, student lounges, storage, administration and laundry facility, external recreation and storage area plus all associated site works, at 11A Arbour Place, Stoneybatter, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 2725/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/06/2019  
**Applicant** The Trustees for & on behalf of The GAA  
**Location** Croke Park, Jones Road, Dublin 3  
**Additional Information**  
**Proposal:** Planning permission for change of use of the existing retail area to the ground floor of existing stadium at Jones Road to GAA associated offices and media suite facilities including revised shopfront glazing arrangements, all associated works.

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**Area** Area 3 - Central  
**Application Number** 2742/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/06/2019  
**Applicant** Lolo Craven  
**Location** 35/35A, Bolton Street and Henrietta Lane, Dublin 1  
**Additional Information**  
**Proposal:** Permission is sought for the construction of a residential apartment development consisting of 2

no. two bed apartments and 8 no. one bed apartments in a four storey block to the rear with set back at upper floor and north facing balconies at each level fronting onto Henrietta Lane providing a total of 10 apartments with access through existing 3 storey building to be retained fronting onto Bolton Street and incorporating bicycle and refuse storage and ancillary site works all on site of 0.044Ha.

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**Area** Area 3 - Central  
**Application Number** 2744/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/06/2019  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 10, Abbey Street Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at No. 10 Abbey Street Lower, Dublin 1 which comprises one unit of permitted retail use. The development will consist of the installation of an ATM Machine within the existing shop front to the south elevation. 10 Abbey Street Lower is listed in Dublin City Council's Record of Protected Structures - Ref 4.

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**Area** Area 3 - Central  
**Application Number** 2746/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/06/2019  
**Applicant** Urteco Limited  
**Location** 75, Dorset Street Upper, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of (i) change of use on lower ground floor level from existing 2 no. vacant commercial units to residential use to provide 2 no. studio apartments; (ii) internal modifications to the lower ground floor including provision of bathrooms, storage, kitchen, living area (iii) relocation of fire door of main house from adjacent to staircase on south elevation to under staircase on west elevation; (iv) construction of 10.4 sq.m single storey extension to unit no. 1 at south west (rear) of the building to provide direct access to communal amenity space to rear, provision of private open space and all ancillary works to facilitate the development. No alterations to front facade are proposed.

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**Area** Area 3 - Central  
**Application Number** 2756/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/06/2019  
**Applicant** Dublin Port Company  
**Location** Berth 49, Terminal 1, Dublin Port, Dublin 1

**Additional Information**

**Proposal:** The development will consist of: a c.189m long, c.10m wide approach way and ramp; 1 no. office and staff facilities building (c.193 sq.m and 7.7m in height); 1 no. control kiosk (c.6sq.m and 2.3m in height); 1 no. control cabin (c.20sq.m and 2.3m in height); new lighting (including 18 no. lighting columns 10m

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high); demolition of 5 no. existing staff facilities buildings with a combined area of c.329sq.m; building 1 has an area of c.198sq.m, building 2 has an area of c.10.7sq.m, building 3 has an area of c.35.5sq.m, building 4 has an area of c.42.4sq.m, building 5 has an area of c.42.4sq.m; and associated site works to include 15 no. tug parking spaces, drainage, utility services, fencing 2.4m in height and pedestrian gate 2.4m in height on a site of approx. 1.3 hectares.

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**Area** Area 3 - Central  
**Application Number** 2757/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 07/06/2019  
**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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**Area** Area 3 - Central  
**Application Number** 2759/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/06/2019  
**Applicant** Better Value Unlimited Company  
**Location** Ground Floor Units 10-12, ILAC Shopping Centre, Henry Street/Mary Street, with frontage also on to Moore Street and Parnell Street, Dublin 1  
**Additional Information**

**Proposal:** Planning permission for part Off-Licence use within the existing retail shop.

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**Area** Area 3 - Central  
**Application Number** 2761/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 07/06/2019  
**Applicant** Restaurant Investments Ltd.  
**Location** 46/47, Arran Street East, Dublin 7  
**Additional Information**

**Proposal:** Development to include: 1. At ground floor level, a change of use of 79.1m2 from warehouse/storage to licenced restaurant. Modifications to include:

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- New customer and staff WCs,
- New kitchen with associated extract flue at roof level,
- Fireproofing of floor and walls.

2. Modifications to front façade onto Arran St. including:

- Replacing roller shutter door with new glazed shopfront,
- Adding new window to currently blocked-up ope at first floor level,
- Repainting façade and new restaurant signage.

3. Addition of 1 bedroom and en-suite, comprising 17.8m<sup>2</sup> to existing studio apartment at first floor level.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3073/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/06/2019
<b>Applicant</b>	Adrian Richards
<b>Location</b>	9, Hawthorn Avenue, East Wall, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission is sought to form dormer extension to roof at rear.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3096/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	06/06/2019
<b>Applicant</b>	Peter Plunkett
<b>Location</b>	87, North Strand Road/Poplar Row, Dublin 3, D03 HH56
<b>Additional Information</b>	

**Proposal:** Permission is sought for the amendment to Planning Ref No. 3601/18 for the previous approved five storey 14 no apartment development with ground floor commercial/cafe unit for the increase in height to eight storey building consisting of 20 no apartments (6 No. one-bed, 12 No. two-bed; 2 No. three-bed apartments); which include balconies to the north, south east & west elevations with roof terrace on fourth & seventh floor levels, internal bike storage, refuse store, new common pedestrian access from Popular Row, with associated landscaping & site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	GSDZ2346/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/06/2019

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**Applicant** Grangegorman Development Agency  
**Location** Within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 hectares at Grangegorman, Dublin 7.

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a site within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 hectares at Grangegorman, Dublin 7. There are a number of Protected Structures within the Grangegorman SDZ. The specific location of the proposed development comprises c. 0.6920 hectares and is located centrally within the site. The development is for Phase 1 of an Academic Hub comprising change of use and works to North House East (part of 'Top House or North House' (Protected Structure Ref. No. 3282)) and its integration with new build elements to accommodate a library, study areas, administrative offices, exhibition space, café and ancillary facilities with a total gross floor area of c. 10,161 sq.m. The development comprises: A. Permanent change of use of North House East to Library use (905 sq.m.). B. Demolition works, material alterations and interventions to North House East as follows: Demolition of flat roofed single and two-storey structures, of twentieth century construction, on the east side of the protected structure; Demolition of single and two-storey pitched roof extensions to the rear of the protected structure; Demolition of modern glazed entrance pavilion (permitted under DCC Ref. SDZ2052/13 and GSDZ2697/14); New and enlarged openings to north, south and east exterior walls; replacement, refurbishment and repairs of other openings; and repointing of stonework; Internal alterations including: new ground floor slab; removal of existing partitions; provision of new internal partitions; upgrading of floors; new stairs and lift; provision of new mechanical and electrical services and all associated modifications, refurbishment and repairs; Refurbishment and repairs to the roof and roof structure and provision of new glazed rooflights. C. New 2-6 storey extensions linked at ground and first floor to the North House East. The extensions comprise: Northern extension (Block B) comprising: a 2-storey glazed link at ground and first floor and a 6 storey main block. The main block comprises: at ground floor to fourth floor: library, administrative and academic accommodation, student support services and toilets; and at fifth floor - plant and solar PV panels. The total area of Block B (including link) is c. 3,130sq.m.; Southern extension (Block C): a 2 storey glazed link at ground and first floor and a 5 storey main block. The main block comprises: at ground floor level: main building reception, café, exhibition space, learning commons, student support services and toilets; at first to third floor: library, administrative and academic accommodation, student support services and toilets; and at fourth floor - roof top: café/event space, roof garden, toilets and plant. The total area of Block B (including link) is c. 6,126 sq.m.; All associated elevational treatments, sedum roof on new build elements etc. D. Permanent modification to the Site Infrastructure and Public Realm (SIPR) permission (DCC Ref. 3373/12); and interim landscape and access arrangements pending full development of site (i.e., Phase 1 and 2) and implementation of the SIPR permission. E. Surface level car parking (6 no. disabled spaces), bicycle parking (80 no. spaces), and external set-down/loading bay. F. All associated site development works (including drainage works and lighting) and building signage.

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### Area 3 Appeals Notified

None

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## Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4113/18
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	31/05/2019
<b>Applicant</b>	Fergus Bruton
<b>Location</b>	4, Blessington Lane, Dublin 7

**Additional Information**

**Proposal:** Permission sought for new first floor 2 bedroom extension with ensuite, 2 No roof dormers to front roof, internal alterations to ground floor to an existing 2 bed terraced cottage.

**\*\*\*Amendment to Week 22/19\*\*\***

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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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	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

23/19

(04/06/2019-07/06/2019)

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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** 0252/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** James Kearney  
**Location** Rear of 131, 132, 133, Church Road and Fronting Seaview Avenue, East Wall, Dublin 3  
**Registration Date** 04/06/2019

**Additional Information**

**Proposal:** SHEC: Construction of two storey dwelling comprised of living room, kitchen and dining area with ancillary utility room and wc at ground floor and two bedroom with shared bathroom at first floor. The external works include one car parking space, replacement of existing wall with railings.

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**Area** Area 3 - Central  
**Application Number** 0258/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** JFG Retail Services Ltd.  
**Location** 8-10, Drumcondra Road Lower, Dublin 9  
**Registration Date** 05/06/2019

**Additional Information**

**Proposal:** SHEC: Planning permission sought for (i) Amalgamation of Nos. 8-10 Drumcondra Road Lower; (ii) Demolition of existing 2 no. storey residential unit located at basement/ground floor level; (iii) Extension of existing basement floor level to provide ancillary commercial retail use/plant accommodation; (iv) Extension of existing ground floor level to provide licenced commercial retail unit (Retail Off Licence) with ancillary cafe; (v) Internal alteration/extension of existing first floor level and construction of new second and third floor levels to provide 8 no. Build-To-Rent apartments including 7 no. one-bedroom units, each served by private balcony, and 1 no. two-bedroom unit; (vi) provision of 3 no. communal amenity spaces at first, second and third floor level together with communal terrace at third floor level; (vii) Provision of 7 no. velux rooflights on existing roof and 3 no. velux rooflights/20 no. solar panels on new flat roof area atop extension to the rear; (viii) provision of switch room, residential bin store, shared bicycle store and ancillary commercial space including staff canteens, locker rooms and W.C.s, strong room, retail office and store room at basement level; (ix) Removal of existing stairwells and installation of 2 no. new stairwells to the front of the building, and 1 no. stairwell/1 no. lift shaft to the rear of the building; (x) Alterations and renovation of existing ground floor level shopfront and; (xi) All ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 0251/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Peter Plunkett  
**Location** site at 87 North Strand Road/Poplar Row, Dublin 3  
**Registration Date** 24/05/2019

**Additional Information**

**Proposal:** SHEC: amendment to planning Ref. No. 3601/18 for the previous approved five storey 14 No apartment development with ground floor commercial/cafe unit for the increase in height to eight storey building consisting of 20 No apartments (6 No. one-bed, 12 No. two-bed; 2 No. three-bed apartments,

internal bike storage, refuse store, new common pedestrian access from Poplar Row, with associated landscaping & site works.

**\*\*\*Amendment to Week 21/19\*\*\***

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# Dublin City Council

## SECTION 5 EXEMPTIONS

23/19

(04/06/2019-07/06/2019)

## WEEKLY PLANNING LISTS

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



**Area** Area 3 - Central  
**Application Number** 0457/18  
**Application Type** Section 5  
**Applicant** Fr. Brendan Kealy  
**Location** St. Agatha's Church, North William Street, Dublin 1  
**Registration Date** 07/06/2019  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Consent to put in place a temporary partition wall and door in an opening inside the church to match and replicate existing door and passageway closings. The proposal will be in keeping with the character of the interior layout and will be of minimal intervention to the overall character of the building. The design demonstrates that to put the temporary partition in place would entail minimal fixings with mechanical reversible fixings and the partition base + appropriate areas be butted up to skirting board in existence.

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**Area** Area 3 - Central  
**Application Number** 0248/19  
**Application Type** Section 5  
**Applicant** Parkgrove Construction Ltd  
**Location** 341, North Circular Road, Dublin 7  
**Registration Date** 04/06/2019  
**Additional Information**

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

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