



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**50/18**

(10/12/2018-14/12/2018)

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

### 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** 3885/18  
**Application Type** Permission  
**Applicant** Proper Order  
**Location** Existing vacant retail unit, Ground Floor West, Kings Building, 152-155, Church Street, Dublin 7  
**Registration Date** 10/12/2018

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the change of use of the ground floor retail unit to restaurant, comprised of kitchen, provision of sanitary accommodation, service area and seating area within the existing ground floor unit. Signage is proposed as vertical surface applied decal placed internally behind existing glazing and a surface mounted logo sign placed on external wall beside door entrance. Permission is also sought for installation of air conditioning grill vents at high level on both the May Lane & Bow Street facades.

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**Area** Area 3 - Central  
**Application Number** 4584/18  
**Application Type** Permission  
**Applicant** Dublin Loft Company  
**Location** 493-511, North Circular Road & 39-41A Dorset Street Lower (The Big Tree), Dublin 1  
**Registration Date** 11/12/2018

**Additional Information**

**Proposal:** Planning Permission for modifications to previously permitted development, planning reg. ref. 3377/18, at 493-511 North Circular Road and 39-41A Dorset Street Lower (The Big Tree). Dublin 1. The proposed modifications consist of the introduction of an enclosed fire escape stair to the rear of the site; 2 new windows and 1 door to the east and north facing elevations; for an additional ESB substation to replace the previously permitted Plant Room at ground floor level; for the relocation of the main hotel entrance on the ground floor one bay to the west on the North Circular Road; for the omission of the previously permitted access hatch from the main stairwell to roof level and introduction of an external screened stairs from the eastern fifth floor level flat roof to the main roof level for maintenance access; and for the change of use of the permitted retail unit to retail/cafe restaurant.

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**Area** Area 3 - Central  
**Application Number** 4593/18  
**Application Type** Permission  
**Applicant** Mr. Ciaran Hopkins  
**Location** 12, Killarney Street, Dublin 1  
**Registration Date** 11/12/2018

**Additional Information**

**Proposal:** Permission sought to demolish existing rear garage, to build 1No. one bedroom, two storey , detached dwelling. Together with change of use and alterations to existing house (No.12). Change of use from Pre'63 multi-unit dwelling , to domestic four bedroom dwelling house.

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**Area** Area 3 - Central  
**Application Number** 4596/18  
**Application Type** Permission

**Applicant** Moonhurst Limited  
**Location** 81-82, Dorset Street Lower, Dublin 1  
**Registration Date** 12/12/2018

**Additional Information**

**Proposal:** Planning permission for a change of use from existing vacant ground floor financial institution unit (230m<sup>2</sup>) to restaurant/coffee shop with ancillary takeaway (188m<sup>2</sup>) with ground floor remodelling and small rear single storey extension of (3m<sup>2</sup>) to facilitate new external bin store with change of use to first floor from financial institution of 230m<sup>2</sup> to create 3 no. 1 bedroom apartments with change of use to second floor from financial institution of 230m<sup>2</sup> to create 3 no. 1 bedroom apartments (6 no. 1 bedroom apartments in total) with new shopfronts, signage to ground floor facade and internal kitchen extract to former Ulster Bank corner of 81-82 Dorset Street Lower and North Circular Road, Dublin 1

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**Area** Area 3 - Central  
**Application Number** 4617/18  
**Application Type** Retention Permission  
**Applicant** High Rise Developments Ltd  
**Location** 57, Amiens Street, Dublin 1  
**Registration Date** 13/12/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE- RETENTION PERMISSION: Retention of material change of use only, ( protected structure ) from 4No. Residential apartments to an owner occupied apartment with 3No. short term let apartments.

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**Area** Area 3 - Central  
**Application Number** 4624/18  
**Application Type** Permission  
**Applicant** Damer & Fortick Charity  
**Location** Damer Court, Wellington Street Upper, Phibsborough, Dublin 7, D07 KX4E  
**Registration Date** 14/12/2018

**Additional Information**

**Proposal:** Planning permission for change of use of existing two storey structure and ancillary garage attached to the side of Damer Court residence Wellington Street Upper, Phibsborough, Dublin D07 KX4E, from dwelling to office and staff accommodation, including ground floor extension 4 sq.m. towards the street, as well as raising the roof and parapet height of the single storey element.

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**Area** Area 3 - Central  
**Application Number** 4630/18  
**Application Type** Permission  
**Applicant** Randalswood Construction Ltd.  
**Location** Block A2, Bailey's Court, Summerhill, Dublin 1  
**Registration Date** 14/12/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for development at Block A2, Bailey's Court, Summerhill, Dublin 1, (bounded by Buckingham Street Upper, 67 to 69 Summerhill [Protected Structure], Bailey's Row, Duke Row and Portland Row). The proposed development will consist of works to this five

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storey over basement residential building [granted under refs. 4605/02; 3211/06; 3149/09; 3666/14] as follows: construction of an additional floor (i.e. six storey over basement) to provide 9 no. apartments (3 no. studios, 4 no. 1 beds and 2 no. 2 beds) with associated balconies/terraces to south, west and east elevations; utilisation of existing underground car parking; and all associated site and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	GSDZ4631/18
<b>Application Type</b>	Permission
<b>Applicant</b>	Grangegorman Development Agency
<b>Location</b>	site within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 hectares at Grangegorman, Dublin 7
<b>Registration Date</b>	14/12/2018

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development at a site within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 hectares at Grangegorman, Dublin 7. There are a number of Protected Structures within the Grangegorman SDZ. The specific location of the proposed development comprises c. 0.6920 hectares and is located centrally within the site. The development is for phase 1 of an Academic Hub comprising change of use and works to North House East (part of 'Top House or North House' (Protected Structure Ref. No. 3282) and its integration with new build elements to accommodate a library, study areas, administrative offices, exhibition space, cafe and ancillary facilities with a total gross floor area of c. 10,161 sq.m. The development comprises: (a) Permanent change of use of North House East to Library use (905 sq.m.) (b) Demolition works, material alterations and interventions to North House East as follows: Demolition of modern glazed entrance pavilion (permitted under DCC Ref. SDZ2052/13 and GSDZ2697/14); New and enlarged openings to north, south and east exterior walls; replacement, refurbishment and repairs of other openings; and re-pointing of stonework. Internal alterations including: new ground floor slab; removal of existing partitions; provision of new internal partitions; upgrading of floors; new stairs and lift; provision of new mechanical and electrical services and all associated modifications, refurbishment and repairs; Refurbishment and repairs to the roof and roof structure and provision of new glazed rooflights. (c) New 2-6 storey extensions linked at ground and first floor to the North House East. The extensions comprise: Northern extension (Block B) comprising: a 2-storey glazed link at ground and first floor and a 6 storey main block. The main block comprises: at ground floor to fourth floor: library, administrative and academic accommodation, student support services and toilets; and at fifth floor - Plant and solar PV panels. The total area of Block B (including link) is c. 3,130 sq.m. Southern extension (Block C): a 2 storey glazed link at ground and first floor and a 5 story main block. The main block comprises: at ground floor level: main building reception, cafe, exhibition space, learning commons, student support services and toilets; at first to third floor: library, administrative and academic accommodation, student support services and toilets; and at fourth floor - roof: top cafe/event space, roof garden, toilets and plant. The total area of Block B(including Link) is c. 6,126 sq.m.; All associated elevational treatments, sedum roof on new build elements etc. (d) Permanent modification to the Site Infrastructure and Public Realm (SIPR) permission (DCC Ref. 3373/12); and interim landscape and access arrangements pending full development of the site (i.e., Phase 1 and 2) and implementation of the SIPR permission. (e) Surface level car parking (6 no. disabled spaces), bicycle parking (80 no. spaces), and external set-down/loading bay. (f) All associated site development works (including drainage works and lighting) and building signage.

Area Area 3 - Central  
Application Number WEB1662/18  
Application Type Outline Permission  
Applicant ANTHONY AHERNE  
Location 70, North Strand Road, Ballybough, Dublin 3  
Registration Date 11/12/2018

**Additional Information**

**Proposal:** A change of use for first floor from a pub lounge to two separate self contained one bedroom apartments. A balcony on each side elevation at first floor. Alteration of window opening at each balcony location to allow for a door opening to access the balconies on each side elevation.

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### Area 3 DOMESTIC

Area Area 3 - Central  
Application Number 4603/18  
Application Type Retention Permission  
Applicant Dermot Ryan  
Location 23, Glengarriff Parade, Phibsborough, Dublin 7  
Registration Date 13/12/2018

**Additional Information**

**Proposal:** RETENTION: Retention planning permission is sought for single storey extension to rear of existing house.

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Area Area 3 - Central  
Application Number 4605/18  
Application Type Permission  
Applicant Maria McKenna  
Location 1 Western Way, Phibsborough , Dublin 7  
Registration Date 13/12/2018

**Additional Information**

**Proposal:** RETENTION AND PERMISSION: Permission sought for retention of an existing attic conversion including 4 No Velux rooflights. Permission is sought for a revised rear boundary layout to that previously approved (Reg Ref 1137/07) separating No.1 Western Way from 27 Fontenoy St. The front boundary stone wall is a protected structure.

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### Area 3 Decisions

Area Area 3 - Central  
Application Number 0486/18  
Application Type Section 5  
Decision Refuse Exemption Certificate  
Decision Date 13/12/2018  
Applicant Spencer Leisure Investments Ltd.  
Location The Spencer Hotel, North Wall Quay, I.F.S.C., Dublin 1

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### Additional Information

**Proposal:** EXPP: Install a number of building lighting measures to the quayside (south facing) elevation of the hotel building. These include:

- Narrow beam downlights (4 no.) at ground floor level.
- Narrow beam uplights (6 no.) located above ground floor level.
- Linear narrow beam lighting at ground floor.
- LED neon flex lighting at 1st - 5th floor levels.
- All of the proposed lighting is to be colour changeable.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2762/18
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	14/12/2018
<b>Applicant</b>	Dublin Central Mission
<b>Location</b>	Dublin Central Mission, 9C Lower Abbey Street, Dublin 1

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site, the Dublin Central Mission, 9C Lower Abbey Street, Dublin 1: A protected structure as listed in the Dublin City Development Plan 2016 - 2022 (RPS Ref. No. 3).

The proposed development comprises revisions to a previously approved planning application (Ref. No. 3805/11/X1) for alterations including demolitions, construction of new return, re-ordering and refurbishment of the interior of the building to facilitate the operation of the Dublin Central Mission and Abbey Street Methodist Church.

The proposed works for which permission is now sought comprise:

- (i) Demolition of the existing modern single storey return (17 sq.m) and construction of a new return to the rear (7 sq.m):
- (ii) Construction of a new lift shaft to the rear providing access to all floors (11 sq.m);
- (iii) Re-ordering, alteration and refurbishment of the interior of the building to facilitate the operation of the Dublin Central Mission and Abbey Street Methodist Church, including restoration of a number of original features, removal of a number of modern interventions and removal of some original fabric; Alteration and refurbishment works to the existing building include the restoration of original fenestration at top floor level and the removal of the stage and tiered seating at the upper level multi-purpose hall;

(iv) The works also include provision of new fire compartmentation; new fire escape stairs, meeting room and office spaces, ground floor reception / social area, new toilet accommodation, the installation of roof lights, upgrading of services including installation of solar panels to the south-facing roof slope, all associated site and drainage works;

(v) Sundry repairs, renewals and alteration works to the fabric - not impacting on the special interest of the protected structure - to facilitate the works outlined above.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3637/18
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	12/12/2018
<b>Applicant</b>	Trenthall Ltd.
<b>Location</b>	49/51, Amiens Street, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE; The development will comprise of the following (i) Reconstruction at no. 49 and 50 Amiens Street to provide a three storey over basement building, with a fourth floor penthouse level stepped back. The existing front facade to No. 50 will be retained and altered/refurbished where necessary. The reconstructed building will contain 9 no. apartment units (8 no. one bedroom apartments and 1 no. studio). Basement level studio will be provided with a private courtyard to the rear. Penthouse level apartments will be provided with private terraces to the front / street elevation; (ii) Refurbishment repair and extension at no. 51 Amiens Street to provide 4 no. 1 bed apartments; comprising basement and ground floor level rear extension, reconstruction of original light well, together with plinth walls and railings , to street elevation; removal of chimney breast at basement level; reinstatement of window openings at basement level in the front/street elevation, and provision of new door. New courtyard to rear to serve the basement level apartment . Alterations to front facade at ground level to provide 2 no. window openings. Block up non-original opening between no. 50 & 51 at first floor level. Reinstatement of stairwell in no.51 to original form and position; (iii) Landscaped communal courtyard to the rear, together with bin storage and bicycle parking; SuDS drainage & all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3864/18
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/12/2018
<b>Applicant</b>	The Complex Productions Company Ltd.
<b>Location</b>	21-25 Arran Street East, and 10 & 12 Mary's Abbey, and west side of Meetinghouse Lane, Dublin 7
<b>Additional Information</b>	Additional Information Received

**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.

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**Area** Area 3 - Central  
**Application Number** 4183/18  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/12/2018  
**Applicant** Bernard Cervi  
**Location** 1A Marlborough Place, Dublin 1

**Additional Information**

**Proposal:** The development will consist/consists of: Planning Permission is sought for studio type apartment 55m2 to infill site above storage building, new works above ground floor having 3 floors, bedroom on first floor, services on second and third floor comprising of kitchen and lounge facility, new works constructed in Pod format and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4199/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2018  
**Applicant** Jenny Power & Ceall O'Dunlaing  
**Location** 7, Fontenoy Street, Phibsborough, Dublin 7 and stone wall bounding Western Way, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE;Development involving the demolition of a shed and existing single storey rear return to house, construction of a single storey extension to the rear of the house, and provision of a pedestrian gate in the stone wall to the rear boundary.

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**Area** Area 3 - Central  
**Application Number** 4202/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2018  
**Applicant** Robert O'Reilly  
**Location** Unit 1, Gaelic Street, Dublin 3

**Additional Information**

**Proposal:** RETENTION & PERMISSION: At Unit 1, Gaelic Street, Dublin 3. The development will consist of retention permission of existing alterations to the facade and existing signage, planning permission for alterations to previously approved application register reference 4223/16. Planning permission is sought to use the existing fitness club as a 24-hour facility, to use the building as a fitness club on a permanent basis without time limitation as outlined in condition 3 of the previous approved grant of permission 4223/16, change of use existing building storage spaces adjacent and at mezzanine level within, for use as part of the fitness club facility and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4208/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/12/2018  
**Applicant** Wealth Options Trustees Limited  
**Location** 48, Mountjoy Street, Dublin 7

**Additional Information**

**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.

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**Area** Area 3 - Central  
**Application Number** 4215/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/12/2018  
**Applicant** Collen Investment Limited  
**Location** 11, Ormond Quay Lower, Dublin 1

**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.

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**Area** Area 3 - Central  
**Application Number** 4218/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2018  
**Applicant** Pdraigh Ryan

**Location** 3, St George's Avenue, Drumcondra, Dublin 3

**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.

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**Area** Area 3 - Central  
**Application Number** 4221/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2018  
**Applicant** Laurence Mahon  
**Location** 43/44, Upper Dominick Street, Dublin 1

**Additional Information**

**Proposal:** Planning Permission for new one bed apartment to attic floor, within existing four storey apartment block.

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**Area** Area 3 - Central  
**Application Number** 4238/18  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/12/2018  
**Applicant** Health Service Executive  
**Location** HSE, Lisburn Street, Dublin 7 (Junction of Coleraine St)

**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.

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**Area** Area 3 - Central  
**Application Number** DSDZ4184/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/12/2018  
**Applicant** Spencer Place Development Company Limited  
**Location** Site at the junction of North Wall Quay, and New Wapping Street, Spencer Dock Dublin 1, The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay, and to the west by an unnamed street.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for amendments to a previously permitted planning permission, Reg. Ref. DSDZ 2661/17 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Spencer Dock, Dublin 1. The site is bound to the north by Mayor

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Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel on 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).

The proposed amendments result in a total gross floor area of c. 58,670 sq.m (excluding basement c. 7,948 sq.m and sub basement c. 2,503 sq.m), comprising of c. 8,926 sq.m of hotel and associated uses, c. 48,436 sq.m of office use, c. 1138 sq.m of retail / restaurant / café uses, 170 sq.m of community use, above a lower ground floor and 2 no. basement levels.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed amendments comprise of the following:

#### Building 1A (Protected Structure)

- Omission of permitted revolving doors under Reg. Ref. DSDZ2661/17 and retention of existing entrance doors fronting North Wall Quay;
- Omission of revolving doors to the rear of the protected structure adjoining building 1B at ground floor level on the east and western elevations and replacement with sliding door openings;
- Amendments to elevations to accommodate the proposed amendments;

#### Building 1B

- Omission of core on northern elevation building 1B and replacement with 2 no. cores to serve building 1B located to the north east corner and south west corner of the building;
- Permitted link bridge between building 1B and building 4 at 2nd to 5th floor level omitted and replacement with 2 no. bridge links around a central atrium level at 2nd to 5th floor level;
- Provision of new bridge links from building 1B to building 4 at 1st floor level; Provision of retail space at ground floor level to the north western corner of Building 1B;
- Internal reconfiguration of ground floor level of building 1B;
- Internal reconfiguration of office floor plate from 1st to 6th floor level; Amendments to all elevations to accommodate the proposed amendments.

## Building 2

- Revised hotel layout to provide for 204 no. bedrooms;
- Revised lower ground floor level to provide for bar/ restaurant area and ancillary hotel back of house areas;
- Revised ground floor plans including new hotel reception and entrance doors accessed from the east/ west street;
- Relocation of building cores;
- Provision of café/ lounge area at ground floor level fronting Station Square to the west and Mayor Street to the north with direct access on the western elevation;
- Provision of ancillary office and hotel back of house at ground floor level;
- Provision of a mezzanine level comprising of a lobby area and meeting rooms;
- Infill of small set back area at first floor level to Mayor Street to be in line with the upper floors;
- Lightwell at ground floor level to lower ground floor level removed to extend floor plate at ground floor level in line with the street;
- Revised roof plan to include plant, PV panels and provision of green roof;
- Amendments to all elevations to accommodate the proposed amendments.

## Building 3

- Reconfiguration of building 3 to accommodate the provision of new link bridges between building 3 and building 4. One new link on each floor from 2nd to 5th floor inclusive;
- The link bridges will contain accessible balustraded roofs;
- Provision of an accessible setback at 6th floor level on the south, east and western elevations to link into the accessible terrace at the northern elevation;
- Revised roof plan to include plant, PV panels and provision of green roof;
- Amendments to all elevations to accommodate the proposed amendments;

## Building 4

- Revised internal configuration of building 4 to include the provision of a café/ restaurant at ground floor

level accessible from the new east/ west street and revised office floor plates;

- Omission of building core to the northern portion of the building and replacements with new stairs to the north eastern corner of the building;
- Relocation of toilet core to the southern core of the building;
- Revised lower ground floor level increasing the office floorplate
- Revised building entrance to North Wall Quay including revised access doors and internal configuration of reception area;
- Revised building floor plates on all levels to accommodate the provision of new link bridges to Building 1B and Building 3;
- Provision of atrium within the building;
- Increase in area of accessible terrace to the western elevation at 6th floor level;
- Revised 7th floor plan to include increased accessible terrace and set back walkway at 7th and 8th floor level;
- Revised roof plan to provide for an accessible roof terrace and revised plant/ green roof area;
- Amendments to all elevations to accommodate the proposed amendments.

The proposed amendments also include the provision of a revised access to the permitted north/ south galleria between building 1A/1B and building 4; revised basement and sub basement level including revised plant rooms; storage, changing rooms, hotel back of house, car parking layout (146 no. spaces) and cycle parking layout (620 no. spaces) revised lower ground floor level including revised office and hotel layouts and in response to the revised building layouts above, revised landscaping proposals, revised roof profile of all buildings 1B, 2, 3 and 4 to accommodate revision to plant areas, SUDS drainage and all associated site development works necessary to facilitate the development.

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### **Area 3 Appeals Notified**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3131/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Wynn's Hotel Limited
<b>Location</b>	Wynn's Hotel, 35-39, Abbey Street Lower, Dublin 1
<b>Additional Information</b>	A.I Article 35 Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Permission for development of a two-storey roof extension at a 623 sq.m site. The proposed development will comprise the following: The removal of the existing lift overrun structure and lift motor room, water tanks, service plant, 5 no. non-original roof lights and 4 no. disused

chimneys to the rear at roof level to facilitate the provision of a 2 no. storey extension at sixth and seventh floor levels, with 776 sq.m floor area with terrace areas of 92 sq.m. The proposed works will also include the raising of 5 no. chimneys by 450mm, general fire safety upgrades and the replacement of an external steel fire escape and open walkways to the rear serving first to fifth floor levels. The proposed extension comprises a part cantilevered structure with metal cladding on top of the existing 6 no. storeys over basement Protected Structure, bringing the total height to 27.9m above ground (excluding lift overrun), increasing the total gross internal floor area by 831 sq.m. bringing the total gross floor area to 4,049 sq.m. The proposal consists of the addition of 27 no. ensuite bedrooms, terraces at sixth and seventh floor levels, a covered walkway across an existing lightwell at sixth and seventh floors to provide safe access doors from bedrooms within the pitched roof enclosure. The proposed roof structure will also incorporate perforated metal panels to provide natural ventilation to the new consolidated and concealed plant areas at roof level. The proposed fire safety works comprise fire protection upgrades to the existing internal staircase including new glazed fire screens at second to fifth floor levels, the provision of an enclosed firefighting stairs with metal cladding from first floor to seventh floor levels and new external covered walkways at first to fifth floor levels replacing the existing external steel fire escape stairs and open walkways. The proposed scheme also includes a new ventilated lobby to a new fire-fighting lift within the existing lift shaft servicing basement to seventh floor levels, the reconfiguration of the east elevation window at each of the first to fifth floor levels facing Harcourt Court, the relocation of the existing fire exit from the dining room at ground floor, the provision of a new emergency escape stairs from basement to ground floor with a new exit door to the rear courtyard with associated minor alterations to the existing external wall. The proposed development also includes sundry minor internal partition alterations to facilitate the new firefighting lobby, a new bespoke platform lift to the main entrance and all ancillary site development works.

### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4110/17
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	12/12/2018
<b>Applicant</b>	Abarta Investments Plc
<b>Location</b>	Twilfit House,137-140 Abbey Street Upper, 57-60 Jervis Street and 1-4 Wolfe Tone Street, Dublin 1 (the site is bounded by Wolfe Tone Park)

**Additional Information** Additional Information Received

**Proposal:** Planning permission at a 0.127 hectare site. The proposed development comprises of the demolition of the existing 3 storey over basement building and the construction of a new 8 storey over single basement level building to comprise a 218 no. bedroom hotel and a gym at basement and part ground floor level. The proposed hotel includes a reception, bar/restaurant/lobby area including outdoor seating area at ground floor level to the north, and back of house areas at ground floor level, ancillary hotel facilities at part of the basement level, and 218 no. bedrooms from first floor to seventh floor level. An ESB substation and switchroom will be provided at ground floor level to Wolfe Tone Street. 22 no. bicycle parking spaces are provided at ground floor level. The total gross floor area of the proposed development is 9,205sq.m, comprising 1,207sq.m for the gym and 7,998sq.m for the hotel. The proposed development includes proposed signage zones to the south elevation at ground floor level (for the gym) and to the south-east elevation at ground floor level (for the hotel), screened rooftop plant, public realm enhancement to the west side of Jervis Street and to the east side of Wolfe Tone Street, including increased footpath widths, and all associated and ancillary works.





## 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

50/18

(10/12/2018-14/12/2018)

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South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 3 - Central  
**Application Number** 0531/18  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Doban Properties Ltd.  
**Location** 17, Blessington Place, Dublin 7  
**Registration Date** 11/12/2018

**Additional Information**

**Proposal:** SHEC: A change of house design from two-bedroom residential mews dwelling, granted under planning ref. no. 3723/15 to a three-bedroom, 2.5 storey terraced house, with the provision of the additional bedroom in the converted attic space, and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 0533/18  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Ciaran Hopkins  
**Location** 12, Killarney Street, Dublin 1  
**Registration Date** 11/12/2018

**Additional Information**

**Proposal:** SHEC: Permission sought to demolish existing rear garage and to build 1 no. 1 bedroom 2 storey detached dwelling.

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