



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**32/19**

(06/08/2019-09/08/2019)

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

## WEEKLY PLANNING LISTS

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

Area	Contact Number	Meeting Location
Central Area	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** 3698/19  
**Application Type** Permission  
**Applicant** Danring Limited  
**Location** Seabank House, 1, East Road, Dublin 1  
**Registration Date** 08/08/2019

**Additional Information**

**Proposal:** Planning permission for the change of use at first floor level from existing licensed premises to residential accommodation comprising 4 no. 1 bedroomed and 1 no. 2 bedroom apartments and change of use of second floor level from office to residential accommodation comprising 4 no. 1 bedroomed apartments plus communal roof garden. Permission is also sought for revisions to the elevation facing East Road, to include new windows at first and second floor level, new entrance and windows at ground floor level and removal of the existing stair tower.

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**Area** Area 3 - Central  
**Application Number** 3701/19  
**Application Type** Permission  
**Applicant** Cuisle Properties Ltd.  
**Location** 5, Campbell's Lane, Ballybough, Dublin 1  
**Registration Date** 08/08/2019

**Additional Information**

**Proposal:** Planning permission to demolish the remains of a single storey derelict workshop/garage, and construction of a two storey, flat roofed, one bedroom/bathroom/kitchen/living/dining room mews dwelling, including all ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 3707/19  
**Application Type** Permission  
**Applicant** Paul Kiernan  
**Location** Saint Alphonsus Avenue to the rear of No. 18 Saint Alphonsus Road Lower, Dublin 9  
**Registration Date** 09/08/2019

**Additional Information**

**Proposal:** The development will consist of

- Demolition of the existing boundary wall and garage structure to Saint Alphonsus Avenue
  - The construction of a new two storey 3 bedroom dwelling with part single storey element to the rear
  - Construction of new boundary wall and gates with relocation of existing vehicular access and creation of new pedestrian access from Saint Alphonsus Avenue
  - All associated site, drainage, landscaping and ancillary works.
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**Area** Area 3 - Central  
**Application Number** 3715/19  
**Application Type** Permission  
**Applicant** Michael Butler & Hugh Macken  
**Location** 69, Annamoe Road, Dublin 7, D07 EY06  
**Registration Date** 09/08/2019

**Additional Information**

**Proposal:** Planning permission sought for part demolition of existing single storey extension to side, construction of a single storey extension to the rear, re-roofing and extending existing garden shed with extended canopy all to rear and widening existing driveway.

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**Area** Area 3 - Central  
**Application Number** WEB1477/19  
**Application Type** Permission  
**Applicant** Elizabeth Geday  
**Location** 36, Park Road, Ashtown, Dublin 7  
**Registration Date** 07/08/2019

**Additional Information**

**Proposal:** A new build domestic 2 storey, 2 bedroom house with associated site works to the gable end of the existing property.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3693/19  
**Application Type** Permission  
**Applicant** Frank Broderick  
**Location** 94, St. Mobhi Road, Glasnevin, Dublin, 9.  
**Registration Date** 07/08/2019

**Additional Information**

**Proposal:** The development will consist of demolition and new construction of a) existing front porch and roof b) demolition of rear single storey conservatory and sheds and construction of new replacement single storey kitchen extension at the rear c) change of use to convert existing side garage into a Granny flat with separate front access for dependant relative and wheelchair accessibility provided, replacement of aluminium windows and doors, new rooflight to main ex. stairs, new front landscaping layout, widening of front gates for safe car access, associated site works, connections and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3708/19  
**Application Type** Permission  
**Applicant** Michael Travers  
**Location** 4, Sarsfield Street, Phibsborough, Dublin 7  
**Registration Date** 09/08/2019

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### Additional Information

**Proposal:** Planning permission is sought for a two storey extension to the existing return of 18 sq.m. area at the rear.

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**Area** Area 3 - Central  
**Application Number** 3716/19  
**Application Type** Permission  
**Applicant** Niall & Tara McKenna  
**Location** 18, Kinvara Park, Ashtown, Dublin 7, D07 NN82  
**Registration Date** 09/08/2019

### Additional Information

**Proposal:** Planning permission sought for part demolition of existing single storey extension to rear, construction of a two storey extension to the rear, conversion and extension of attic with dormer, re-roofing existing garden shed all to rear.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0245/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 06/08/2019  
**Applicant** Meabh Gallagher  
**Location** 14, Home Farm Park, Drumcondra, Dublin 9  
**Additional Information** Additional Information Received

**Proposal:** EXPP: we would like to add a first floor extension to the rear of No.14 at the same time as the attic is converted ( as we will be erecting scaffolding/removing the roof in any event). The area of the proposed first floor extension will be 12 sqm maximum.

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**Area** Area 3 - Central  
**Application Number** 2370/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/08/2019  
**Applicant** Carra Shore Hotel (Dublin 7) Ltd.  
**Location** Site at Little Britain Street and Little Green Street, Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** Development at a site of approx. 0.091 ha. The development will consist of:

- The demolition of the existing 1 to 2 no. storey building at the subject site and the construction of a 7 no. storey over basement, 195 bedroom hotel of approximately 6,200 sq.m with a eight floor penthouse on the Little Green Street corner;

- all ancillary areas to include staff areas, internal service yard, reception, bar, licenced restaurant, kitchen,

business area, laundry and electric substation and transformer, all located at ground floor level;

- ancillary basement areas to include plant room, comms room, staff-room and changing areas and bike store for 16 no. bicycles;

- relocation of existing granite door surround on Little Britain Street (NIAH Ref. 50070297);

- and all ancillary site development/ boundary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2928/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2019
<b>Applicant</b>	Abbey Cottages Limited
<b>Location</b>	35/36, Abbey Street Upper and Abbey Cottages, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for development at a 0.06 Ha site at Nos. 35 & 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 heat 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. 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3243/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/08/2019
<b>Applicant</b>	Una O'Flaherty
<b>Location</b>	30, Home Farm Park, Drumcondra, Dublin 9
<b>Additional Information</b>	

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

**Area** Area 3 - Central  
**Application Number** 3256/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/08/2019  
**Applicant** Yellow Bean Ltd  
**Location** 46, Manor Street / 94A Prussia Street, Stoneybatter,  
Dublin 7

**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 wit access through existing shared stairs from 94a Prussia Street.

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**Area** Area 3 - Central  
**Application Number** 3258/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/08/2019  
**Applicant** John Boland  
**Location** 186, Saint Attracta Road, Cabra, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** 3259/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/08/2019  
**Applicant** Mick & Anne Flanagan  
**Location** 166, Home Farm Road, Drumcondra, Dublin 9, D09 TD98

**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.

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**Area** Area 3 - Central  
**Application Number** 3263/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/08/2019  
**Applicant** Peter Reilly  
**Location** 140, Carnlough Road, Cabra, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** 3264/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/08/2019  
**Applicant** Clarkia Ltd  
**Location** Unit 5 (ground floor level), The Maple Centre, Navan Road, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** 3274/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/08/2019  
**Applicant** Sayanview Ltd.  
**Location** 38 & 39 Blessington Street, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development to 2 no. three storey over basement, mid-terrace buildings with 2/3 storey rear returns. The proposed development will consist of the following: The change of use from offices to residential at basement, ground, first and second floor level to provide a total of 8 no. one-bed apartments to be provided as follows; 38 Blessington Street - 4 no. one-bed apartments at basement, ground, first and second floor levels; 39 Blessington Street - 4 no. one-bed apartments at basement, ground, first and second floor levels; with associated internal and external amendments to accommodate same including; the infilling of existing interconnections between 38 and 39 in order to revert the properties back to their original independent function; Removal of rear basement window from no. 38 to provide for a doorway; replacement of front basement window to no. 39; Provision of utility rooms with return areas of no. 38 & 39; General restoration and refurbishment works to include; the restoration and repair of existing stairs and landings, the repairs of ceilings and walls, upgrade and repair of plumbing, electrical and heating services, and plaster works, including the removal of non-original partitions and openings, removal of external security window bars, provision of new internal layout; and the repair/upgrade of existing doors and windows and make-good structures as requires according to best

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conservation practice. Planning permission is also sought for the upgrading of the rear car parking area to provide permeable paving together with landscaping, bicycle parking spaces, refuse storage areas together with existing car parking spaces; and all associated site and engineering works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3280/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 09/08/2019  
**Applicant** Mark Ryan & Fiona Fair  
**Location** 18, Upper St. Columbas Road, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** The development will consist of - Construction of a new two storey 1 bedroom dwelling

- Alterations to existing boundary walls including new pedestrian entrance from Lindsay Road
  - New connections to the public drainage system
  - all associated site, landscaping and ancillary works.
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**Area** Area 3 - Central  
**Application Number** 3585/19  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/08/2019  
**Applicant** Martin Caffrey  
**Location** Hole in the Wall Pub, Blackhorse Avenue, Dublin 7  
**Additional Information**  
**Proposal:** 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.

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**Area** Area 3 - Central  
**Application Number** WEB1348/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/08/2019  
**Applicant** Danut Botezatu  
**Location** 38, Fairfield Avenue, East Wall, Dublin 3  
**Additional Information**  
**Proposal:** The conversion of the attic space into storage/playroom use with a projecting dormer window to the rear and roof window to the front, minor alteration to the front entrance including all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1461/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/08/2019  
**Applicant** Elizabeth Geday  
**Location** 36, Park Road, Ashtown, Dublin 7

**Additional Information**

**Proposal:** A new build domestic 2 storey, 2 bedroom house with associated site works to the gable end of the existing property at 36 Park Road, Ashtown, Dublin 7

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**Area** Area 3 - Central  
**Application Number** WEB1467/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/08/2019  
**Applicant** Kevin O'Connor and Yvonne Twomey  
**Location** 13, O'Neachtain Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** Alterations to the front boundary of the house to facilitate vehicular access, dishing of the kerb and all associated site works.

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**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**None**

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