



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**05/20**

(27/01/2020-31/01/2020)

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.

## Area 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2118/20  
**Application Type** Retention Permission  
**Applicant** Eason & Son Limited  
**Location** Eason & Son Ltd, 40-42, O'Connell Street Lower / 78-82 Middle Abbey Street, Dublin 1 (A Protected Structure)  
**Registration Date** 27/01/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Permission for the retention of infill of existing first floor void (24m2) at Eason, 40-42 Lower O'Connell Street and 78/82 Middle Abbey Street, Dublin 1 (a Protected Structure).

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**Area** Area 3 - Central  
**Application Number** 2129/20  
**Application Type** Permission  
**Applicant** AXA Insurance dac  
**Location** Nos. 39 - 53, Wolfe Tone Street, Dublin 1  
**Registration Date** 28/01/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission sought for amendments to previously granted planning permission under DCC Reg Ref No. 3977/15 for a revised staff city garden to include the omission of the "green facade" and minor changes to previously approved landscaping layout and all associated site works which will include hard and soft landscaping elements to provide a staff garden with paving, planters, seating, pavilion shelter and associated elements, perimeter wall/railing (up to 2.4m high) with controlled vehicular and pedestrian gates (at current location of gate opening onto Jervis Lane Lower and a new pedestrian gate onto Wolfe Tone Street) to include provision of reduction in the number of car parking spaces from 7no. to 4no. and covered cycle parking for an increased number of cycle parking spaces from 26no. to 78no. along with proposed new development of 2 no. facade parapet mounted internal halo illuminated signs and a temporary window vinyl sign at first floor above the revolving main entrance door with all to the eastern facade of No's 39-45 and No's 46-52 Wolfe Tone Street (facing onto Wolfe Tone Square) measuring 4.49sqm each and 1no. high level wall mounted internal LED illuminated sign to the southern facade of No's 46-52 Wolfe Tone Street measuring 9sqm. The above development is located between No's 39-53 Wolfe Tone Street, Dublin 1 on premises known as Wolfe Tone House signed AXA Insurance dac. The facade of No's 39-45 Wolfe Tone Street, Dublin 1 are listed on the Dublin City Council Record of Protected Structures - Ref 8663.

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**Area** Area 3 - Central  
**Application Number** 2133/20  
**Application Type** Permission  
**Applicant** Royal Orchard Group Inc.  
**Location** Bayview House, 49/49A North Strand House, Dublin 3  
**Registration Date** 28/01/2020

**Additional Information**

**Proposal:** The development will consist of the construction of a three storey building, incorporating a set-

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back top floor, which will adjoin the neighbouring property of 63 Charleville Avenue and will accommodate 5 apartments (3 no. 2 bed units and 2 no. 1 bed units). The open space between the proposed building and the rear of Bayview House, and space along Charleville Avenue at the side of Bayview House, is to be cleared and landscaped as communal garden area for the development. The existing boundary wall of the site along Charleville Avenue is to be removed and replaced with railings which will incorporate pedestrian access gates to both the new building and the communal garden area.

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**Area** Area 3 - Central  
**Application Number** 2138/20  
**Application Type** Permission  
**Applicant** Fiona Earley  
**Location** 11, Cremore Avenue, Glasnevin, Dublin 11, D11 NY04  
**Registration Date** 28/01/2020

**Additional Information**

**Proposal:** Planning permission sought for proposed rear garden two storey detached dwelling house, replace existing side vehicular access to proposed pedestrian access along with alterations of side boundary railings, demolition of rear garden garage and associated site development works, provision of service connections, landscaping and boundary treatment.

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**Area** Area 3 - Central  
**Application Number** 2143/20  
**Application Type** Permission  
**Applicant** Glenveagh Living Limited  
**Location** Site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1  
**Registration Date** 28/01/2020

**Additional Information**

**Proposal:** Permission for development on a site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bound by Sheriff Street Upper to the south, Castleforbes Business Park to the north and east, and East Road to the west. The proposed development consists of the demolition of all existing structures on the site and the construction of a 219 bedroom hotel ranging in height from 6 to 9 storeys (maximum height of c.33.95m) with total gross floor area of c.9,241sq.m (incl. basement). The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a public restaurant area with seating area, a cafe/work zone, kitchen, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors one to eight typically contain, bedrooms, linen and clearing stores, lifts and circulation areas with a gym and wellness centre located on floor one. A proposed basement -1 level contains plant, storage, staff areas, laundry store and staff cycle parking. A service access is provided from Sheriff Street Upper to the east of the site to a dedicated service area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper and East Road including for visitor cycle parking. The proposed development also includes for the provision of screened plant at roof level; PV panels; green roofs; new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

**Area** Area 3 - Central  
**Application Number** 2144/20  
**Application Type** Permission  
**Applicant** Peter Wilson T/A Sitric Developments  
**Location** 62A, Sitric Road, Stoneybatter, Dublin 7  
**Registration Date** 29/01/2020

**Additional Information**

**Proposal:** Permission is sought for change of use of existing ground floor shed from commercial to residential, and to add first floor residential accommodation and to form converted attic with rear dormer extension at roof level, to provide private open space at rear ground floor, and fit new recessed front door at ground floor and form new window to existing ground floor brick.

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**Area** Area 3 - Central  
**Application Number** 2169/20  
**Application Type** Permission  
**Applicant** Oliver Harrington  
**Location** Bruslee, 43, Munster Street, Phibsborough, Dublin 7  
**Registration Date** 30/01/2020

**Additional Information**

**Proposal:** The development consists of to demolish existing detached single storey domestic garage and full planning permission is sought to construct (1) two storey 1 bed apartment with balcony on side elevation (2) connect to existing services (3) and complete all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 2174/20  
**Application Type** Permission  
**Applicant** Mr. Patrick Simons  
**Location** 159, North Circular Road, Dublin 7  
**Registration Date** 31/01/2020

**Additional Information**

**Proposal:** Permission sought for sub-dividing existing two storey end of terrace house into 2 no. 1 bedroom apartments at ground floor level (51.40sq.m & 49.08sq.m) & 1 no. 3 bedroom apartment at first & attic floor levels complete with ground floor entrance hall (129.39sq.m). Construction works to include new two storey pitched roof extension to side (29.56sq.m), single storey flat roof extension to rear (16.24sq.m) with screened roof terrace over, raising floor & eaves level of rear two storey return to match existing house & new attic conversion complete with dormer roof extension to rear (29.21sq.m). There will be 2 no. new apartment entrance doors within the side/west elevation facing onto Ellesmere Avenue, new windows to front/side & rear elevations, velux roof windows to front & side elevations, complete with internal alterations & all associated site works at 159 North Circular Road (siding onto Ellesmere Avenue) Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 2182/20  
**Application Type** Retention Permission  
**Applicant** Your English Language School  
**Location** 76, Talbot Street, Dublin 1  
**Registration Date** 31/01/2020

### **Additional Information**

**Proposal:** RETENTION: The development will consist of retention of change of use from office use to educational use of part ground floor and complete first floor and second floor of the premises.

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**Area** Area 3 - Central  
**Application Number** 4470/19  
**Application Type** Permission  
**Applicant** Ballinalack Foods Limited  
**Location** Londis Retail Unit, 5b, East Road, Dublin 3  
**Registration Date** 28/01/2020  
**Additional Information** Additional Information Received  
**Proposal:** Provision of Off Licence (7sqm) subsidiary to the main retail use.

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**Area** Area 3 - Central  
**Application Number** DSDZ2125/20  
**Application Type** Permission  
**Applicant** Oxley Holding Limited  
**Location** site generally bounded by North Wall Quay, Castleforbes Road, Block D (under construction) and Block B (under construction), North Lotts, Dublin 1  
**Registration Date** 27/01/2020  
**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 Building E01, Block E permitted under Dublin City Council (DDC) Reg. Ref. DSDZ3552/16 as amended by Reg. Ref. DSDZ2352/18. The proposed amendments relate to Building E01 only. The development will consist of the inclusion of a mezzanine level (c.162sq.m.) within the permitted restaurant unit on the south elevation of Building E01 resulting in an overall gross floor area (GFA) of c.497sq.m. The mezzanine level will accommodate an extension to the restaurant use to include seating areas, welfare facilities and backroom stores.

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**Area** Area 3 - Central  
**Application Number** DSDZ2137/20  
**Application Type** Permission  
**Applicant** Paul McCann and Stephen Tennant  
**Location** Unit MSU3, First and Second Floor, Point Village District Centre, East Wall Road and Sheriff Street Upper, Dublin 1  
**Registration Date** 28/01/2020  
**Additional Information**  
**Proposal:** The development consists of the change of use Unit MSU3, which is located at first and second floor level, from previously permitted retail to leisure use. The total floorspace of the unit is 2,022 sq.m. The proposed development includes all associated and ancillary works. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

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**Area** Area 3 - Central  
**Application Number** DSDZ2140/20  
**Application Type** Permission  
**Applicant** Triode Newhill LHP Limited  
**Location** Spar Retail Unit, Retail Unit A, Building R, Spencer Dock, Mayor Street Upper, Dublin 1  
**Registration Date** 28/01/2020

**Additional Information**

**Proposal:** Planning permission sought for provision of off-licence (8sqm), subsidiary to the main retail use. The application relates to a proposed development within an SDZ Planning Scheme Area.

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**Area** Area 3 - Central  
**Application Number** DSDZ2186/20  
**Application Type** Permission  
**Applicant** sub-fund KW PRS Fund 11  
**Location** City Block 3 and Northbank House, Sheriff Street, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1  
**Registration Date** 31/01/2020

**Additional Information**

**Proposal:** KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 11 intends to apply for permission at a site (c.1.55Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The development will consist of: - A residentially led development accommodated in 5no. residential blocks ranging from 2 to 7 storeys, sitting partially over single level basement, and at ground floor of existing Northbank House (c.37,358.1 sq.m gross floor area excluding basement c. 5,410.5 sq.m gross floor area), to accommodate: 472no. residential units in total, comprising 463no. 'Build-to-Rent' apartments (65no. 1-bed studios, 217no. 1-beds, 179no. 2-beds, 2no. 3-beds) and 9no. 2-bed houses; residential amenities (c.805 sq.m gross floor area) in proposed Block 3B1 and basement; 1no. café/restaurant (c.111.4sq.m gross floor area) in proposed Block 3B1; and, reconfiguration and change of use of existing retail/commercial floor area in Northbank House to provide a childcare facility (c. 343sq.m gross floor area) and associated external play area. Proposed accommodation by block is as follows: - Block 3A1 (c. 8,060.7 sq.m gross floor area) fronting Sheriff Street Upper and New Wapping Street, comprises a 7-storey apartment building accommodating 106no. 'Build-to-Rent' residential apartments (15no. studios, 53no. 1-beds, 37 no. 2-beds and 1no. 3-bed); Block 3A2 (c.9,825.8 sq.m gross floor area) fronting Sheriff Street Upper, comprises a 7-storey apartment building accommodating 124no. 'Build-to-Rent' residential apartments (6no. studios, 69no. 1-beds, 48no. 2-beds and 1no. 3-bed); Block 3B1 (c.9,054.4 sq.m gross floor area) fronting Sheriff Street Upper and north of the previously approved new civic park, comprises a 7-storey apartment building accommodating 102no. 'Build-to-Rent' residential apartments (25no. studios, 24no. 1-beds and 53no. 2-beds). This building includes resident amenities (c. 697 sq.m gross floor area) at ground and first floor levels, and a café (c.111.4sq.m gross floor area) at ground floor level; Blocks 3D2/3E2 (c.9,556.2 sq.m gross floor area) fronting Mayor Street Upper and west of the proposed new civic park, comprises a 3 to 6 storey apartment building accommodating 131 no. 'Build-to-Rent' residential apartments (19no. studios, 71no. 1-beds and 41 no. 2-beds); Block 3D1 (c.861 sq.m gross floor area) located to the rear (east) of the existing houses fronting New Wapping Street and west of proposed Block 3D2/3E2, comprises 9no. 2 storey 2-bed houses. Residential balconies are provided on elevations of the apartment blocks (3A1, 3A2, 3B1 and 3D2/3E2). Private rear gardens are provided at

ground floor level to the Block 3D1 houses. All associated and ancillary site development works, hard and soft landscape, boundary treatment works, including: - New external residential courtyards and roof terrace amenity areas; new civic park located centrally within the city block (c.2,259 sq.m), previously approved under DCC Reg. Ref. DSDZ4112/19; new internal east-west and north-south (pedestrian/cycle) streets, previously approved under DCC Reg. Ref. DSDZ2464/19; 102no. car parking spaces, including 101no. spaces at basement level and 1no. space at surface level; 511no. bicycle parking spaces, including 463no. at basement level and 48no. at surface level; new vehicular access to the basement car park from New Wapping Street, previously approved under DCC Reg. Ref. DSDZ2464/19; basement storage, service and plant areas; provision of a bin store (c.37.9 sq.m gross floor area) between Blocks 3D1 and 3D2/3E2, previously approved under DCC Reg. Ref. DSDZ2464/19; provision of 4no. ESB sub-stations; public realm works along Sheriff Street Upper, New Wapping Street and Mayor Street Upper, including revised landscape treatment to new north-south street between Block 3B1 and Northbank House, previously approved under DCC Reg. Ref. DSDZ2642/16. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area.

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### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2136/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Karin O'Flanagan
<b>Location</b>	54, Mountjoy Square West, Dublin 1 at the corner with Grenville Street, Dublin 1
<b>Registration Date</b>	28/01/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of brick repair and repointing , the installation of traditional balconettes to the first floor windows, and sundry associated works to the front façade.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2173/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Louise Gallagher and Shane O'Brien
<b>Location</b>	60, Park Road, Navan Road, Dublin 7, D07 NY24
<b>Registration Date</b>	31/01/2020

**Additional Information**

**Proposal:** Planning permission for alterations/extensions of the existing two storey semi-detached house comprising of demolition of the existing sheds to the rear, construction of a new single storey flat roof extension to the rear and front and a two storey extension to the side and attic conversion with dormer to the rear, with extension of the pitched roof with 2 new rooflights and associated modifications to the existing fenestration and site development, including widening of the existing vehicular entrance to the front.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2177/20

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**Application Type** Retention Permission  
**Applicant** Louise Garry  
**Location** 15, Valentia Road, Drumcondra, Dublin 9  
**Registration Date** 31/01/2020

**Additional Information**

**Proposal:** RETENTION: The development consists of: The retention of two no. storage sheds to (17.3m<sup>2</sup>), with a covered external space (20.2m<sup>2</sup>) to rear of existing semi-detached dwelling.

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**Area** Area 3 - Central  
**Application Number** 2179/20  
**Application Type** Permission  
**Applicant** Myles Mc'Donnell & Phoebe O'Donoghue  
**Location** 1 Ratra Park, Navan Road, Dublin 7  
**Registration Date** 31/01/2020

**Additional Information**

**Proposal:** The development will consist of

1. Proposed new two storey extension to the side.
  2. Internal alterations and all associated works.
  3. Amendments to the front, side and rear elevations.
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**Area** Area 3 - Central  
**Application Number** 2180/20  
**Application Type** Permission  
**Applicant** Wesley O'Brien & Colin Wendel  
**Location** 13, Myrtle Street, Phibsborough, Dublin 7  
**Registration Date** 31/01/2020

**Additional Information**

**Proposal:** Planning permission is sought for an attic conversion storage room with dormer roof to rear, roof light to the front, internal reconfiguration, and renovations, a new extension to the rear and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 2181/20  
**Application Type** Permission  
**Applicant** Austin Dowdall & Ciara McGarry  
**Location** 46, Park Road, Navan Road, Ashtown, Dublin 7  
**Registration Date** 31/01/2020

**Additional Information**

**Proposal:** The development will consist of: 1. Proposed new first floor extension to the side and single storey extension to the rear. 2. Internal alterations and all associated works. 3. Amendments to the front, side and rear elevations. 4. Proposed widening to existing vehicular access.

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**Area** Area 3 - Central  
**Application Number** WEB1040/20

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**Application Type** Permission  
**Applicant** Brian & Agnes Flood  
**Location** 34, , Skreen Road, Navan Road, Dublin 7  
**Registration Date** 27/01/2020  
**Additional Information**  
**Proposal:** Widening of existing front vehicular access and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1049/20  
**Application Type** Retention Permission  
**Applicant** Patrick McGowan  
**Location** 64, Iona Villas, Glasnevin, Dublin 9  
**Registration Date** 30/01/2020  
**Additional Information**  
**Proposal:** Retention of a vehicular entrance of 4.5 metres in width, and minor alterations to the shape of the paved area and planting beds

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**Area** Area 3 - Central  
**Application Number** WEB1051/20  
**Application Type** Permission  
**Applicant** Brian & Agnes Flood  
**Location** 34, Skreen Road, Navan Road, Dublin 7  
**Registration Date** 31/01/2020  
**Additional Information**  
**Proposal:** Widening of existing front vehicular access and all associated site works.

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### **Area 3 Decisions**

**Area** Area 3 - Central  
**Application Number** 0583/19  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/01/2020  
**Applicant** Landstone Development Ltd  
**Location** 16, Denmark Street Great, Dublin 1  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Internal works at first and second floors:

- a) Refurbishment of existing sash windows to front. Retain / refurbish in-situ. Ease/recalibrate sliding mechanisms. Draught seal, strip and repaint. All original glass to be retained.
- b) Redecoration of internal walls, ceilings, cornicing. Retain all original plasterwork/features in-situ. Strip and repaint.
- c) Redecoration of internal joinery - skirting's, architraves, doors/frames. Retain all original joinery in-situ. Strip and repaint.
- d) New floor finishes. Retain original floorboards in-situ, screw fix loose boards. Fit new carpet over underlay.

- e) Refit of bathroom/utility within non-original extension including tiling/sanitary ware and fitted furniture. Replacement kitchen within original location using existing service runs.
- 2. Internal works at ground floor comprising of:
  - a) Removal of non-original suspended ceiling. All original plaster ceilings and cornices to be retained/protected in-situ.
  - b) Removal of non-original shop fittings/shelving
  - c) Strengthening of floor structure/timber joists. Retain existing rafters and insert new timbers side by side to engineer's specification.
  - d) Redecoration of internal walls, ceilings, cornicing. Remove only damaged/defective lath and plaster and repair/replace with like for like. Retain all original sound plaster/ breathable wall finishes in-situ. Remove all gypsum based/ non breathable plasters and finishes.
  - e) New lightweight floor finishes over existing/new joists. Retain existing floorboards where original.
  - f) Provision of electrical services (surfaced mounted without chasing of original fabric).
- 3. Internal works at basement floor comprising of:
  - a) Ceilings. Remove defective lath and plaster ceilings and decayed front joists, treat remaining timbers with Wykamol Microtech Insecticide.
  - b) Damp proofing works and refinishing at basement level - floor/walls. Retain all original breathable floor/wall finishes and sound plasterwork, remove modern non-breathable paints/wallpapers and gypsum based finishes. Apply Wykamol CM8 Membrane to walls (fully ventilated with 50mm cavity to front/rear) and Wykamol Waterguard to floor/base of walls - all to be drained to existing drain/sump to front of property under pavement void. Finish walls with gyproc plasterboard and skim with paint finish. Finish floors with levelling screed and vinyl finish.
  - c) Stairs - replacement of first (lower) straight flight excluding handrail and newel post which are to be salvaged/re-used.
  - d) Refit of bathroom including sanitary ware and tiles in same locations using existing service runs. All modern tiles/sanitary ware to be removed.
  - e) Provision of electrical services (surface mounted without chasing of original fabric).
  - f) Replace original timber lintol to engineer's specification.
- 4. External works to the front exterior comprising of:
  - a) Redecoration of existing shopfront joinery. Retain all sound timber, strip and repaint.
  - b) Repairs to timber shopfront joinery including non-original stall riser with hardwood, painted finish.
  - c) Cleaning/stripping of existing shopfront stonework features
  - d) Removal of front security shutter.
  - e) Replacement of shopfront glazing with laminated security glass in lieu of ant security shutters.
- 5. External works to the rear exterior (pre-existing non-original extension) comprising of:
  - a) Installation of modern steel security door (galvanised with Painted finish) at basement level
  - b) Refinishing of unfinished blockwork with painted gypsum plaster finish.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4513/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/01/2020
<b>Applicant</b>	Aisling O'Meara & Matt Shelton
<b>Location</b>	131, Clonliffe Road, Drumcondra, Dublin 3

**Additional Information**

**Proposal:** The development will comprise the demolition of a single storey return to the rear of the existing

dwelling, the construction of a new 61m<sup>2</sup> part 2 storey extension to the rear of the dwelling and the replacement of the existing drainage connection with a new connection to the municipal drainage system.

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**Area** Area 3 - Central  
**Application Number** 4524/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/01/2020  
**Applicant** Remcoll Capital Limited  
**Location** Leech Papers, 1A - 1C, Shamrock Place, Dublin 1 D01 NV67

**Additional Information**

**Proposal:** Planning permission for the demolition of the existing "Leech Papers" factory, site clearance and construction of a new six storey over partial basement apartment scheme. The scheme consists of: 33 one bedroom apartments; 8 two bedroom apartments; private balconies and 567 sqm of communal facilities (bulk storage area, meeting rooms, coffee lounge, laundry room & management suites) located on ground floor with storage for 41 bicycles. The development also includes an internal landscaped courtyard with communal bin storage, ESB substation, new boundary walls service connections and associated site development works at "Leech Papers" 1A-1C Shamrock Place, Dublin 1, D01 NV67.

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**Area** Area 3 - Central  
**Application Number** 4537/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 27/01/2020  
**Applicant** James Temple  
**Location** 285, Saint Attracta Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** RETENTION & PERMISSION: For a 'Granny Flat' & permission for a flat roof extension and link corridor (to Granny flat) all to rear of No. 285 St. Attracta Road, Cabra, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4540/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/01/2020  
**Applicant** Balark Trading GP Limied  
**Location** 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1

**Additional Information**

**Proposal:** Permission for development on a site of c. 0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1 to amend the development permitted under Dublin City Council Reg. Ref. 3172/18 and Reg. Ref. 2997/19. The proposed development provides for the amendment of 1 no. retail and restaurant unit and 1 no. retail unit permitted at ground floor to provide 3 no. retail units, now comprising of: Retail Unit no. 1 (c. 1,550 sqm), including an off-licence sales area (c. 50 sqm) accessed via Abbey Street Upper; the relocation of permitted pedestrian entrance and bicycle stands

onto Abbey Street Upper; the provision of 1 no. illuminated fascia sign and 2 no. illuminated projecting signs at Abbey Street Upper: provision of retail delivery access with roller shutter to serve the unit from Great Strand Street; and associated increase in soffit height of all opes to Great Strand Street at ground floor level. Retail Unit No. 2 (c. 120 sqm) onto Great Strand Street and Retail Unit No. 3 (c. 88 sqm) onto Byrnes Lane. Provision of additional basement area (c. 51 sqm) to provide for additional plant and back of house for hotel and provision of additional plant at first floor terrace area and onto permitted laneway to east.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4556/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/01/2020
<b>Applicant</b>	Hannah Killen
<b>Location</b>	149, Blackhorse Avenue, Dublin 7

**Additional Information**

**Proposal:** The development will consist of: 1. Alterations & extension to existing detached dwelling consisting of: (i) general remodelling of ground floor layout to create open plan kitchen/dining/living & add stair within existing footprint; (ii) New/replacement windows/doors to ground floor rear facade; (iii) 1 no. new window to southeast side facade; (iv) 3 no. new/replacement windows/doors to northwest side facade; (v) conversion of existing attic space to contain 1 no. bedroom, a WC and a shower room; (vi) addition of 2 no. new rooflights to existing rear roof; (vii) ground floor, flat-roofed, extension to enlarge existing bathroom to the side; and (viii) widening of existing vehicular access and subsequent widening of existing in-curtilage car-parking area to accommodate max. 2 no. cars. 2. Conversion of existing detached garage into Den/Study/Gym complete with kitchenette & new WC, including demolition of existing lean-to roof conservatory at rear of garage. 3. All drainage, structural and associated siteworks to be implemented.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4563/19
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/01/2020
<b>Applicant</b>	Cristian Cozma
<b>Location</b>	39, Church Street, Dublin 7

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing shed to the rear of the existing dwelling, facing Mary's Lane and the construction of a 2 storey 34m<sup>2</sup> rear extension. The works to the extension will include the provision of a new lounge to ground floor, a new bedroom to the first floor and a 2.5m<sup>2</sup> external courtyard on the ground floor. The extension is located to the rear of the existing property with the side facing Mary's Lane. The works will include landscaping and all ancillary site works to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4569/19
<b>Application Type</b>	Permission

**Decision** GRANT PERMISSION  
**Decision Date** 29/01/2020  
**Applicant** Frank Fullen  
**Location** 12, Dorset Street Lower, Dublin 1

**Additional Information**

**Proposal:** Permission is sought for the change of use from retail use to office use at ground floor of 12 Dorset Street Lower, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 4574/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/01/2020  
**Applicant** Calor Gas  
**Location** Calor, Tolka Quay Road, Dublin 1

**Additional Information**

**Proposal:** The development will consist of: The construction of a 3 bay maintenance facility comprising of 2 no. single storey drive-in garages with pitched roofs and 1 no. single storey canteen / toilet / stores / workshop area with mono pitch roof (approx.. 436m<sup>2</sup>/6.8m high), building signage, associated site works, 9 no. lighting columns (approx.. 6m); removal of existing fencing and replacement with a 2m high boundary fence along the west, north and east boundaries; modifications to the existing boundary wall/fence along Tolka Quay Road to close one access and add one pedestrian gate and; car parking for 36 cars. The development also includes reconfiguration and widening of existing entrances / exits and connection to existing services on Tolka Quay Road, Dublin Port, Dublin 1. All development to take place on a site of approx. 0.2 hectares. The proposed development replaces the permission previously granted to Dublin Port Company for the construction of replacement offices and maintenance shed (Reg. Ref: 3143/18) on the same site. The site of the proposed development is a SEVESO site.

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**Area** Area 3 - Central  
**Application Number** 4577/19  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 31/01/2020  
**Applicant** Yamamori Sushi Limited  
**Location** 36, Strand Street Great, Adjoining 38-39 Ormond Quay Lower (Protected Structure), Dublin 1

**Additional Information**

**Proposal:** RETENTION: The development consists of change of use of ground floor dining area and first floor storage area to late night bar and music venue.

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**Area** Area 3 - Central  
**Application Number** 4582/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/01/2020  
**Applicant** Fairfield Road Property Ltd

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**Location** Marlborough Road, Dublin 7

**Additional Information**

**Proposal:** Planning for development at 0.2789 hectare site located at Marlborough Road, Dublin 7 and located to the rear of properties on Marlborough Mews. The proposed development consists of the construction of 2 no. apartment blocks 5 storeys high with a total of 40 no. dwelling units comprising 20 no. 2-bedroomed apartments, 15 no. 1-bedroom apartments and 5 no. 1 bed studio apartments with associated south and west facing balconies and all ancillary and associated site development works including site clearance works, new vehicular/pedestrian access off Marlborough Road, 23 no. car parking spaces including spaces off Marlborough Road and Mews, communal open space area, cycle parking, bin storage, hard and soft landscaping and boundary treatments works.

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**Area** Area 3 - Central  
**Application Number** 4624/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 30/01/2020  
**Applicant** Changegroup ATMS Limited  
**Location** 1, O'connell Street Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of new ATM at the ground floor corner window with integrated signage. This is a Protected Structure.

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**Area** Area 3 - Central  
**Application Number** 4712/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/01/2020  
**Applicant** Declan Coleman  
**Location** 34, Bachelor's Walk, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to convert the existing LED advertising sign (3.00m high by 6.00m wide and 150mm deep at first/second floor level at 34 Bachelor's Walk, Dublin 1 (a Protected Structure) to a LED display sign which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper two floors of 34 Bachelor's Walk, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** DSDZ4690/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/01/2020  
**Applicant** Fusion Investment Ltd.  
**Location** 73, North Wall Quay, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at No. 73 North Wall Quay, Dublin 1(a Protected Structure RPS 5840). Permission is sought for the demolition of a non-original 3 storey over

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basement commercial building behind protected facade (c. 1684.8m<sup>2</sup> to be demolished) and the construction of a commercial building (c.3,714 GIA overall) extending to 8 storeys with setback 9th floor over existing basement consisting of office space at 1st to 8th floor level (c.2.073m<sup>2</sup> NIA) and an entrance/shared office/townhall/cafe space (c.284m<sup>2</sup> NIA) at ground floor level. The retained facade will be restored, repaired and repointed with new windows/doors as required. There is a terrace at 8th floor level and screened external plant is setback at roof level. Permission is also sought for all associated site development works, an ESB substation (c.28m<sup>2</sup>) at ground floor level and the provision of 60 no. bicycle spaces, shower facilities, bin store and plant within the existing basement level.

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**Area** Area 3 - Central  
**Application Number** WEB1040/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/01/2020  
**Applicant** Brian & Agnes Flood  
**Location** 34, , Skreen Road, Navan Road, Dublin 7  
**Additional Information**  
**Proposal:** Widening of existing front vehicular access and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1686/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/01/2020  
**Applicant** Ross Leahy  
**Location** 48, Leix Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** Demolition of existing porch to front of house, a driveway with a 3.6m vehicular entrance with piers and gates to front boundary wall and access to/from Leix Road.

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**Area** Area 3 - Central  
**Application Number** WEB1702/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/01/2020  
**Applicant** Patricia Ryan  
**Location** 180, Home Farm Road, Drumcondra, Dublin 9, D09 PO26  
**Additional Information**  
**Proposal:** Planning permission is sought for alteration to previous permission 4437/18 consisting of side utility room extension, front first floor extension and alterations to roof to one detached two storey house to side of 180 Home Farm Road, Dublin 9. D09 F9T1

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## Area 3 Appeals Notified

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3992/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Danring Limited
<b>Location</b>	Seabank House, East Road, Dublin 3
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for the change of use at first floor level from an existing licensed premises to residential accommodation comprising 4no. 1 bedroomed and 1no. 2 bedroom apartments and change of use of second floor level office to residential accommodation comprising 4no. 1 bedroomed apartments plus communal roof garden at Seabank House, Eastwall Road, Dublin 3. Permission is also sought for revisions to the elevation facing East Road, to include new windows at first and second floor level, new entrance and windows at ground floor level and removal of the existing stair tower.

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**Area 3  
Appeals Decided**

**None**

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

05/20

(27/01/2020-31/01/2020)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0046/20
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Peter Wilson T/A Sitric Developments
<b>Location</b>	62A, Sitric Road, Stoneybatter, Dublin 7
<b>Registration Date</b>	31/01/2020

**Additional Information**

**Proposal:** SHEC: Permission is sought to convert existing ground floor shed to residential and to add first and second floor residential accommodation over

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# Dublin City Council

## SECTION 5 EXEMPTIONS

05/20

(27/01/2020-31/01/2020)

**Area** Area 3 - Central  
**Application Number** 0474/19  
**Application Type** Section 5  
**Applicant** Noel Cocoman  
**Location** 12, Royal Canal Terrace, Phibsboro, D07 K6X5  
**Registration Date** 29/01/2020  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: • We will ensure windows will be historically correct

- We will ensure windows will out back to original
- Photos encloses of neighbours houses
- Putty will be only used traditional type putty butyl putty for double glaze.

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**Area** Area 3 - Central  
**Application Number** 0541/19  
**Application Type** Section 5  
**Applicant** Jesuit Fathers (FR Richard O'Dwyer)  
**Location** St. Francis Xavier's Church, Gardiner Street, Dublin 1  
**Registration Date** 29/01/2020  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: opening up of general plain and decorative plaster work to expose extent of dry rot. (No moulds need to be taken as only part of the plasterwork is affected and can be easily matched). Irish Fine Art & Plasterwork have carried out an on site application. Eradication and sterilisation of dry rot to be carried out once the extent of the dry rot has been determined at which time a full specification for the works can be prepared. Restoration and reinstatement of plasterwork and re decoration to match existing as required to follow.

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