



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

45/18

(05/11/2018-09/11/2018)

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.

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3089/18
Application Type Permission
Applicant Lep Peng Wong
Location 16, Aughrim Street, Stoneybatter, Dublin 7
Registration Date 05/11/2018
Additional Information Additional Information Received

Proposal: Planning permission is sought for the demolition of existing single storey vacant dwelling with attic room and attached outbuildings and the construction of a three storey infill apartment block consisting of 1 no. 1 bed apartment, 1 no. studio apartment and 2 no. 2 bed apartments with terraces at ground level and balcony to front and rear and ancillary site development works with new boundary treatment all on site of 0.28 Ha.

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 07/11/2018
Additional Information A.I Article 35 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 3729/18
Application Type Permission
Applicant KC Peaches (Ireland) Limited
Location 146-148, Capel Street, Dublin 1
Registration Date 06/11/2018
Additional Information Additional Information Received

Proposal: Planning Permission for change of use of existing ground floor & first floor - mezzanine licensed betting shop to a restaurant including for the sale of food for consumption on and off the premises at 146-148 Capel Street, Dublin 1. Planning Permission is also sought for new shop front and relocation of the entrance door, erection of a new signage, external shop front lighting, awnings and a foldable bench along the shop front.

Area Area 3 - Central
Application Number 4322/18
Application Type Permission
Applicant Shah Byram
Location 4, Rosemount Terrace, Arbour Hill, Dublin 7
Registration Date 06/11/2018

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site at No. 4 Rosemount Terrace, Arbour Hill, Dublin 7, a Protected Structure. The development will consist of the change of use of an existing ground floor retail unit to residential use. The existing retail unit is situated within an existing 2 storey dwelling and the proposed residential unit will form part of the existing dwelling. There is no proposed construction works internally or externally to the existing dwelling or the retail unit for which the application relates to.

Area Area 3 - Central
Application Number 4333/18
Application Type Permission
Applicant Bus Eireann
Location Broadstone Bus Depot, Constitution Hill, Dublin 7
Registration Date 06/11/2018

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of works to the area within and around the area of the Bus Eireann Headquarters building located towards the southerly end of the site and comprise the following:

- (1) a new railing to the easterly boundary wall, to replace the existing along with repairs & repointing to the retaining boundary wall below
 - (2) works to the historic wrought iron railings and stone security hut to the easterly side of the building
 - (3) a new external wheelchair accessible ramp to the side entrance with chair lift to internal stairs and works to adjacent doorways
 - (4) repairs and alterations to the existing historic light stands along with repairs to the steps, plinth and paved areas around the front entrance
 - (5) cleaning of the building facades
 - (6) a new lighting scheme to the building exterior and
 - (7) interior alterations to include a new accessible w.c., reception desk and repairs to the interior lobby - all at ground level along with repainting of hallways & atrium, removal of non-original walls in existing offices and replacement of the roof light above the atrium space.
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Broadstone Bus Depot is a protected structure.

Area Area 3 - Central
Application Number 4352/18
Application Type Permission
Applicant QMK Dublin Ltd
Location 17-18 and 19 Moore Lane, Dublin 1
Registration Date 08/11/2018

Additional Information

Proposal: Development to amend a previously permitted 132 no. bedroom hotel (DCC Reg. Ref.3303/18) on a site of c. 603sq m at Nos. 17-18 and 19 Moore Lane, Dublin 1.

The development will consist of the provision of an additional nine bedrooms at Lower Ground Floor Level in lieu of four previously permitted meeting rooms (increasing the total number of bedrooms from 132 no. permitted to 141 no.); amendments to the permitted internal layout; and all ancillary development above and below ground.

The proposed development will result in the provision of a 141 no. bedroom hotel with a total gross floor area of 4,053 sq m, including a Lower Ground Floor Level of 517 sq m.

Area Area 3 - Central
Application Number 4366/18
Application Type Permission
Applicant The Board of Governors Rotunda Hospital
Location Rotunda Hospital, Parnell Square, Dublin 1
Registration Date 09/11/2018

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development consists of the construction of a single storey MV switchroom on Parnell Square East; and the construction of a single storey LV switchroom and transformer room building, external generator and fuel tank enclosure, and a single storey storage building in the Rotunda lower carpark. The proposed development is located within the Conservation Area and within the curtilage of the existing Rotunda Hospital, a Protected Structure (no's 6419 & 6420 on the Record of Protected Structures). The proposed development includes ancillary and associated works.

Area Area 3 - Central
Application Number DSDZ4332/18
Application Type Permission
Applicant EFIV Irish Property ICAV
Location Site at Upper Mayor Street,, 113-115 Sherrif Street,, Dublin 1
Registration Date 06/11/2018

Additional Information

Proposal: The development consists of revisions to permitted student accommodation development under Reg. Ref: DSDZ3689/15 and as subsequently amended under DSDZ4385/16, DSDZ2460/17, and DSDZ2155/18. The application seeks to temporarily amend condition 5 of DSDZ3689/15 as it relates to 5th and 6th floors of Block C (southern block), and for all of Block 5A

(northern block) of Point Campus, to permit short-term accommodation for a maximum period of 9 months, over the period to the commencement of the next academic year i.e. September 2019. Thereafter, this temporary amendment to condition 5 will revert to that as permitted by DSDZ3689/15. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0412/18
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	07/11/2018
Applicant	Torca Developments
Location	69 Upper Gardiner Street & 1-2 Mountjoy Square, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: New screed and insulation to basement of 69 Upper Gardiner Street & 1-2 Mountjoy Square. Removal of Newtonite lath to basement walls, wall plaster repairs and new plasterwork with amendments for external door.

Area	Area 3 - Central
Application Number	0417/18
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	07/11/2018
Applicant	Pat Gibbs
Location	158, Parnell Street, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed works will involve the installation of 6 no. 150 dia. vents, colour to match existing, brickwork to the front elevation.

Area	Area 3 - Central
Application Number	3587/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/11/2018
Applicant	Zarway Limited
Location	37/38, Capel Street, Dublin 1 with rear access to Jervis Lane Lower.

Additional Information

Proposal: PROTECTED STRUCTURE: Change of use of 484 sq.m of floor area at ground floor and basement level from retail to restaurant use; the replacement of the existing modern facade at ground floor level fronting on to Capel Street, 1 no. new opening in existing internal wall at ground floor level; new opening in existing modern concrete floor at ground level to connect to basement; removal of all modern internal fittings at ground floor level; internal fit out works at ground floor and

basement level for use as a restaurant, including cooking facilities to the rear. New signage to Capel Street elevation and all associated site works.

Area Area 3 - Central
Application Number 3926/18
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 06/11/2018
Applicant VHI Healthcare
Location 'Scots Church', Abbey Street Lower, Dublin 1

Additional Information

Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: Planning permission for development at a site at 'Scots Church', Abbey Street Lower, Dublin 1 (Protected Structure RPS No. 6). The development will consist of modifications to permission refs. 1546/08 (extended under ref. 1546/08/x1), ref. 2627/16 and ref. 4419/16 to include: removal of the existing temporary free standing totem signage; Retention of the groundworks associated with the existing temporary totem signage (foundations, wiring etc.); Erection of a new free-standing totem sign (c.4m high) denoting the entrance to the new VHI Healthcare Office Headquarters (signage totalling c.8sq.m); Associated site development works and alterations to permitted landscaping; The remainder of development to be carried out in accordance with permission refs. 1546/08, 2627/16 and 4419/16.

Area Area 3 - Central
Application Number 3943/18
Application Type Retention Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 08/11/2018
Applicant AAA Fashions Ltd
Location 105, Talbot St., Dublin 1

Additional Information

Proposal: RETENTION: The development consists of the following: 1. Change of Use from Retail to Takeaway Cafe 2. The installation of new external signage 3. All associated works.

Area Area 3 - Central
Application Number 3949/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2018
Applicant Irish Student Fund (Dublin) II - Circular Student Ireland Limited

Location 274, North Circular Road, Dublin 7, D07 W9E8

Additional Information

Proposal: The proposed development will consist of minor variations to Block E only, permitted under planning permission Reg. Ref.: 4262/16 (ABP Ref: PL29N.248726) comprising:

- Reconfiguration of basement level (c. 709.9 sqm) resulting in reduction of c. 486.1 sqm of gross floor area at basement level to provide c. 223.8 sqm;

- Reconfiguration of ground floor level (c. 771.4 sqm) resulting in reduction of 10.2 sqm of gross

floor area at first floor level to provide 761.2 sqm;

- Repositioning of plant and storage;
- Minor changes to external finishes at ground floor level.

The proposed changes will reduce the total gross floor area of Block E by c. 496.3 sqm. Internal communal amenity space is increased by c. 4.8 sqm at ground floor level. There will be no change to the quantity of bed spaces provided within the development. No other changes to the permitted development are proposed.

Area 3 Appeals Notified

None

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	2965/17
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	05/11/2018
Applicant	Dublin Simon Community
Location	Chester House, 314-316, North Circular Road, and inclusive of the properties 318, 320 & 322 North Circular Road, Phibsborough, Dublin 7

Additional Information Additional Information Received

Proposal: The construction of an extension to the rear (south) of the Dublin Simon Community's existing supported housing facility. The proposed development includes the removal of an existing external fire escape stairs and ramps to the rear of the existing building and the construction of a three-storey extension to provide the following accommodation: 20 no. new ensuite bedrooms for residents (10 no. at 1st floor level and 10 no. at 2nd floor level), communal dining room with associated kitchen, staff facilities and toilets at ground floor level, including 4 no. rooflights above ground floor dining area comprising a total extension floor area (over three levels) of 868 sq.m, screened water tank storage area and solar panels (to an area of 16 sq.m) at roof level.

The proposed development also includes some minor internal alterations to the layout of the existing buildings, the construction of a single-storey separate building to provide plant and storage facilities of 30 sq.m to be located within yard area to the rear of no. 322 North Circular Road, and ancillary site works including hard and soft landscaping - total site area is 1,895 sq.m.

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SECTION 5 EXEMPTIONS

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Area Area 3 - Central
Application Number 0453/18
Application Type Section 5
Applicant Mater Misericordiae University Hospital Ltd.
Location Mater Misericordiae University Hospital, Eccles Street, Dublin 7
Registration Date 07/11/2018

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Installation of a Combined Heat and Power (CHP) plant in the existing basement plant room of the Whitty building and all associated works.

Area Area 3 - Central
Application Number 0462/18
Application Type Section 5
Applicant Ultan Bradley
Location 47, Middle Abbey Street, Dublin 1
Registration Date 09/11/2018

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Emergency repairs to critically damaged structural masonry, Repairs to roof and rainwater goods, Modifications to 20th Century rooflights at central stair, Removal of paint from front facade at ground level, Targeted repair of cracking brickwork at front facade, Removal of poor quality mosaic tiles from granite steps, Repair and restoration of 3 no. historic sash windows at first floor, Replacement of poor quality 20th Century windows with appropriately detailed new timber windows, Installation of historically appropriate new timber windows where absent. Sensitive conservation repairs to historic stonework at front door-surround and granite plinth at window well.
