



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

24/19

(10/06/2019-14/06/2019)

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.

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 2644/19
Application Type Permission
Applicant The Trustees for & on Behalf of The GAA
Location Croke Park, St. Joseph's Avenue, and St. James Avenue,
Dublin 3
Registration Date 12/06/2019
Additional Information Additional Information Received
Proposal: Planning permission for the demolition of the existing detached 2-storey, 1130sqm handball centre and levelling of the associated site.

Area Area 3 - Central
Application Number 3212/19
Application Type Permission
Applicant Leon Co-Ownership
Location 42, Whitworth Road, Dublin 9
Registration Date 10/06/2019
Additional Information
Proposal: Planning permission is sought for development works to the rear of the existing house at 42 Whitworth Road, Dublin 9 (D09 Y3C1). The proposed works include the demolition of existing single storey stores/outhouses attached to the rear of the existing dwelling, construction of a new 2 storey dwelling/apartment (82m²) to the rear of garden with pedestrian entrance accessed off Saint Columba's Road Lower, replacement of existing boundary wall along Saint Columba's Road Lower and all associated site development works.

Area Area 3 - Central
Application Number 3214/19
Application Type Permission
Applicant John Youns
Location Rear of 2/3, Blessington Street, Dublin 7 also known
as 3 Belssington Court.
Registration Date 10/06/2019
Additional Information
Proposal: The development will consist of demolition of existing disused building and the construction of a 3 and 4-storey guesthouse (area 372m²) comprising 16 bedrooms, with reception at ground floor level.

Area Area 3 - Central
Application Number 3221/19
Application Type Retention Permission
Applicant Martin Caffrey
Location Hole in the Wall Pub, Blackhorse Avenue, Dublin 7
Registration Date 11/06/2019
Additional Information

Proposal: RETENTION: The development consists of retention for the operation of an existing diesel powered generator within an existing garage at this site. The proposed running hours for the generator are for the duration of the festive season; November to February, Monday to Sunday inclusive, from 12pm to 1am each day.

Area Area 3 - Central
Application Number 3225/19
Application Type Permission
Applicant Enda McHugh
Location Rear of 13, Synnott Place, Dublin 7, D07 E7N5
Registration Date 11/06/2019
Additional Information

Proposal: Permission is sought for change of use of storage area to rear of building to a 2 bedroom mews type dwelling circa 65m², with rooftop terrace circa 10m², with internal modifications and associated site works.

Area Area 3 - Central
Application Number 3227/19
Application Type Permission
Applicant Croydon Developments Ltd.
Location 14, Sullivan Street, Dublin 7
Registration Date 11/06/2019
Additional Information

Proposal: Planning permission is sought at 14 Sullivan Street which is currently a vacant site. The development will consist of the reconstruction of a two storey, two bedroom pitched roof terraced house with a flat roof to the rear with roof lights.

Area Area 3 - Central
Application Number 3228/19
Application Type Permission
Applicant Peter Plunkett
Location 87, North Strand Road / Poplar Row, Dublin 3, D03 HH56
Registration Date 11/06/2019
Additional Information

Proposal: Planning 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 Poplar Row, with associated landscaping & site works.

Area Area 3 - Central
Application Number 3232/19
Application Type Permission

Applicant Balark Trading GP Limited
Location site of 0.35 hectares at 31-34 Abbey Street Upper,
42-51 Great Strand Street, and bounded by Byrnes Lane,
Dublin 1
Registration Date 11/06/2019

Additional Information

Proposal: Permission to amend the development permitted under Dublin City Council Reg. Ref. 3172/18. The proposed development provides for the construction of 2 no. additional floors to the permitted hotel building fronting Abbey Street Upper (resulting in an 11 no. storey building) and extension of the 7th and 8th floor level to the north resulting in an additional 64 no. bedrooms and an overall hotel comprising 303 no. bedrooms and revisions to the facade of the hotel onto Abbey Street Upper. The proposed development also provides for the construction of 1 no. additional floor to the permitted aparthotel building fronting Great Strand Street (resulting in a 10 no. storey building) and extension of the 7th and 8th floors to the east resulting in an additional 21 no. bedrooms and an overall aparthotel comprising 277 no. bedrooms. Associated relocation of PV panels, plant and lift overruns to resulting roof levels. The overall works result in an increase to the floorspace of the permitted development of c. 2,860 sqm.

Area Area 3 - Central
Application Number 3242/19
Application Type Permission
Applicant O'Brien Expo Services Limited
Location Unit 53A, Barrow Road, Dublin Industrial Estate,
Glasnevin, Dublin 11
Registration Date 13/06/2019

Additional Information

Proposal: The development consists of a single storey extension to the front of an existing warehouse unit to provide approximately 125m2 additional storage space. Five car parking spaces on the site will be removed to allow for the development.

Area Area 3 - Central
Application Number 3256/19
Application Type Permission
Applicant Yellow Bean Ltd
Location 46, Manor Street / 94A Prussia Street, Stoneybatter,
Dublin 7
Registration Date 14/06/2019

Additional Information

Proposal: The development will consist of a proposed new relocated ground floor entrance door and a proposed vending dispenser and enclosure (1.7sq.m.) to 46 Manor Street elevation at the existing ground floor commercial unit, Removal of existing dumb waiter and replaced with Part M compliant platform lift to first floor commercial level. New signage within existing signage zone and a proposed new LED projecting sign. The proposed sub-division of first floor level from existing commercial use to commercial/residential use and proposed rear extension containing a disabled WC facility (5.4sq.m.) for use by the commercial unit on ground floor. Alternative access and escape to and from the first floor is through the existing shared stairs from 94a Prussia Street. The proposed residential unit is to be a studio apartment unit measuring 38.4sq.m with access through existing shared stairs from 94a Prussia Street.

Area Area 3 - Central
Application Number 3264/19
Application Type Permission
Applicant Clarkia Ltd
Location Unit 5 (ground floor level), The Maple Centre, Navan Road, Dublin 7
Registration Date 14/06/2019

Additional Information

Proposal: Planning permission for change of use (187 sq.m.) from retail to restaurant use (serving hot and cold food for consumption on and off the premises), and associated works (including internal modifications and external extract ventilation) at Unit 5 (ground floor level), The Maple Centre, Navan Road, Dublin 7.

Area Area 3 - Central
Application Number DSDZ2464/19
Application Type Permission
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
Registration Date 11/06/2019

Additional Information Additional Information Received

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 WEB1340/19
Application Type Permission
Applicant Games Workshop Group PLC
Location Unit 3, Liffey Street, Dublin, D01 K199
Registration Date 10/06/2019

Additional Information

Proposal: Works involved with removal of the existing shopfront façade, feature piers and plinth, glazing and entrance door and replacing with new modern fascia, piers and shopfront glazing to ground.

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

Additional Information

Proposal: PERMISSION & RETENTION: Permission is sought for 1) Retention of new stair access to basement area at front of building. 2) Change of use from Basement storage area to studio apartment circa. 38m.sq. 3) Retention of side access door to 4 bedroom dwelling. 4) Roof top terrace area (circa 10m.sq.) 5) Internal modifications and associated site works at 13 Synnott Place, Dublin 7 D07 E7N5.

*****Amendment to Week 23/19*****

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3226/19
Application Type Permission
Applicant Adrian Richards
Location 9, Hawthorn Avenue, East Wall, Dublin 3
Registration Date 11/06/2019

Additional Information

Proposal: Planning permission is sought to form dormer extension to roof at rear.

Area Area 3 - Central
Application Number 3243/19
Application Type Permission
Applicant Una O'Flaherty
Location 30, Home Farm Park, Drumcondra, Dublin 9
Registration Date 13/06/2019

Additional Information

Proposal: Permission for vehicular access and off street parking to front and associated site works.

Area Area 3 - Central
Application Number 3258/19
Application Type Permission
Applicant John Boland
Location 186, Saint Attracta Road, Cabra, Dublin 7
Registration Date 14/06/2019

Additional Information

Proposal: Planning permission is sought for alteration/extension of the existing two storey end of terrace house comprising construction of a new single storey and two storey extension to the rear, a new single storey and two storey extension to the front and side with 5 no. rooflights to the new roof and associated site development including widening of the existing vehicular entrance.

Area Area 3 - Central
Application Number 3259/19
Application Type Permission
Applicant Mick & Anne Flanagan
Location 166, Home Farm Road, Drumcondra, Dublin 9, D09 TD98
Registration Date 14/06/2019

Additional Information

Proposal: Planning permission is sought for alteration/extension of the existing two storey semi-detached house comprising of demolition of the existing single storey rear extension and construction of a new two storey pitched roof extension to the rear, provision of 6 no. Velux rooflights, alterations to the front porch, subdivision of the house to provide ancillary family accommodation, and associated site development including widening of the existing vehicular entrance.

Area Area 3 - Central
Application Number 3263/19
Application Type Permission
Applicant Peter Reilly
Location 140, Carnlough Road, Cabra, Dublin 7
Registration Date 14/06/2019

Additional Information

Proposal: Permission for construction of a 43sqm 2 storey flat roofed extension to the rear (south east) providing an additional bedroom at first floor bringing the total to 3 bedrooms together with extended ground floor kitchen/living room to the existing dwelling at 140 Carnlough Road, Cabra, Dublin 7.

Area 3 LAWs

Area	Area 3 - Central
Application Number	3262/19
Application Type	LAW
Applicant	Dublin City Council
Location	Rutland Street School, Rutland Street Lower, Dublin 1
Registration Date	14/06/2019
Additional Information	
Proposal:	LAW: 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 proposal to carry out the renovation and redevelopment of the existing building known as the 'Rutland Street School' and site for use as a community hub. The redevelopment includes the construction of a new four storey stair core space and plant rooms within the existing courtyard area on the west facing elevation of the building along with the construction of a new c. 275 square metre semi-buried single storey building adjoining the existing building. The total area of redevelopment is c. 3,100 square metres.

The renovation and redevelopment works include roofing works, external brick repairs / cleaning, timber window refurbishment of existing windows including new double glazing and secondary glazing, new metal windows and doors in existing blocked up openings, refurbished existing railings along Rutland Street including increased railing height, new gates and railings to the north and south of the existing building to control access, stone repairs, existing metalwork (weathervane, ventilation grills, downpipes, etc.) refurbished / reinstated, new building services, refurbished / new flooring, internal plaster work, new internal walls / glazing and fire protection of the steel frame structure (columns, walls and floors).

The proposal will locate a range of uses within the building and site including Dublin City Council's Area Offices, community groups including a crèche, community gardens, local radio station, enterprise incubator units and a café / community hall. Generally the proposed community hub will be in use from 7am to 6pm, 7 days a week, with evening uses for some of the end-users and the café / community hall.

The site within the red line boundary is also being redeveloped. This will include the redevelopment of the road and footpath at the front of the building - wider footpath, adjustment of levels to allow for universal access into the main building entrances, new road surface, maintaining two-way traffic on Rutland Street and associated landscaping. The existing building known as the 'School on Stilts' at the rear of the Rutland Street School is to be removed to allow for the redevelopment of the larger site for community uses, gardens and a terrace area for the café. The external space is to be developed with the following key uses:

- Café terrace
- Community garden

- Half-court ball court
- NorthEast Community gardens for growing fruit and vegetables including pond, poly tunnel, raised beds and composting area
- Significant greening of the external playground and garden area
- Cycle stands, bin stores, ESB substation and switch room
- Parking spaces for five mini-buses and two disabled parking spaces

The proposal includes both an Appropriate Assessment Screening Report and an Environmental Impact Assessment Screening Report.

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 14th June 2019 during public opening hours at the offices of Dublin City Council, Public Counter, Planning 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 Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 16.30hrs on Friday 26th July 2019.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0251/19
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	12/06/2019
Applicant	Peter Plunkett
Location	site at 87 North Strand Road/Poplar Row, Dublin 3
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.

Area	Area 3 - Central
Application Number	0252/19
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	12/06/2019

Applicant James Kearney
Location Rear of 131, 132, 133, Church Road and Fronting Seaview Avenue, East Wall, Dublin 3

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.

Area Area 3 - Central
Application Number 2421/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/06/2019
Applicant Dominic Leonard
Location 1, Malachi Road, Dublin 7
Additional Information Additional Information Received

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 2492/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 11/06/2019
Applicant Hugh Hughes
Location 8, Belvedere Place, Dublin 1, D01 EV27
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: RETENTION: Retention for change of use from Residential to Educational use of entire premises.

Area Area 3 - Central
Application Number 2771/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/06/2019
Applicant Tony Riordan
Location Irish Tar & Bitumen Suppliers,, Alexandra Road,, Dublin 1.

Additional Information

Proposal: The development will consist of: Demolition of an existing single storey building and construction of a new two storey building with a footprint of 14.9m by 5.6m. The building will consist of concrete foundations, blockwork walls, an external cladding and plaster finish, a trapezoidal roof, an internal concrete stairs and an external steel stairs. The building will be subdivided into a production area

and store at ground floor level and an office and store rooms at first floor level. The building will be connected to the site's existing storm drainage and electrical services.

Area Area 3 - Central
Application Number 2796/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/06/2019
Applicant John Parsons
Location 20, Arbour Place, Stoneybatter, Dublin 7

Additional Information

Proposal: Planning permission is sought for the renovation of and extension to an existing single storey terraced dwelling: the works to consist of the removal of a single storey rear annexe at ground level; the removal of existing pitched roof and the refurbishment of the remaining ground floor area, the construction of an extension at rear ground floor level with lightwell/courtyard and the construction of an additional floor at first floor level with pitched roof to provide two bedrooms all on site of 0.0046 ha.

Area Area 3 - Central
Application Number 2811/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 12/06/2019
Applicant Gerry Brennan
Location 53, Parnell Square West, Dublin 1, D01 A3E9, backing onto a laneway accessible via Granby Place

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site 53 Parnell Square West, Dublin 1 (Protected Structure) from office use to residential use with the exception of the ground floor front room, which is to remain as an office. The building is a 4 storey over basement building and the site backs on to a laneway via Granby Place.

Area Area 3 - Central
Application Number 2819/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/06/2019
Applicant Maroon Zirconium Limited
Location 51-52, Capel Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for re-decoration and upgrade works to existing 10 no. apartments of total 622 square metres at ground, first, second and third floor levels and for construction of 2 no. new apartments of total 122 square metres at fourth floor levels comprising of the following: (1) Interior re-decorations to internal layouts to upgrade kitchen/living rooms, bathrooms. (2) Interior refurbishment & re-decorations to stairs and circulation areas. (3) Removal of modern pitched roof structure over portion of premises fronting onto Jervis Lane Upper to accommodate proposed one-bedroom apartment at fourth floor level, (4) Removal of existing disused residents roof space to

accommodate proposed two-bedroom apartment at fourth floor level. All to existing 51/52 Capel Street, Dublin 1, together with all associated works. Both buildings being Protected Structures in the current Dublin City Development Plan.

Area Area 3 - Central
Application Number 2918/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/06/2019
Applicant AXA Insurance dac
Location Wolfe Tone House, Wolfe Tone Street, Dublin, D01 HP90

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 3052/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/06/2019
Applicant Doban Properties Ltd
Location 17, Blessington Place, Dublin 7, D07 K354

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of changes to existing permission no.3723/15 to include full brick facade of 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 3130/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/06/2019
Applicant Ciara Roche
Location 54, Nephin Road, Dublin 7

Additional Information

Proposal: Planning permission to demolish an existing single storey dwelling and for the erection of three new dwellings in a short terrace arrangement on lands. The dwellings consist of one 2 no. two storey 3 bedroom dwellings and one three storey 4 bedroom dwelling to the corner. The application includes for all associated site development external works, including boundary treatments and connections to public sewers and watermains 54 Nephin Road, Cabra, Dublin 7 on the corner of Nephin Road and Croaghpatrick Road. The new dwellings will be accessed from Nephin Road.

Area Area 3 - Central
Application Number 4208/18
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 14/06/2019
Applicant Wealth Options Trustees Limited
Location 48, Mountjoy Street, Dublin 7
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission for retention and completion of development at 48 Mountjoy Street, Dublin 7, a structure included on Dublin City Council's Record of Protected Structures (Reference : 5459). The development will consist of: restoration works to the original building where appropriate including: (A) retain and complete the works associated with the subdivision of the property into a basement apartment and a 3 storey townhouse, including revisions to the internal layout; (B) retain first floor extension to the rear; (C) retain recently installed timber windows and retain windows which were inherited by the applicants; (D) retain internal finishes including dry lining and tanking systems; (E) retain external stairs to basement level; (F) retain and complete service installations; (G) permission is sought to alter the second floor layout; including restoring layout of main room to front of dwelling; (H) permission is sought to fully repair and restore original front door and surround; (i) Permission is sought to form a new external bin and bike store; (J) permission is sought to repair and restore existing railings and gates; (K) permission is sought to remove existing mosaic tiles to front entrance steps; (L) permission is sought to remove existing non historic render at basement level and replace with traditional lime render; (M) permission is sought to replace window to front of basement with a sliding sash timber window; (N) permission is sought to enlarge side window at basement level; (O) together with all associated works.

Area Area 3 - Central
Application Number 4311/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/06/2019
Applicant Vision Wave Ltd.
Location 3, 4, 5 & 6 Parnell Street, & no. 59 Capel Street, Dublin 1
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE; No 3 Parnell Street (a protected structure RPS Ref.6422) and nos. 4, 5, & 6 Parnell Street (a corner site with Jervis Lane Upper, Dublin 1) and No. 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear).

The development will consist of:

(1) demolition of no. 59 Capel Street (excluding front west facing facade) and existing single storey structures comprising Nos. 4-6 Parnell Street,

(2) refurbishment of front west-facing facade at no. 59 Capel Street to original state with existing brickwork cleaned and repointed along with the installation of new traditional style timber windows to replace existing non-original windows; provision of replacement shopfront on No. 59 Capel Street with associated

lighting and signage.

(3) internal and external alterations to the existing three storey, over basement building at no. 3 Parnell Street (a protected structure) to accommodate new hotel development with original brickwork to be cleaned and repointed and new traditional style timber windows to be provided in existing opes on front (north facing) facade, existing chimney stack to be retained and refurbished, part removal of internal partitions/ walls to facilitate reconfiguration/ refurbishment of ground floor, first floor and second floor levels of No. 3 Parnell Street to facilitate proposed entrance foyer/ lobby, bedrooms and connection (including new feature atrium to rear of existing building) to new hotel development; provision of replacement shopfront on no. 3 Parnell Street with associated lighting and signage, new glazed canopy above replacement shopfront.

(4) The construction of a part five- , part six-, part seven-storey (total height of 25.170 meters from ground level) over basement, 65 room contemporary hotel on the overall site comprising the following:

(i) plant, storage, water storage, attenuation tank, bar/ restaurant toilets, bicycle storage, luggage store, linen store, food preparation area, and staff facilities at basement level;

(ii) hotel entrance, lobby/ reception, restaurant and wine bar (148sq.m), lounge bar area (99.1sq.m) with external courtyard seating area, kitchen and wheelchair accessible toilets at ground floor level;

(iii) provision of 65 no. hotel bedrooms at first, second, third, fourth, fifth and sixth floor levels; and

(iv) residents private lounge/ bar at sixth floor level with balcony area to the north facing elevation. The 2 no. penthouse suites located at sixth floor level will also be served balconies on the south facing elevation.

(5) Other works proposed as part of the development include:

(a) SuDS drainage;

(b) roof plant;

(c) facade treatments to new hotel development to include brick and glazing detail with metal cladding on all elevations; and,

(d) all associated site works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4657/18
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	10/06/2019
Applicant	Michael Kearns
Location	No 8 O'Connell Street Lower (Protected Structure) and No 3 Harbour Court, Dublin 1
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: The development will consist of change of use of the upper floors within no. 8 O'Connell Street Lower from residential along with change of use of existing commercial

floorspace within no. 3 Harbour Court to provide a boutique hotel consisting of 26 number en-suite bedrooms on first, second, third and fourth floor of No 8 Connell Street and to the ground, first, second and third floor of No. 3 Harbour Court. The development will include for 1 no. 1 bed apartment at second floor level to No. 8 O'Connell Street Lower. Internal re-configuration works to include provision of a reception area, wc, kitchen, bicycle/storage area, upgrade of existing internal lift, associated signage, change of finishes externally to existing link corridor between no.8 O'Connell Street Lower& No. 3 Harbour Court, alterations to roof finishes and replacement of windows to No. 3 Harbour Court, connection to existing site services and all associated works.

**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

SOCIAL HOUSING EXEMPTION CERTIFICATES

24/19

(10/06/2019-14/06/2019)

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Area	Area 3 - Central
Application Number	0272/19
Application Type	Social Housing Exemption Certificate
Applicant	Croydon Developments Ltd.
Location	14, Sullivan Street, Dublin 7
Registration Date	11/06/2019

Additional Information

Proposal: SHEC: Development at a currently vacant site. The development will consist of the reconstruction of a two storey, two bedroom pitched roof terraced house with a flat roof to the rear with roof lights.



Dublin City Council

SECTION 5 EXEMPTIONS

24/19

(10/06/2019-14/06/2019)

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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 10/06/2019
Additional Information Additional Information Received
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).

Area Area 3 - Central
Application Number 0269/19
Application Type Section 5
Applicant PIM Investments Ltd.
Location 40/41, Sean McDermott Street Lower, Dublin 1
Registration Date 12/06/2019
Additional Information
Proposal: EXPP: For the revised windows at 40/41 Sean McDermott Street Lower. Modify the original proposal from six to two over two sash windows.

Area Area 3 - Central
Application Number 0275/19
Application Type Section 5
Applicant Padraig Geraghty
Location 18 Mountjoy Square, Dublin 1
Registration Date 12/06/2019
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Basement: Removal of kitchen from apartment No. 18 and installation of replacement kitchen unit in alternative location. Opening to be created between existing apartments No. 17 & 18. Existing kitchen in apartment No. 17 to be removed.

Area Area 3 - Central
Application Number 0277/19
Application Type Section 5
Applicant Jesuit Fathers
Location St. Francis Xavier's Church, Gardiner Street Upper, Dublin 1
Registration Date 10/06/2019
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: (a) Repointing to the external stonework (structural walls),

(b) Essential repairs to the roof at eaves level,

(c) Replacement of all rainwater goods,

(d) Renovation & repairs to windows,

(e) Improvements to the natural ventilation system,

(f) Repair and remedial works to roofs.

Area	Area 3 - Central
Application Number	0280/19
Application Type	Section 5
Applicant	VHI Healthcare
Location	VHI House, Abbey Street Lower, Dublin 1
Registration Date	11/06/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of existing timber windows with highly efficient PPC Aluminium RAL 7015 Slate Grey windows (north, south and west facing) elevations.
