



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

49/18

(03/12/2018-07/12/2018)

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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North Central Area	222 8870	

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3296/18
Application Type Permission
Applicant The Lightstone Discretionary Settlement
Location 4, Mary's Abbey, North City, Dublin 7
Registration Date 06/12/2018
Additional Information Additional Information Received

Proposal: Planning permission for development consisting of: (1) Change of use from retail to cafe use at ground floor level; (2) Alterations to shopfront; (3) Construction of a 40m² contemporary extension at rear of 2nd floor level to provide additional office accommodation; (4) Construction of a new contemporary third floor of office space measuring 155m²; and all associated ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4517/18
Application Type Permission
Applicant The Steelworks (FS2) Management Company Limited
Location Block D, The Steelworks, Foley Street, Dublin 1
Registration Date 03/12/2018
Additional Information

Proposal: Permission for removal of existing rainscreen cladding and the installation of replacement rendered external wall insulation system to the northern elevation.

Area Area 3 - Central
Application Number 4521/18
Application Type Permission
Applicant Dublin Port Company
Location Alexandra Road, Dublin Port, Dublin 1
Registration Date 03/12/2018
Additional Information

Proposal: The development will consist of: a 150m long, 13m wide two lane vehicular bridge with access ramps over Alexandra Road connecting the CDL yard and Terminal 4, associated lighting columns of up to 8m in height and all associated site development works.

Area Area 3 - Central
Application Number 4524/18
Application Type Permission
Applicant McDonald's Restaurants of Ireland Limited
Location McDonald's Restaurant, Nos. 14-16 Mary Street, (at the corner of Jervis Street), Dublin 1
Registration Date 03/12/2018
Additional Information

Proposal: The development will consist of the provision of a digital window poster (northern elevation), 2 no. projecting signs (northern and western elevation) and a new removable shutter gate to the fire escape door (northern elevation).

Area Area 3 - Central
Application Number 4533/18
Application Type Permission
Applicant BOL Property Investments Limited
Location Site adjoining 18 Leinster Steet East, North Strand,
Dublin 3 D03PE02, and to the rear of 17 Leinster
Street East, North Strand, Dublin 3, D03 X793
Registration Date 05/12/2018

Additional Information

Proposal: Planning Permission at site adjoining 18 Leinster Street East, North Strand, Dublin 3, D03 PE02 and to the rear of 17 Leinster Street East, North Strand, Dublin 3 D03 X793 for the construction of 2 storey end of terrace (1 bed) dwelling to side of 18 Leinster Street East. Demolition of single storey commercial unit to the rear of 17 Leinster Street East & construction of 2 no. semi-detached single storey (1 bed) dwellings, landscaping of site, bin storage and 9 no. cycle parking spaces.

Area Area 3 - Central
Application Number 4543/18
Application Type Permission
Applicant Cluid Housing
Location Cluid Housing,159-161, Sheriff Street Upper, North
Dock, Dublin 1
Registration Date 06/12/2018

Additional Information

Proposal: The development will consist of: The addition of two signs on the external of the building located above the front door (Sherrif Street) measuring 0.87m², and on the side of the building measuring 3.125m².

Area Area 3 - Central
Application Number DSDZ4558/18
Application Type Permission
Applicant Oxley Holdings Limited
Location Site Bound By North Wall Quay, Castleforbes Road, New
Wapping Street and Mayor Street Upper, Dublin 1
Registration Date 07/12/2018

Additional Information

Proposal: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block A permitted under Reg. Ref. DSDZ2750/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ3130/17. The development will consist of: provision of ESB substation/switch rooms in Building A2 reducing the permitted retail unit (from c.93sq.m to c.46.7sq.m) and associated elevation changes; reconfiguration of the ESB substation/switch rooms in Building A1 and associated elevation changes; facade treatments to all ESB substation doors/screens within Block A; a change of use of the permitted gym/fitness centre at Levels -1 and 0 to office use (c.810sq.m) within Building A3 and associated elevation changes; general reconfiguration of reception areas, toilets, lobbies, atrium courtyards and core layouts at all levels within Block A resulting in c.10sq.m of additional internal gross floor area; amendments to the entrance to Building A1 at the north-west corner of Block A;

construction of 1 no. standalone retail/cafe kiosk (c.13sq.m) to the north-east corner of Block A off Mayor Street Upper; and; and all associated site works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4100/18
Application Type Permission
Applicant Emma Jordan
Location 16, Shelmalier Road, East Wall, Dublin 3
Registration Date 06/12/2018
Additional Information Additional Information Received
Proposal: Demolition of existing rear extension to existing house, construction of new, part two storey part single storey extensions to rear of 16 Shelmalier Road, East Wall, Dublin 3.

Area 3 Decisions

Area Area 3 - Central
Application Number 0457/18
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 07/12/2018
Applicant Fr. Brendan Kealy
Location St. Agatha's Church, North William Street, Dublin 1
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Consent to put in place a temporary partition wall and door in an opening inside the church to match and replicate existing door and passageway closings. The proposal will be in keeping with the character of the interior layout and will be of minimal intervention to the overall character of the building. The design demonstrates that to put the temporary partition in place would entail minimal fixings with mechanical reversible fixings and the partition base + appropriate areas be butted up to skirting board in existence.

Area Area 3 - Central
Application Number 0462/18
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 06/12/2018
Applicant Ultan Bradley
Location 47, Middle Abbey Street, Dublin 1
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.

Area	Area 3 - Central
Application Number	3172/18
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/12/2018
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

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
Decision	GRANT PERMISSION
Decision Date	03/12/2018
Applicant	KC Peaches (Ireland) Limited
Location	146-148, Capel Street, Dublin 1
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	4142/18

Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/12/2018
Applicant Aodh O'Donnell
Location 42, Goldsmith Street, Dublin 7

Additional Information

Proposal: Single and two storey extension at the side and rear of the existing dwelling (c17.5sqm), to provide an alternative accessible entrance to the existing dwelling, with internal modifications at no. 42 Goldsmith Street, and facing Sarsfield Street, Dublin 7, and all associated site works.

Area Area 3 - Central
Application Number 4161/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/12/2018
Applicant Ljubisa & Clare Velikic
Location 5, St. Josephs Court, Stoneybatter, Dublin 7, D07 K6K2

Additional Information

Proposal: Planning permission is sought for the construction of new dormer attic structure with water closet and all associated works.

Area Area 3 - Central
Application Number 4162/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/12/2018
Applicant Danoj Developments Ltd
Location 6, Lower Ormond Quay, Dublin 1

Additional Information

Proposal: PERMISSION & RETENTION: PROTECTED STRUCTURE: Retention permission for structural repair works and planning permission for new building works. Retention permission is sought for the replacement of a structurally failing timber noggin spine wall at ground and first floor level and for new masonry waling at those levels and for the renewal of the timber floor structure at ground floor level and associated works. Planning permission is sought for development which will comprise the conservation and repair of the existing building to maintain its present usage: Commercial at basement, ground and first floor level and multiple residential usage at second and third floor levels, to comprise residential improvement works providing 4 new studio apartments in total. Further proposed works are: 1. The dismantling of the chimney stack at the rear facade and their rebuilding in brick. 2. The dismantling of the parapets at rear and front facade and their rebuilding in brick. 3. Repair works to the collapsing roof. 4. Replacing of decayed timber window heads where necessary. 5. Stabilisation works to the wall structures including isolated pointing and brick repair to the brick facades were deemed necessary. 6. A new shop front separate entrance door to the shop. 7. A new link stair in between commercial area at ground floor and basement level. 8. Repair works to the existing stairs.

Area Area 3 - Central
Application Number 4175/18

Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/12/2018
Applicant Xi Lu
Location 132, Capel Street, Dublin 1, D01 WE02

Additional Information

Proposal: The development will consist of change of use of existing ground floor commercial unit from retail to ice cream shop / cafe including minor internal alterations, replacement of existing shopfront with new painted timber shopfront, fascia mounted shopfront signage, and integrated internal security shutters. The cafe / ice cream shop will serve hot and cold food for consumption on and off the premises.

Area Area 3 - Central
Application Number 4179/18
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/12/2018
Applicant Double S Housing Ltd
Location Montpelier Square, Montpelier Hill, Dublin 7

Additional Information

Proposal: RETENTION: The development will consist of retention of open area to rear of building, plant areas on roof and apartment entrance door to street elevation.

Area Area 3 - Central
Application Number 4469/18
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 03/12/2018
Applicant Lottie Kealy
Location 11, Geraldine Street, Phibsborough, Dublin 7

Additional Information

Proposal: Change of Use for sessional pre-school service (am/pm).

Area Area 3 - Central
Application Number 4491/18
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/12/2018
Applicant Timmy Murphy
Location 7A Fingal Place , Prussia Street, Stoneybatter ,
Dublin 7

Additional Information

Proposal: Permission for the change of use of an existing ground floor commercial retail unit (59.5 m2) to residential use comprising 1 no. 2 bedroom apartment together with internal alterations and replacement of shopfront with 2 new windows to the front elevation of an existing two storey end of terrace building.

Area Area 3 - Central
Application Number WEB1608/18
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/12/2018
Applicant Vision Express
Location 24, Henry Street, Dublin 1

Additional Information

Proposal: Alterations to single story shop front and installation of signage to two facades of retail unit.

Area 3 Appeals Decided

Area Area 3 - Central
Application Number 3590/18
Appeal Decision GRANT PERMISSION
Appeal Decision Date @06/12/2018
Applicant Peter Tansey
Location 37, Charles Street Great, Dublin 1

Additional Information

Proposal: Conversion and extension to the rear of the existing attic to include a new rear roof with projecting window; new roof lights; a new bathroom above part of the return; a widened opening of the rear window at entrance floor level leading to a new balcony on the rear facade with connecting stairs to back garden; external render on the return.

Area Area 3 - Central
Application Number 4160/17
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 03/12/2018
Applicant Foxfield Inns Limited
Location Ashling Hotel, 4-6, 9-13, Parkgate Street, Dublin 8 & 11 & 12 Temple Street West Dublin 7. The overall site is bounded by Parkgate Street Dublin 8, & Temple Street West & Montpelier Hill, Dublin 7

Additional Information

Additional Information Received

Proposal: Planning permission is sought for an extension to the Ashling Hotel comprising the following:

1. Construction of a 10-storey aparthotel on the corner of Parkgate Street and Temple Street West within thirty one executive self contained suites; (a) The ground floor will have a reception/ entrance lobby, lift and stair core, plant room, and separate access from Ashling Hotel;
- (b) First floor will contain one no. two bed executive suite and two no. one bed executive suites with balconies to the south ;
- (c) Floors 2-7 will each contain four no. one bed executive suites with balconies on southern facing suites;

(d) Floor eight which is set back on all sides, will have two no. executive suites with open terraces to the south and north;

(e) Floor nine which is set back on all sides, will have two no. one bed executive suites:

(f) there will be a screened plant area at roof level.

2. The demolition of the following buildings to facilitate the proposed development:

(i) Three storey residential building at 6 Parkgate Street Dublin 8;

(ii) the three storey mixed use building at 4-5 Parkgate Street Dublin 8,

(iii) the four storey residential terraced building at 12 Temple Street West, Dublin 7,

(iv) the two storey residential terraced building at 11 Temple Street West, Dublin 7, (all of these buildings are vacant and are in a semi derelict condition),

3. Twenty five bicycle stands, signage to the front and sides of the aparthotel, and all site works associated and necessary for the proposed development.

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SECTION 5 EXEMPTIONS

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Area	Area 3 - Central
Application Number	0506/18
Application Type	Section 5
Applicant	Tom O'Rahilly
Location	2-3, St. Mary's Abbey, Dublin 7
Registration Date	04/12/2018

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Basement:

- Geotechnical site investigation in basement, borehole investigation to determine the strength and stiffness of the layers of subsoil beneath the site.

- Trial pits in basement to be carried out to determine foundation conditions, size and depth. If foundations are to be found inadequate strengthening works such as underpinning will be executed.

Ground, first and second floor:

- Localised opening up of floor finishes in order to determine condition of timber joists. If defected timber ends are found these defected sections are to be removed and the joists to be spliced with new treated timber sections.

Rear facade:

- Opening up works to beam at first floor level to inspect condition, temporary support to be provided for the full extent of the beam. Considering the movement in the facade the beam is most likely defected and will require replacement with new steel supporting beam. New steel is to be supported off the existing load bearing elements within the building following its detailed assessment.

- Repair works to cracks in rear facade due to movement / settlements after elimination of assumed root cause (decayed beam), insertion of stainless steel rods into mortar joints and local repointing with lime mortar to match existing flush joints.

Internal Columns at ground and first floor level:

Heads and bases of columns to be opened up and inspected, nature of connection between the base and the head of the column with the foundation and first floor structures. Thickness of wall of column to be determined. Investigate section properties of the cast iron used.