



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

07/20

(10/02/2020-14/02/2020)

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 2247/20
Application Type Permission
Applicant Paul Lavelle
Location 10, Abbey Street Upper, Dublin 1
Registration Date 11/02/2020

Additional Information

Proposal: Planning permission for change of use from retail unit to fast food takeaway unit (circa 17M/sq) with associated site works at ground floor.

Area Area 3 - Central
Application Number 2251/20
Application Type Retention Permission
Applicant Lidl Ireland GmbH
Location 25/27, Drumcondra Road Upper, Drumcondra, Dublin 9
Registration Date 12/02/2020

Additional Information

Proposal: RETENTION: Permission for retention and completion of development as built with amendments pursuant to planning permission PA Ref: 3811/11 and ABP ref: PL29N.240376 and as extended by 3811/11x1. The amendments include the following: (1) overall increase in height of the development by circa 1.32. This is to ensure the building has sufficient, internal floor to ceiling heights to allow for servicing of the premises and provide for additional measures to comply with building regulations. (2) the reconfiguration of the ground floor restaurant and café and ancillary areas of the building and the car parking and circulation areas including EV parking space. (3) the reconfiguration of the first floor area, sales storage and ancillary rooms, to create a more uniform retail sales area. The reconfigured sales area will include a revised off-licence area. (4) minor amendments to the second floor layout of the offices. (5) inclusion of a mechanical plant area on the roof of the building to the west of the office units and in the rear yard at the west of the site. (6) external façade changes to the elevations of the development including in response to condition number 2 of PL29N.240376 in relation to the elevations addressing Drumcondra Road Upper. (7) minor overall increase in gross floor area of the development, from 3,258sqms to 3,365sqms. A minor increase in the net sales area of the foodstore from 1,350sqms to 1,450sqms. (8) all erected signage.

Area Area 3 - Central
Application Number 2258/20
Application Type Permission
Applicant Distribution & Exhibition Transport Ltd
Location 4 - 8 Eden Quay & 1 - 15 Harbour Court, Dublin 1
Registration Date 13/02/2020

Additional Information

Proposal: Planning permission for a change of use of 718.1 square metres of the existing bar/restaurant to office use on first floor level of existing five storey building over three levels of basement together with internal material alterations at first and ground floor level, removal of fire escape double doors to Eden Quay at ground floor level and all associated site works (parent permission ref: 0405/02).

Area Area 3 - Central
Application Number 2260/20
Application Type Permission
Applicant THPI Limited
Location No. 197, North Circular Road, Dublin 7 (which is a Protected Structure) (D07K4VP) & Annamoe Parade, Dublin 7
Registration Date 13/02/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of

- Demolition of existing rear boundary wall and partial demolition of existing side boundary wall to Annamoe Parade.
- A new two storey two bed dwelling with part single storey to rear, all to the rear of No. 197 (A Protected Structure)
- Associated entrances to the proposed dwelling from Annamoe Parade
- All associated connections to public services, new boundary walls, fences, storage, site, landscaping and ancillary works.

Area Area 3 - Central
Application Number 3964/19
Application Type Permission
Applicant Gillian Brady, Liam Mc Inerney
Location 378A North Circular Road, Phibsborough, Dublin 7
Registration Date 12/02/2020

Additional Information Additional Information Received

Proposal: Planning permission for a development consisting of the demolition of the existing derelict structures on the site and the construction of a 2 to 4 storey over basement mixed-use building, accessed via a pedestrian entrance on the North Circular Road, to include 5 no. residential units (3 no. 3-bed, 1no. 2-bed & 1no. studio), with roof-terraces, inset-balcony & garden space, 2 commercial units, 16 no. bicycle parking spaces at ground & lower-ground levels and associated site works.

Area Area 3 - Central
Application Number DSDZ2265/20
Application Type Permission
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 St.
Registration Date 13/02/2020

Additional Information

Proposal: PROTECTED STRUCTURE: 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. The application site includes the former British Rail Hotel at 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.66,856sq.m. (excluding basement c. 7,948 sq.m. and sub-basement c. 2,503 sq.m.) comprising of c. 10,066 sq.m. of hotel and associates uses, c. 55,756sq.m. of office use, c. 1,034sq.m. of retail/restaurant/café uses, 170 sq.m. of community use, above a lower ground floor and 2 no. basement levels (c. 10,541sq.m.). The proposed development will result in an increase in floor area from c.58,670 to c.66,856sq.m. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed amendments comprise of the following:

The provision of 2 no. additional floors to Building 1B fronting Station Square increasing the building height from 7no. storeys (31.8m) to 9no. storeys (40.25m) with a set back 7th, 8th and 9th no. storey. The additional floors comprise of 2 no. set back floors at 8th and 9th storey. The provision of 2 no. additional storeys to Building 2 fronting Station Square increasing the building height from 9 no. storeys (35.35m) to 11 no. storeys (42.1m) with a set back 8th, 9th and 10th storey and a further set back 11th storey. It is also proposed to revise the northern elevation of building 2 at ground floor level. The proposed amendments will result in an increase in the number of bedrooms permitted in the hotel from 204 no. to 223 no. The provision of 2 no. additional storeys to Building 3 increasing the building height from 7 no. storeys (33.1m) to 9 no. storeys (41.7m). The amendments to Building 3 will increase the floor plate of 7th storey and will provide for 2 no. additional set back floors. The proposed development will also include the provision of an extended community facility at the mezzanine level of building 3.

The provision of 3no. additional storeys to Building 4 increasing the building height from 9 no. storeys (39.78m) to 12 no. storeys (52.02m) with a set back 10th,11th and 12th storey. The 8th and 9th storey will be extended. The additional floors will be set back from 10th to 12th storey. The proposal also provides for a reconfiguration of the 170sqm community space to the north of Building 3; the extension of the restaurant to lower ground floor of Building 2 and increased sanitary facilities throughout, revised landscaping proposals at lower ground and ground floor level, a revised roof profile to all buildings 1B, 2, 3 and 4 to accommodate revision to building heights, plant areas, SUDs, revised internal layouts to accommodate the additional floors, amendments to the elevations as a result of the additional floors and all associated site development works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1071/20
Application Type	Permission
Applicant	Pull & Bear Ireland Ltd
Location	43-44 Mary Street, City Centre, Dublin 1
Registration Date	13/02/2020

Additional Information

Proposal: The development will consist of the substitution of the existing shopfront with a new shopfront, including installation of fenestration, finishes, illumination and signage.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	2236/20
Application Type	Permission
Applicant	Joe Jeffers and Charlotte Simpson
Location	7, Fingal Place, Dublin 7

Registration Date 10/02/2020

Additional Information

Proposal: Planning Permission for internal and external modifications to existing dwelling, comprising reconstruction of existing single storey rear extension and construction of a two storey rear shower room (circa 4 sq m) at half landing level with new rear roof light to stairwell and all associated site works.

Area Area 3 - Central
Application Number 2241/20
Application Type Retention Permission
Applicant Desmond and Meave Rispin
Location 8, Park Road, Navan Road, Dublin 7, D07 H67T
Registration Date 11/02/2020

Additional Information

Proposal: Retention Permission sought for retain single storey detached garden room (playroom, gym, shed, utility & toilet as existing use is ancillary to the enjoyment of the house) to rear garden of dwelling house.

Area Area 3 - Central
Application Number 2253/20
Application Type Permission
Applicant Nicola Walsh & Kieran Crowley
Location 38 Fairfield Road, Glasnevin, Dublin 9, D09 W2F5
Registration Date 12/02/2020

Additional Information

Proposal: Planning permission for development consisting of:

1. Alterations to the existing structure
 2. Construction of single storey flat roofed extension to the rear of the house
 3. Construction of a first floor extension over the existing single storey extension to the side of the house with pitched roof over
 4. New dormer roof and 3 velux roof lights to the rear plane of the main roof
 5. Removal of 1 no. existing gate pier at the entrance to the site
 6. All associated site development works
-

Area Area 3 - Central
Application Number 2262/20
Application Type Permission
Applicant Charles & Martina Melia
Location No. 67 St. Jarlath Road, Cabra, Dublin 7.
Registration Date 13/02/2020

Additional Information

Proposal: Planning Permission sought for proposed first floor extension over existing single extension at side .

Area Area 3 - Central
Application Number 2268/20
Application Type Permission
Applicant Patrick Nolan
Location 56, Beresford Street, Smithfield, Dublin 7, D07 K5W4
Registration Date 14/02/2020

Additional Information

Proposal: Planning permission to demolish the existing ground floor rear extension, inc the side wall, and to rebuild the rear ground floor extension, to relocate the side door at Church Avenue West approx..1.0m, to install an additional, matching rear window to the first floor and to construct a rear attic dormer roof & window, with velux window, to provide for a study room.

Area Area 3 - Central
Application Number 4091/19
Application Type Permission
Applicant The Commissioners of Public Works in Ireland
Location Rose Cottage, Ordnance Survey Road, Phoenix Park,
Dublin 15, D15 CA4T
Registration Date 14/02/2020

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of restoration and repairs to existing 2 storey cottage and external w.c., comprising repairs to the existing structure and fabric and the following alterations and modifications: 1) remove modern front/south elevation dormer window and replace with a conservation rooflight: 2) replace 2 no. existing modern rooflights in west elevation with conservation rooflights and replace modern dormer window in south elevation with conservation rooflight: 3) replace existing modern fibre cement roof slates and ridges with natural stone roof slates and clay ridge tiles and re-instatement of small extended sections of veranda roof either side of the front porch gable. Reinstatement a decorative perforated painted timber barge panel to front porch. 4) Replace modern pvc rainwater goods with metal rainwater goods, 5) replace 6no. existing ground floor modern windows and concrete cills with 5 no. timber vertical sliding sash windows and 1 no. casement window, all with stone cills. 6) Replace modern timber front porch door and sidelights with slimline steel doubled door and sidelights. 7) Replace modern timber inner front door and side lights with timber double door and sidelights. 8) Relocating kitchen to rear western dining room. 9) Remove modern timber floor on battens in kitchen. 10) Replace all modern cementitious external wall renders with lime render and remove modern cover slips to timber framing on sides of front porch. 11) Replace modern door and architrave to bottom of stairs with sheeted door. 12) Replace all modern flush panel doors with sheeted timber doors. 13) Remove 4 no. modern reconstitute stone tile fireplace surrounds and hearths including back boiler to kitchen to ground floor, reinstating brick arched range opening and installation of 3 no. modern appropriate fireplace surrounds. 14) Modifications to first floor layout, to include a new service room, converting near inner bedroom to ensuite bathroom and timber sheeting to modern existing and new wall partitions to first floor. 15) Removal of glazed modern screen to upper part of original partition at side of stairs at first floor level. 16) Remove modern oil-fired boiler, housing, flue and pvc oil storage tank. 17) Demolition of 4 no. modern timber ruinous outbuildings (a garage and 3 no. sheds, c43sqm), and construction of a single storey garden shed (c 5sqm)18) installation of new plumbing, heating and electrical services and general repairs. 19) all associated site works.

Area Area 3 - Central
Application Number 4420/19

Application Type Permission
Applicant Dave Warren
Location 6, Bantry Road, Drumcondra, Dublin 9
Registration Date 11/02/2020
Additional Information Additional Information Received

Proposal: The development will consist of the demolition of the single storey garage/storage building to the side of the existing house and the construction of a new two storey pitched roof side extension and single storey flat roof rear extension. Other works include (1) internal alterations to the existing house at ground and first floor levels (2) Part of single storey flat roof rear extension to be used as a balcony/roof garden, with external stairs access from rear garden (3) Bay window to front elevation at ground floor level (4) Dormer window within new roof front elevation roof slope (5) Rooflights within front and rear existing roof slopes (6) Rooflights within front and rear new roof slopes (7) New 1.8m <> 1.2m high timber fence boundary within front garden between nos.6 and 8 (8) Connections to all services and all necessary ancillary site development works to facilitate this development.

Area Area 3 - Central
Application Number WEB1062/20
Application Type Retention Permission
Applicant Patrick McGowan
Location 64, Iona Villas, Glasnevin, Dublin 9
Registration Date 10/02/2020
Additional Information

Proposal: RETENTION: Retention of vehicular entrance of 4.5 metres in width, and minor alterations to shape of paved area and planting beds.

Area 3 Decisions

Area Area 3 - Central
Application Number 0046/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 11/02/2020
Applicant Peter Wilson T/A Sitric Developments
Location 62A, Sitric Road, Stoneybatter, Dublin 7
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

Area Area 3 - Central
Application Number 0057/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 14/02/2020
Applicant Royal Orchard Group Inc.
Location rear of 49/49A, North Strand, Dublin 3

Additional Information

Proposal: SHEC: construction of 3 storey building to accommodate 5 no. apartments and landscaped garden area on what is currently tarmac/parking area.

Area Area 3 - Central
Application Number 4291/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/02/2020
Applicant Red Rock 1920BS Ltd
Location No. 19-20, Blackhall Street, Smithfield, Dublin 7, D07A073

Additional Information Additional Information Received

Proposal: Planning permission is sought for alterations to previously approved development (Reg. Ref. 3014/18 and Reg. Ref. 4693/18), comprising: (i) provision of 1 no. additional one-bedroom apartment (with private terrace) at ground floor level replacing previously approved office unit; (ii) extension of the fifth floor level (by 53sqm) and modifications/reconfiguration of existing three-bedroom apartment (apartment no. 33) to provide 3 no. one-bedroom apartments. The aforementioned alterations result in an increase in the total number of apartments from 36 no. to 39 no.; (iii) omission of ground floor comms room, reduction in the size of the residents lounge (from 48sqm to 39sqm) and alterations to the layout of the residents lounge and hot desk room, at ground floor level; (iv) minor reconfiguration of the layout of the previously approved apartment no.3, ESB room and bin/bike storage area at ground floor level; (v) an increase in the size of the basement level (from 89sqm to 130sqm); (vi) minor internal alterations to the layout and external alterations to the external terraces and fenestration of previously approved apartments no. 6,9,12,15,18,21,24,27,30 and 34; and (vii) all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4657/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 11/02/2020
Applicant Laura Chen
Location 13, Annesley Place, Fairview, Dublin 3

Additional Information

Proposal: Planning permission is sought comprising a studio flat at ground floor level, and 1-bedroom flats at first, second and third floor level (4 no. flats in total).

Area Area 3 - Central
Application Number 4660/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 12/02/2020
Applicant Signal Infrastructure Ltd.
Location The Castle Hotel, 1-4 Gardiner Row, Dublin 1.

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission to install 3 no. Antenna and 2 no. Transmission

Dishes on supporting poles together with equipment cabinets, cabling and associated site works at the roof level of The Castle Hotel, 1-4 Gardiner Row, Dublin 1, Protected Structures in the Dublin City Development Plan 2016-2022. The installation will form part of Eir Mobile telecommunications network.

Area	Area 3 - Central
Application Number	4667/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/02/2020
Applicant	Grand Barbers
Location	Grand Barbers, The Exchange Building, Commons Street, Dublin 1

Additional Information

Proposal: Permission for a wall-mounted barber's pole sign, approx. 800mm in height, to the front facade.

Area	Area 3 - Central
Application Number	4671/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/02/2020
Applicant	Ailesbury Designs Ltd
Location	Unit 1, Ground Floor, 1 Bachelors Walk, Dublin 1, D01 HD00, a ground floor retail unit located on the corner of Bachelors Walk and Lower Liffey Street

Additional Information

Proposal: The development will consist of the partial demolition and alteration of the ground floor retail facades on Lower Liffey Street and Bachelors Walk, including the enclosure of an existing open corner, the installation of new open-able glazed screens and windows on both facades, the installation of new traditional painted shopfront signage and illuminated projecting signage on both facades, the installation of awnings to Lower Liffey Street and all ancillary works.

Area	Area 3 - Central
Application Number	4679/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/02/2020
Applicant	PI Hotels & Restaurants Ireland Ltd
Location	Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0

Additional Information

Proposal: PI Hotels & Restaurants Ireland Ltd intends to apply for permission for development to amend a previously permitted mixed-use hotel, gym / retail scheme (Dublin City Council Reg. Ref. 4110/17; ABP Ref. PL29N.301416) on a site of 0.127 hectares at Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0. The site is bound: to the north by Wolfe Tone Park; to the south by Abbey Street Upper; to the east by Jervis Street; and to the west by Wolfe Tone Street. The

proposed development, which provides for alterations to the permitted building, comprises: a reduction in the size of the permitted basement level (from 1.090 sqm floor area permitted to 324 sq m floor area now proposed), including the omission of the permitted gym at this level (providing for a change of use from gym to hotel-related use and attenuation tank (273 sq m)); the provision of a mezzanine level between ground and first floor levels to provide additional hotel bedrooms, ancillary areas and circulation (413 sq m floor area proposed); internal alterations to the permitted ground, first, second, third, fourth, fifth and sixth floor levels, including the provision of additional floor area to provide hotel-related use in the permitted void at first floor level and a reduction in the size of the permitted lightwell (resulting in an additional 99 sq m floor area at this level) and a reduction in the size of the permitted lightwell from second to sixth floor levels (resulting in an additional 45 sq m in total across these floors); alterations to the permitted plant areas at roof level and the introduction of hotel floor area comprising bedrooms ancillary areas and circulation space at this level (474 sq m floor area proposed); the change of use of the permitted gym / retail unit at ground floor level to hotel-related use (120 sq m); and alterations to the permitted finished floors levels of the building from basement to sixth floor levels. The proposed development will result in a hotel with related hotel facilities including restaurant, public bar, reception and seating areas, work space, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking. The total gross floor area of the building increases by 265 sq m (from 7,547 sq m permitted to 7,812 sq m proposed) with the number of hotel bedrooms increasing by 26 no. (from 180 no. permitted to 206 no. proposed), resulting in an eight storey building (including set-backs at Seventh Floor Level), excluding mezzanine level, over basement. The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

Area	Area 3 - Central
Application Number	4691/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	14/02/2020
Applicant	Durkan (Mountjoy Street) Limited
Location	Site at St. Mary's Place North & between no's 13 & 16 Mountjoy Street, Dublin 7

Additional Information

Proposal: Permission for development on this overall site of approx. 0.1572 ha comprising no. 16 Mountjoy Street and bounded by Mountjoy Street to the west, St. Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7. The proposed development comprises a shared living scheme over 3-5 storeys. The development details include: (1) the demolition of the derelict and vacant dwelling at no. 16 Mountjoy Street: (2) the provision of no. 121 shared living units ranging from 15-49 sqm. The shared living scheme includes : a) amenities and facilities at ground floor in the form of a lobby area, a gym, a laundry room, meeting rooms, a library, a cafe lounge, a community room and a communal kitchen catering to all units (17 no.) at this level; b) amenities and facilities at first floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units (30 no.) at this floor; d) amenities and facilities at second floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units (30 no.) at this floor; amenities and facilities at third floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units at this floor (28 no.); f) amenities and facilities at fourth floor comprising lounge area, a community lounge, a residential lounge and a communal kitchen catering for all units (16 no.) at this floor; fourth floor units all have balconies ranging in size from 3.15 to 9.70 sqm. In addition, communal open space of c.354 sqm is proposed at ground floor level, 1 no. roof terrace is proposed at third floor level and 2 no. roof

terraces at fourth floor level. The proposed development can be accessed via 3 no. entrances at Mountjoy Street, St. Mary's Place North and Paradise Place. Bin store and a bike storage room for no. 121 bicycle parking spaces are located at ground floor level. Permission is also sought for landscaping and all ancillary and associated site development works.

Area Area 3 - Central
Application Number 4692/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 14/02/2020
Applicant Catherine Gallagher
Location 43 Ballybough Road, Dublin 3

Additional Information

Proposal: RETENTION: The development will consist of the retention of change of use from take away restaurant to 2 no. 1 bedroom apartments at ground floor level.

Area Area 3 - Central
Application Number 4703/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 13/02/2020
Applicant Cibus Concepts Limited
Location Proposed Leon Restaurant, Unit 7, Millennium Walkway, Dublin 1, D01 EOH9

Additional Information

Proposal: The proposed development will consist of the following: Erection of external signage to proposed Leon Restaurant to Millennium Walkway and Strand Street Great elevations and awning to millennium walk elevation and to amend condition No. 7 of planning permission Ref: 3016/14 to amend opening hours to Sunday to Wednesday 07.00-22.00 and Thursday to Saturday 11.00-23.00, including all associated site and ancillary works at this address, Unit 7, Millennium Walkway, Dublin 1, D01 EO1 EOH9.

Area Area 3 - Central
Application Number 4828/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/02/2020
Applicant Old Cabra Road SPV Ltd
Location 75, Old Cabra Road, Dublin 7

Additional Information

Proposal: The development will consist of the demolition of existing single storey extensions to the rear, the construction of one and two storey extensions to the rear, internal alterations to reconfigure and extend the existing six apartment units (consisting of 5 x one bedrooms + one studio) and all associated site works.

Area Area 3 - Central
Application Number WEB1722/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/02/2020
Applicant DARAGH & RUTH MCGETRICK
Location 36, Home Farm Park, Drumcondra, Dublin 9

Additional Information

Proposal: 1 one storey extension to rear & one 2 storey extension to side, total area 81m2, to provide kitchen, sitting, dining, utility, garage at ground level & bedroom, bathroom at first floor. Works include minor internal alterations, modifications to side, front, rear elevations, demolition of existing rear extension and detached garage & 4 no. velux to side & rear, all associated site development works

Area Area 3 - Central
Application Number WEB1729/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/02/2020
Applicant Mr Gerald Maguire
Location 3 Ross Street, Oxmantown Road, Dublin, 7

Additional Information

Proposal: A kitchen extension to the rear of the property and refurbishment to existing floor plan

Area Area 3 - Central
Application Number WEB1730/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2020
Applicant Mr. Frank. Wilson
Location 5, Sarsfield Street, Phibsborough, Dublin 7

Additional Information

Proposal: Alterations and extensions to existing two storey end of terrace house consisting of partial demolition of existing two storey return at rear, construction of single storey flat roofed bay window extension to side, construction of two storey extension to rear, replacement of all windows with new up and down sliding sash windows including additional new window to gable elevation, miscellaneous works to existing boundary walls and railings and all associated site works

Area Area 3 - Central
Application Number WEB1731/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/02/2020
Applicant Darragh White
Location 13, St. Ita's Road, Botanic Avenue, Dublin, 9

Additional Information

Proposal: New vehicular access to front of two storey terraced dwelling.

Area	Area 3 - Central
Application Number	WEB1734/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/02/2020
Applicant	Orla and Michael Murnane
Location	366, Griffith Avenue, Drumcondra, Dublin 9

Additional Information

Proposal: The development will consist of a side extension to the gable at roof level, replacing the existing hipped roof, two new rooflights to the rear and a new window at high level in the new gable wall, with minor internal reconfigurations.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	3523/19
Appeal Type	Written Evidence
Applicant	Gillian Maxwell
Location	33, Valentia Road, Drumcondra, Dublin 9

Additional Information

Additional Information Received

Proposal: Planning permission at No. 33 Valentia Road, Drumcondra, Dublin 9, a semi-detached, two-storey, three-bedroom house (127 m²) with single-storey, one-bedroom, self-contained dwelling-unit conversion and extension (70 m²) to the side and rear. Development to consist of widening of vehicular access gateway to 3.6m plus demolition of dwelling-unit conversion and extension, plus removal and reinstatement of a chimney stack, plus window replacement, plus addition to front elevation of a new window at half-landing to staircase, plus construction of a two-storey extension to the side and rear with dormer window to the front, to provide in-total, a four-bedroom house (383 m²), with slate roofs, conservation-style rooflights on roof pitches to the west and north, plus, an integral garage for car, bins and bicycles while maintaining off-street car-parking for minimum two cars, plus hard and soft landscaping and all associated works.

Area	Area 3 - Central
Application Number	3655/19
Appeal Type	Written Evidence
Applicant	easyHotel Ireland Ltd.
Location	28-31 Benburb Street & 6-9 Wood Lane, Dublin 7

Additional Information

Additional Information Received

Proposal: The development will consist of alterations to previously approved Planning Permission, Planning Authority Ref. 2692/16, An Bord Pleanála Ref. PL29N.247314. The alterations to include: a reduction in the floor to floor heights of the proposed development; the addition of a single floor of hotel bedroom accommodation providing for a three to seven storey Hotel building (progressively set back at its fourth and seventh storeys) resulting in a net increase of building height from currently permitted 20.6 metres above existing ground level to a proposed main roof parapet height of 21.8 metres above existing ground level; provision of a screened rooftop plant enclosure and lift over-run; omission of the previously permitted

basement level of 730 sq m gross floor area; alterations to internal layouts including relocation of lifts and staircases resulting in an increase in bedroom room numbers from the currently permitted 96 No. bedrooms to a proposed 160 No. bedrooms; alterations to hotel public areas at Ground Level including omission of Hotel Restaurant and Kitchen; repositioning of the Hotel Public Entrance on the proposed West elevation to Benburb Street to allow for the inclusion of a separate Cafe/restaurant unit of 292 sq m gross floor area at the corner of Benburb Street and Wood Lane; revisions to previously approved elevations; the omission of 3 no. currently permitted car parking spaces; an increase from currently permitted 10 No. bicycle parking spaces to a proposed 20 No. bicycle parking spaces; revisions to hard and soft landscaping proposals to Benburb Street and Wood Lane; amended signage; revisions to location of ancillary plant, stormwater attenuation and ESB sub-station together with revisions to site development and site excavation works above and below ground. The alterations give a reduction in the previously permitted gross floor area of 3,904 sq m to a proposed gross floor area of 3,655 sq m.

Area 3
Appeals Decided

None



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

07/20

(10/02/2020-14/02/2020)

Area Area 3 - Central
Application Number 0059/20
Application Type Social Housing Exemption Certificate
Applicant Paul Sullivan
Location Site at 87, North Strand Road/ Poplar Row, Dublin 3
Registration Date 11/02/2020

Additional Information

Proposal: SHEC: Planning permission is sought for the amendment to Planning Ref No. 3601/18 for the previous approved five storey 14 no. apartment development with ground floor commercial/cafe unit for the increase in height to six storey building consisting of 17 no.apartments (8 no. one-bed, 9 no. two-bed apartments) which include balconies to the north, south east & west elevations with roof terrace on fifth & sixth floor levels, internal bike storage, refuse store, new common pedestrian access from Poplar Row, with associated landscaping & site works.

Area Area 3 - Central
Application Number 0063/20
Application Type Social Housing Exemption Certificate
Applicant Wow Investments Ltd.
Location 45, Blessington Street, Dublin 7
Registration Date 12/02/2020

Additional Information

Proposal: SHEC: The development consists of the construction of 2 storey terraced 2 bed dwelling and associated site works.

Area Area 3 - Central
Application Number 0069/20
Application Type Social Housing Exemption Certificate
Applicant Oliver Harrington
Location Bruslee, 43, Munster Street, Phibsborough, Dublin 7
Registration Date 14/02/2020

Additional Information

Proposal: SHEC: two storey, 1 bed apartment.



Dublin City Council

SECTION 5 EXEMPTIONS

07/20

(10/02/2020-14/02/2020)

Area	Area 3 - Central
Application Number	0554/19
Application Type	Section 5
Applicant	Corballis Asset Holding LTD
Location	143, North Circular Road, Dublin 7
Registration Date	11/02/2020
Additional Information	Clarification of Add. Information Recd.

Proposal: EXPP: PROTECTED STRUCTURE: clean granite steps, cill and pier cap; local repointing to pier; clean and paint metal railings and gate; repair, clean + paint gutters; paint front door + screen and two timber windows to rear; decorate interior throughout; replace kitchen and showroom fit outs and finishes; lift some floor boards to fit fire separation system and relay; replace floor finishes retaining existing floor boards throughout.
