



Dublin City Council

Weekly Planning List

43/18

(22/10/2018-26/10/2018)

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.

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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	2276/18
Application Type	Permission
Applicant	Ganson Property Ltd
Location	510, North Circular Road, Dublin 1
Registration Date	22/10/2018
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: A structure included on Dublin City Council's Record of Protected Structures (Reference: 1756). The development will consist of refurbishment of existing vacant structure, demolition of existing single storey rear annex & construction of a two storey extension to the rear of existing dwelling to provide two residential units; a two bedroom apartment at basement level and a three bedroom residential unit at ground & first floor levels. The restoration works to the original building where appropriate including;

- (A) remove plasterboard sheeting to ceilings and replace with historic type ceiling plaster,
- (B) remove existing basement floor and replace with a new limecrete floor insulated with a loosefill aggregate using best conservation methods,
- (C) remove all internal wall finishes and repair lime plaster where necessary using best conservation methods
- (D) install new internal doors to match existing 5 panel doors
- (E) repair any existing internal joinery using best conservation methods, any new joinery installed to match existing timber profiles,
- (F) revise internal layout with construction of stud partitions to incorporate new shower rooms and storage spaces at ground and first floor levels,
- (G) remove all floor coverings, clean and repair all timber flooring using best conservation methods
- (H) subdivide property into basement apartment and a 2 storey townhouse by installing a new stud partition and section of flooring,
- (I) remove existing sliding sash window on the rear elevation and lower the cill to the level of the first floor half landing in order to facilitate access to the proposed rear extension
- (J) install new M & E services throughout
- (K) construct a two storey extension comprising of a basement level kitchen / dining / living area and a ground floor level kitchen / dining / living area & w.c.
- (L) clean all external wall and window finishes in line with proper conservation methods, together with all ancillary site works.

Area	Area 3 - Central
Application Number	3172/18

Application Type Permission
Applicant Balark Trading GP Limited
Location 0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1
Registration Date 24/10/2018
Additional Information Additional Information Received

Proposal: The proposed development will consist of the construction of a 9 storey (with 7th and 8th floor level setback) over basement aparthotel fronting Great Strand Street, comprising 269 no. bedrooms and related aparthotel facilities (including reception area, coffee dock, staff accommodation, bin store, switch room and plant area) with a total gross floor area of c. 10,951 sqm (including basement of c.641 sqm); a 9 storey (with 7th and 8th floor level setback) over basement hotel fronting Abbey Street Upper, comprising 207 No. bedrooms and related hotel facilities (including reception area, lounge and kitchen, staff accommodation, bin store, switch room and plant area) with a total gross floor of c.7,348 sqm (including basement of c. 635 sqm); 2 No. retail units of c.2,078 sqm and c. 70qm and 2 No. ESB Substations at ground floor level. The development will include vehicular access via Great Strand Street to provide service access, bicycle parking spaces, associated lighting, signage, site servicing (foul and surface water drainage and water supply), the provision of SuDS measures (including attenuation tank below ground and sedum roofs), and PV panels, plant and lift overruns at roof level. The scheme also includes: all hard and soft landscaping; boundary treatments; relocation of Dublin Bikes station and provision of vehicle set down along Great Strand Street; provision of connection to building for the Luas Overhead Cable System; changes in level; and all other associated site excavation and site development works above and below ground.

Area Area 3 - Central
Application Number 4215/18
Application Type Permission
Applicant Collen Investment Limited
Location 11, Ormond Quay Lower, Dublin 1
Registration Date 22/10/2018
Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site 11 Ormond Quay Lower, Dublin 1, a Protected Structure, the development will consist of change of use from offices to restaurant with extension at rear at basement and ground floor, a change of use from offices to a two bed apartment at first floor - a two-bed apartment at second floor and an extension at third floor to the rear to upgrade a three bedroom apartment with each apartment having a balcony or roof terrace at the rear with internal additions to facilitate circulation in each unit.

Area Area 3 - Central
Application Number 4218/18
Application Type Permission
Applicant Pdraigh Ryan
Location 3, St George's Avenue, Drumcondra, Dublin 3
Registration Date 22/10/2018
Additional Information

Proposal: The development will consist of alterations to an existing house including the change of use of part of the ground floor from retail to residential and construction of dormer extension to rear and roof light to front elevation.

Area Area 3 - Central
Application Number 4221/18
Application Type Permission
Applicant Laurence Mahon
Location 43/44, Upper Dominick Street, Dublin 1
Registration Date 22/10/2018
Additional Information
Proposal: Planning Permission for new one bed apartment to attic floor, within existing four storey apartment block.

Area Area 3 - Central
Application Number 4238/18
Application Type Permission
Applicant Health Service Executive
Location HSE, Lisburn Street, Dublin 7 (Junction of Coleraine St)
Registration Date 24/10/2018
Additional Information
Proposal: The development will consist of the demolition of two single storey structures, restoration and repair of the existing building and the addition of two single storey extensions containing shower and WC facilities at the rear, enlarging of an existing window for use as a new entrance door onto Coleraine Street, and associated site works.

Area Area 3 - Central
Application Number 4250/18
Application Type Permission
Applicant Dublin Port Company
Location Tolka Quay Road, Dublin Port, Dublin 1
Registration Date 24/10/2018
Additional Information
Proposal: The development will consist of; the demolition of existing ESB Substation (approx. 25sq.m and 3.2m high), general site clearance, and construction of new ESB Substation building (approx. 40sq.m and 3.1m high) to include access ramps, handrails, replacement fencing, and pedestrian access gate adjacent to proposed substation; and development also includes dropped kerb access off Tolka Quay Road. All development to take place on a site approximately 0.66 hectares. The application is for a 10 year planning Permission.

Area Area 3 - Central
Application Number 4254/18
Application Type Retention Permission
Applicant Tabragh Ltd.
Location 20, Capel Street (opening onto Abbey Street Upper),
Dublin 1
Registration Date 25/10/2018

Additional Information

Proposal: RETENTION: The retention and continuation of a change of use of the existing first, second and third floors, from multiple residential occupancy, (6 No. bed-sits type units) to 5 No. one-bed studio units for short term lease occupancy.

Area	Area 3 - Central
Application Number	4265/18
Application Type	Permission
Applicant	Circle Voluntary Housing Association
Location	Railway Street, Dublin 1
Registration Date	25/10/2018

Additional Information

Proposal: The 4 to 7 storey development will consist of: (i) 47 no. apartments dwellings comprising; (a) 10 No. 3 bedroom apartments (five of which are duplex), (b) 27 No. 2 bedrooms apartments, and (c) 10 No. 1 bedroom apartments. (ii) Community meeting room and ancillary spaces at ground floor level. (iii) Renewable energy design measures for each dwelling. (iv) Rearrangement of existing parking and provision of a total of 21 parking spaces accessed from existing entrance on Railway Street. (v) Communal open space and landscaping works, waste storage building and cycle parking enclosure for 52 bicycles. (vi) ESB substation, estate signage, site perimeter boundary treatment, plant and all associated ancillary site development works and services.

Area	Area 3 - Central
Application Number	DSDZ4279/18
Application Type	Permission
Applicant	Spencer Place Development
Location	City Block 2, Spencer Dock, Dublin 1
Registration Date	26/10/2018

Additional Information

Proposal: Planning Permission for amendments to previously permitted development, Reg. Ref. DSDZ2896/18 at a site of 1.26 hectares located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The development site also includes the existing operational North Lotts Pumping Station and its associated infrastructure - the proposed development involved building adjacent to, and over, the Pumping Station. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed development comprises of amendments to previously permitted development DSDZ2896/18 comprising of:

- Internal re-configuration of the previously permitted Block 1 and Block 2 to provide for 349 no. residential units (174 no. 1 beds and 175 no. 2 beds) increasing the permitted total from 322 no. 349 no. units;
- Block 1 will comprise of 222 no. units (105 no. 1 beds and 117 no. 2 beds);
- Block 2 will comprise of 127 no. units (69 no. 1 beds 58 no. 2 beds);
- The revised block layout will result in amendments to all elevations including revised location and provision of private balconies/terraces and revised resident amenity facilities;

- Revised undercroft layout and increase in area to include an increase in car parking spaces from 77 no. car parking spaces to 80 no. car parking and increase in bicycle parking from 462 no. spaces to 524 no. spaces and an increase in plant area;
- Revised aparthotel layout to provide for 100 no. units (240 no. bed spaces);
- Provision of mezzanine level between ground and first floor level to include an extension to the cafe space permitted at ground floor level and ancillary office area to serve the aparthotel development;
- Provision of mezzanine level to 8 no. ground floor aparthotel units;
- Revised landscaping and boundary treatment;
- Revision to plant at roof level;
- The proposed amendments will not result in an increase in the permitted maximum building height;
- The development also includes, SUDS drainage, the provision of a green roof on both blocks and all associated site development work necessary to facilitate the development.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	WEB1540/18
Application Type	Permission
Applicant	Matthew Fagan
Location	229, Clonliffe Road, Drumcondra, Dublin 3
Registration Date	24/10/2018
Additional Information	

Proposal: The development will consist of a small first-floor extension to the rear of the property.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0394/18
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	23/10/2018
Applicant	Bartra Propco No. 3 Ltd
Location	St. George's Church, Hardwicke Place, Dublin 1.
Additional Information	

Proposal: EXPP: PROTECTED STRUCTURE: The proposal comprises two separate interventions to halt existing deterioration:

1: Replace existing lead abutment cover flashing around three sides at base of tower.

2: Repair and redecorate rear external doorway.

Area Area 3 - Central
Application Number 3304/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2018
Applicant QMK Dublin Ltd
Location No. 30, Moore Street, Dublin 1
Additional Information Additional Information Received

Proposal: Permission for development on a site of c. 48 sq m at No. 30 Moore Street, Dublin 1. The development will consist of the provision of a seven storey over basement level building comprising five aparthotel/serviced apartments (measuring 298 sq m gross floor area in total across all floor levels) and a retail unit (measuring 12 sq m gross floor area at ground floor level) with a terrace at sixth floor level on the Moore Lane elevation). The building will have a total gross floor area of 310 sq m gross floor area. The development will also consist of lighting; associated site servicing (foul and surface water drainage and water supply); the provision of SUDs' measures, including a sedum roof; hard and soft landscaping; changes in level; and all other associated site excavation and site development works above and below ground.

Area Area 3 - Central
Application Number 3477/18
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 22/10/2018
Applicant JD Sports Fashion plc
Location Jervis Shopping Centre, Nos. 17-21 Mary Street, Dublin 1
Additional Information Additional Information Received

Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: Permission and retention permission for development at the ground floor facade only. The upper floors are protected, (Register of Protected Structures No. 5058) and no part of this application relates to the protected area. The development will consist of alterations to the shop frontage to Mary Street at ground level to include the following; the retention of the removal of part of the existing shop frontage cladding, and permission for its replacement with new cladding and new signage, the installation of internally illuminated fascia panels, the installation of an internal security roller shutter (concealed in the bulkhead over the entrance/exit and open backed window beds), the installation of a digital screen to the rear of the window bed on part of the shop front, the installation of a line of 'cembrit' cladding to the back of part of the shop frontage, and the installation of security tagging posts.

Area Area 3 - Central
Application Number 3811/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2018
Applicant Aviva Life & Pensions (UK) Limited

Location 30-31, Lower O'Connell Street, Dublin, 1.

Additional Information

Proposal: PROTECTED STRUCTURE: Aviva Life & Pensions (UK) Limited intend to apply for permission for development at 30/31 Lower O'Connell Street, Dublin D01 DH58, this being a Protected Structure comprising an existing three storey over basement mid terraced building. The development consists of the cleaning of existing stone faced front facade (fronting onto Lower O'Connell Street), repairs and replacement of damaged original stone elements, replacement of modern shopfront facias & stall risers, located re-pointing and replacement of the ceramic tiles at shop front/ground floor entrance area with honed granite type.

Area Area 3 - Central
Application Number 3814/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/10/2018
Applicant Philip Creavy
Location 154, Tolka Road, Off Clonliffe, Dublin 3

Additional Information

Proposal: Planning permission is sought for a new vehicular entrance at 154, Tolka Road, Off Clonliffe, Dublin 3.

Area Area 3 - Central
Application Number 3833/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/10/2018
Applicant Eileen Bradley and Kris Frendorf
Location 11C, Blessington Lane, Dublin 7

Additional Information

Proposal: The development will consist of a dormer roof extension to the rear (south) of the existing single storey dwelling house, including an increased roof pitch of c. 0.5 metres; the demolition of the existing chimney; and, a new flue structure. The proposed development will also include increasing the roof height of the existing single storey return by c. 0.75 m; a new roof light to the single storey return; increasing the height of the western site boundary wall by c. 0.7 m; internal alterations; and, all associated site development works.

Area Area 3 - Central
Application Number 3841/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/10/2018
Applicant Ladbrokes (IRL) Ltd
Location Units 1A & 1B Excise Walk & Ladbrokes, Unit 2B, Block 11, Clarion Quay, North Wall Quay, Dublin 1

Additional Information

Proposal: Permission sought for the internal reconfiguration of the existing single storey end-terrace Retail units (Barbers/Beauty salon) to include for the internal extension of the adjoining single storey mid-terrace

Ladbrokes Licensed Betting Office & the associated change of use of the extended part from Retail to Licensed Betting Office. To include for all associated internal alterations & site development works at Units 1A (D01 VX89) & 1B (D01 VF63) Excise Walk & Ladrokes, Unit 2B, Block 11, Clarion Quay, North Wall Quay Dublin1 (D01 P799) For Ladbrokes (IRL) Ltd.

Area Area 3 - Central
Application Number 3850/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/10/2018
Applicant Harts Alexandra Limited
Location Alexandra Place, East Road, Dublin 3

Additional Information

Proposal: The development will consist of:1.) The Amalgamation of existing Shop/Office Unit 1, part of existing Shop/Office Unit 2, part of existing Shop/Office Unit 3 and part of Residential access corridor; 2.) The Change of Use of amalgamated existing Shop/Office Unit 1, part of existing Shop/Office Unit 2, part of existing Shop/Office Unit 3 and part of Residential access area from Shop/Office and Residential Uses to Gymnasium; 3.) Alterations and reconfiguration of internal & external Residential access areas including Change of Use of part of existing Shop/Office Unit 2 & parts of existing Shop/Office Unit 3 from Shop/Office Use to Residential access area; 4.) Construction of new single storey extensions as part of reconfigured Residential access areas to the rear of existing Shop/Office Unit 3; 5.) The demolition of part of existing external pedestrian access platform and demolition of ramps onto East Road; 6.) Alterations to external pedestrian access platform including construction of new external access steps and external access hoist; 7.) Other consequent Internal, External & Elevational Alterations/Reconfigurations; 8.) External Signage to East Road Elevation & 9.) All Ancillary Site Works and Services.

Area Area 3 - Central
Application Number 3854/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 23/10/2018
Applicant Viribus Crossfit
Location 3, Queen Street, Dublin 7, Co. Dublin

Additional Information

Proposal: Permission for the change of use from retail use to gym/recreation use to ground floor retail unit at 3 Queen Street, Dublin 7. Access to the unit will be provided through the existing front door onto Queen Street.

Area Area 3 - Central
Application Number 3862/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/10/2018
Applicant Fan Ping Chang
Location 21, Eden Quay, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: permission is being sought by Fan Ping Chan for change of use from retail shop unit to take away coffee shop at ground floor unit, 21 Eden Quay, Dublin 1 - A Protected Structure.

Area	Area 3 - Central
Application Number	3863/18
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/10/2018
Applicant	Dublin Simon Community
Location	No. 35 (Protected Structure) and No. 36, Sean MacDermott Street Lower, Dublin 1, D01 T864

Additional Information

Proposal: PROTECTED STRUCTURE: permission for development consisting of the demolition of the existing emergency stairway, the construction of a new stairway and the construction of a four storey over basement extension providing 8 no. managed independent living units comprising 6 No.1 bedroom independent living units and 2 No. studio type independent living units together with the relocation of the existing fire escape door and the opening of a second fire escape door to the adjoining right of way, the placing of photovoltaic panels at roof level and works to rear and communal terrace on roof level all at 35 and 36 Sean Mac Dermott Street Lower Dublin 1, D01 T864. The extension abuts No. 35 Sean Mac Dermott Street Lower which is a Protected Structure.

Area	Area 3 - Central
Application Number	3864/18
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/10/2018
Applicant	The Complex Productions Company Ltd.
Location	21-25 Arran Street East, and 10 & 12 Mary's Abbey, and west side of Meetinghouse Lane, Dublin 7

Additional Information

Proposal: The development will consist of change of use from warehouse to new live art studios, gallery and performance spaces with associated and ancillary accommodation. The works will include internal alterations to the existing building structure and minor works to the building frontages. Internal works will include the removal of partitions and the formation of new door openings, the addition of toilets, stairs and ramps throughout the building, the provision of small studio spaces, a cafe and ancillary spaces, and the addition of approx. 300 sq.m. new floor area at the upper level. Externally, the works include new double glazed doors/windows at ground level in what are currently the vehicular entrances, replacement of the remainder of the windows on Arran Street East, new windows to the currently blocked up openings to no. 12 Marys Abbey, a new 1.4m wide roller shuttered opening in the wall to Meetinghouse Lane and re-painting of the street frontages of the premises.

Area	Area 3 - Central
Application Number	4209/18
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/10/2018

Applicant John McDonnell
Location Rear of 17-18 North Frederick Street, Dublin 1

Additional Information

Proposal: Construction of a new three storey apartment building comprising of three no. two bedroom apartments. The proposed works include: a new pedestrian entrance to the site in lieu of the existing vehicular access; balconies to the 1st and 2nd floor apartments; bin storage and bicycle parking; associated landscaping; boundary treatments and all other associated works to facilitate the development.

**Area 3
Appeals Notified**

Area Area 3 - Central
Application Number 3628/18
Appeal Type Written Evidence
Applicant Pat Wigglesworth & Ian Lumley
Location 3, Henrietta Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for works to the lower ground floor of 3 Henrietta Street, Dublin 1, a protected structure, located in an Architectural Conservation Area. The proposed development will comprise the conservation, repair and adaptation of the lower ground floor of No. 3 Henrietta Street, to facilitate a change of use from residential occupancy to use as Short Term Lease Studio Apartments consisting of the following development works: 1. The provision of 1 no. one bedroom apartment and 2 no. studio apartments, a laundry, service area and storage.

**Area 3
Appeals Decided**

Area Area 3 - Central
Application Number 2033/18
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 23/10/2018
Applicant Donut C & B Ltd.
Location Ground Floor and Basement at, 5, O'Connell Street
Upper, Dublin 1

Additional Information

Proposal: Permission for alterations to 1) Change of use at ground floor (area 50.26) & basement (area 79.2) from retail to proposed bakery & coffee shop. Works to include internal alterations to accommodate kitchen, toilets and seating area. 2) new shopfront with canopy and associated signage. The property is located within an Architectural Conservation Area at 5 O'Connell Street Upper, Dublin 1.

Area Area 3 - Central
Application Number 4639/17
Appeal Decision GRANT PERMISSION
Appeal Decision Date @23/10/2018
Applicant Irish Rail
Location Railway Bridge over Amiens Street, Dublin 1

Additional Information

Proposal: Replacement of existing static type advertising boards on both sides of existing railway bridge with a new static 18 m x 2 m LED display to the south-easterly elevation of the bridge.

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Dublin City Council

SECTION 5 EXEMPTIONS

43/18

(22/10/2018-26/10/2018)

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Area Area 3 - Central
Application Number 0428/18
Application Type Section 5
Applicant RIA Financial Services Limited
Location Ground Floor, 17, O'Connell Street Lower, Dublin 1
Registration Date 22/10/2018

Additional Information

Proposal: EXPP:PROTECTED STRUCTURE: Proposed installation of Currency Exchange kiosk within existing ground floor Tourist Information office. (No external alterations) only internal works and financial use of proposed currency exchange kiosk. (Please see enclosed planning floor plans + existing and proposed site photographs). Use of part unit for financial services.

Area Area 3 - Central
Application Number 0434/18
Application Type Section 5
Applicant Torca Developments
Location 69 Upper Gardiner Street & 1-2 Mountjoy Square, Dublin
1
Registration Date 24/10/2018

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Lime plaster repairs to walls where kitchen units have been removed and the walls behind which have been damaged.
