



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

23/20

(01/06/2020-05/06/2020)

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	2795/20
Application Type	Permission
Applicant	Liam Power
Location	26, Faussagh Avenue, Cabra, Dublin 7
Registration Date	02/06/2020

Additional Information

Proposal: The development will consist of the change of use of first and second floors from commercial to residential to provide a two bedroom duplex apartment and a two bedroom apartment together with dormer window to rear of new attic conversion accessing a roof terrace and replacement of glazed entrance with a solid door at street level.

Area	Area 3 - Central
Application Number	2818/20
Application Type	Permission
Applicant	Lidl Ireland GmbH
Location	25/27, Drumcondra Road Upper, Drumcondra, Dublin 9
Registration Date	05/06/2020

Additional Information

Proposal: PERMISSION & RETENTION: Retention permission and permission on lands located at 25/27 Drumcondra Road Upper, Drumcondra, Dublin 9 for: Retention of development as built with amendments pursuant to planning permission PA Ref: 3811/11 and ABP Ref: PL29N.240376 and as extended by 3811/11/x1 (parent permission). The amendments set out below cross reference to the submitted plans. The amendments include the following: (1) At ground floor: inclusion of mechanical plant area and ancillary structures in the rear yard (north western elevation of the building); (2) At ground floor: Replacement of and reconfiguration parking spaces with ESB substation and switch room; relocation of the goods lift/stairs; inclusion of a goods received lobby and mechanical plant room. Conversion of two parking spaces to Electrical Vehicle parking. Total parking spaces is 33 compared to previously permitted 37 spaces; (3) At ground floor: Reconfiguration of parking spaces and reconfiguration of the ground floor of the building; changing the overall shape of the ground floor, areas and layout of the restaurant, coffee shop, entrance points, lift core and traveller; the gross area of the ground floor including the additional floor space in amendment (2) increases from 548sqms to 563sqms; (4) At first floor: internal reconfiguration of the sales space of the supermarket area including: relocation of the storage area and off sales space to create a more uniform sales space; relocation of goods lift to the revised storage area and removal of the void above the ground floor. The gross floor area increases from 2,090sqms to 2,103sqms. (5) At roof level, inclusion of new plant deck and mechanical plant and roof ladder; (6) Internal reconfiguration of the office space and removal of balcony. The gross floor area reduces from 737sqms to 713sqms; (7) Replacement of saw tooth window layout with window flush against the facade; (8) At roof level of the offices the retention of AOV (smoke ventilation system) in accordance with Building Regulations; (9) At roof level of the supermarket the retention of AOV (smoke ventilation system) in accordance with Building Regulations; (10) Correction of the ground level of the project and its increase by 125mm to align with the public road level; (11) Increase in first floor and second floor levels by 800mm and 860mm respectively; (12) Increase in roof height of the supermarket by 1.6 metres; and increase in the roof of the offices by 1.3 metres. The overall height of the building increases from 28.5 metres to 29.8 metres. (13) Revised elevations and materials in accordance with the conditions in the parent permission: (14) Signage:

including 4 internally illuminated LIDL signs (2.5m x 2.5m); one located at the north eastern elevation; one at the south western elevation; and, two located at the south eastern facade. Directional signage at the vehicle entrance and exit of the development (south eastern elevation) Type 4, (2.0m x 0.5m) and Type 5, (4.0m x 0.6m); and, a Type 6 sign, (4.0m x 0.9m). There is one Type 4 sign (2.0m x 0.5m) on the south western elevation below the LIDL sign. (15) Amendments to the ground floor, north eastern and north western elevations of the building; including two access doors to the ground floor ESB substation and switch room and removal of mesh screening for better ventilation of car park area (this opening sits behind the boundary wall of the hotel); (16) Amendments to the south western elevation leaving the ground floor elevation open for ventilation of car park area. This area sits behind the boundary wall with DCU campus; (17) Replacement of three windows in the office floor with one window and one access door to the mechanical plant deck on the north western elevation. (18) Retention permission for the plaza finishes at the front (south eastern elevation) of the building; security bollards; and, (19) Planning permission for the inclusion of bicycle parking stand on the plaza at the south eastern elevation of the building.

Area Area 3 - Central
Application Number 3825/19
Application Type Retention Permission
Applicant JD Wetherspoon plc
Location 12B & 12C, Abbey Street Lower, Dublin 1
Registration Date 05/06/2020
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: RETENTION: Retention planning permission for development on lands (c.0.09ha) at No's 12b (a Protected Structure) and 12c Abbey Street Lower, Dublin 1. The development to be retained consists of: - Addition of "The Silver Penny" as the name of the establishment above the main entrance door to the front elevation of 12B Abbey Street Lower;
- Addition of 1no. amenity board to the front elevation of 12B Abbey Street Lower, to the left side of the main entrance;
- Addition of 1no. aluminium wall plaque to the right side of main entrance within portico of 12B Abbey Street Lower;
- Addition of "Wetherspoon" as the proprietor name above the main entrance door to the front elevation of 12C Abbey Street Lower;and
- Addition of 1no. projecting sign to the front elevation of 12C Abbey Street Lower immediately above fascia level.

Area Area 3 - Central
Application Number DSDZ2796/20
Application Type Permission
Applicant Tulane Business Management Limited
Location Site at the junction of North Wall Quay and New Wapping Street, Salesforce Tower, Station Square, Block 7, Spencer Dock, Dublin 1
Registration Date 02/06/2020
Additional Information
Proposal: PROTECTED STRUCTURE: Planning Permission for signage at Building 2 (Hotel), permitted under Reg. Ref. DSDZ 2661/17 as previously amended by Reg. Ref. DSDZ4184/18 on a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, 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. 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). Building 2 is permitted as hotel and forms part of the overall development at Spencer Place. The building is located to the north west corner of the overall development bound by Mayor Street to the north, an unnamed street adjoining Station Square to the west and the remainder of the development to the south and east. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed development comprises of the following:

- Erection of 2 no. high level illuminated signs on the south and west elevation at 6th floor level;
- Erection of 1 no. low level double sided illuminated projecting sign at 1st floor level on the north elevation;
- Erection of 1 no. illuminated entrance sign at ground floor level on the southern elevation;

All signage is associated with the permitted Hotel Development in Building 2.

Area	Area 3 - Central
Application Number	2773/20
Application Type	Permission
Applicant	MKN Property Group
Location	Existing Commercial Premises, Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road & Blythe Avenue)
Registration Date	29-May-2020

Additional Information

Proposal: Permission for a development at the existing commercial premises, Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road and Blythe Avenue). The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (6 no. 1-bed apartments and 7 no. 2 bed apartments) with balconies to the north, west and south elevations. The proposed development will also provide for pedestrian and cyclist access from Church Road and emergency pedestrian access onto Blythe Avenue, associated internal refuse and bike storage at ground floor level, associated signage to the northern elevation of the development, along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

*****Amendment to Week 22/20*****

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	WEB1311/20
Application Type	Retention Permission
Applicant	Gill Brady
Location	94, Fassagh Road, Cabra, Dublin 7, D07 A2R4
Registration Date	03/06/2020

Additional Information

Proposal: PERMISSION AND RETENTION: Retention permission for widening of driveway providing vehicular access and planning permission for gates to driveway & dished kerb to front of property and associated site works

Area	Area 3 - Central
Application Number	2770/20
Application Type	Permission
Applicant	John McHugh & Grainne O'Dowd
Location	155 St. Mobhi Rd., Glasnevin, Dublin 11
Registration Date	28-May-2020

Additional Information

Proposal: Planning permission is sought for: renovation and extension of existing dwelling house to include:

- 1) Demolition of existing kitchen/bathroom extension to rear.
- 2) Construction of upper storey bedroom extension to side.
- 3) Conversion of attic to bedroom, with dormer extension to rear, & raised rooflight to side.
- 4) Construction of single storey kitchen/dining room extension to rear. 5) Widening of existing driveway entrance, relocation of existing pier, and hardstanding provision for 2no. vehicles.

*****Amendment to Week 22/20*****

Area 3 Strategic Housing Developments

Area	Area 3 - Central
Application Number	SHD0010/20
Application Type	Strategic Housing Development
Applicant	Prussia Properties Limited
Location	29b, 30 & /31, Prussia Street, Dublin 7
Registration Date	27-May-2020

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016 Planning and Development (Strategic Housing Development) Regulations 2017 Notice of Strategic Housing Development Application to An Bord Pleanála.

We, Prussia Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at 29b, 30 & 31 Prussia Street, Dublin 7. The development will consist of:-

- Demolition of industrial sheds/workshops located on the site;
- Construction of a mixed-use development ranging in height from 5 storeys over basement fronting Prussia Street to 8 storeys towards the rear boundary adjoining TU Dublin Grangegorman Campus;
- The development will consist of 4 no. blocks providing 296 no. student bedspaces and a retail unit at ground floor fronting Prussia St;
- Student amenities at basement and lower ground floor level to include:- Communal Area; Gym; Study Rooms; Lecture Theatre/Cinema; Lounge; Laundry Room; Canteen
- Provision of external amenity space at podium level above ground floor level between each of the blocks;
- Vehicular access from Prussia Street for services and emergency vehicles only;
- Creation of new internal street providing pedestrian and cycle access from Prussia Street to the TU Dublin Grangegorman Campus through an opening in the boundary wall (Protected Structure);
- Provision of bicycle parking in a designated bicycle store and in bicycle racks all located at surface level;
- Landscaping, boundary treatments, retail signage, ESB substation and all associated site works and services.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and

Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.prussia.ie Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate

*****Amendment to Week 22/20*****

Area 3 Decisions

Area	Area 3 - Central
Application Number	0168/20
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	02/06/2020
Applicant	Antoine Giacometti & Tamsin Snow
Location	26, Montpelier Hill, Arbour Hill, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: EXPP: 1. Replacement and renewal of copper roof valleys and associated roof repair works. 2. Repair, rebuilding and restoration of 3 no. chimneystacks. 3. Replacement of inappropriate and inadequate rainwater goods. 4. Repair of failed window lintels and associated cracks to brickwork (internal and external). 5. Redress of inordinate structural loadings by unloading brickwork from and re-finishing likely non-original first floor partition. 6. Consolidation and repair of friable, decorative ceiling plaster at ground floor level.

Area	Area 3 - Central
Application Number	2366/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/06/2020
Applicant	Nicola Walsh & Kieran Crowley
Location	38, Fairfield Road, Dublin 9, D09 W2F5

Additional Information

Proposal: Permission for development consisting of: (1) alterations to the existing structure, (2) construction of a 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, including widening of existing vehicle entrance, (6) all associated site development works.

Area Area 3 - Central
Application Number 2738/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/06/2020
Applicant St. Joseph's Art College Ltd.
Location 40, Drumcondra Road Lower, Drumcondra, Dublin 9 & Saint Joseph's Avenue, Drumcondra, Dublin 9

Additional Information

Proposal: Permission sought to create new opening for new exit gates and pillars, together with dished footpath, to enable new one way system for safety drop off for existing Crèche and Day Care Facility at 40 Drumcondra Road Lower, Drumcondra, Dublin 9, and Saint Joseph's Avenue, Drumcondra, Dublin 9. For St. Joseph's Art College Drumcondra Ltd.

Area Area 3 - Central
Application Number 2739/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 05/06/2020
Applicant Iarnrod Eireann Infrastructure
Location 115, Amiens Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission for works to 115 Amiens Street, Dublin 1, a former station hall and vaults located within the curtilage of Connolly Station, a Protected Structure. The development consists of the change of use from vacant bicycle repair shop and emergency exit from the DART station to use as offices; alteration of the exterior of the former station hall to include windows, a set of new entrance doors, curtain walling, external downpipes and rendered external insulation system with brick slips to base and new fascia detail.

Area Area 3 - Central
Application Number DSDZ2125/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/06/2020
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

Additional Information

Additional Information Received

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.

Area	Area 3 - Central
Application Number	WEB1192/20
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	04/06/2020
Applicant	Ola & Andrew Ngaditono
Location	3, Glasnevin Oaks, Glasnevin, Dublin 11, D11 X9F3

Additional Information

Proposal: RETENTION: Retain rear single storey extension.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	2309/20
Appeal Type	Written Evidence
Applicant	Paul Pugh
Location	101, Clonliffe Avenue, Dublin 3, D03, KH21

Additional Information

Proposal: Planning permission - the development will consist of: alterations to the previously approved development (Reg. Ref. 3195/19) which permitted the construction of a 47.5 sq.m. one bed, two storey dwelling and creation of a new vehicular entrance. The proposed alterations consist of:

- (i) 1 no. additional bedroom at 1st floor level and an increase in overall floor area at ground and 1st floor levels resulting in a 70 sq.m. two bedroom contemporary flat roofed dwelling;
- (ii) 1 no. new window at ground- floor and 2 no. new windows at first-floor level on the west elevation; and
- (iii) all ancillary works necessary to facilitate the development.

Amendment to Week 22/20

Area 3 Appeals Decided

None



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SECTION 5 EXEMPTIONS

23/20

(01/06/2020-05/06/2020)

Area Area 3 - Central
Application Number 0199/20
Application Type Section 5
Applicant Bo Vision Capital Property Trading Ltd
Location 14/15, King Street North, Dublin 7
Registration Date 04/06/2020

Additional Information

Proposal: EXPP Change of use from existing retail unit, vacant in excess of 2 years into a 1 bed residential apt in each of No's 14 & 15 King Street North Dublin 7.

This proposed change of use applies to the ground floors only of each of the properties

Area Area 3 - Central
Application Number 0209/20
Application Type Section 5
Applicant Lewisppark Estates Ltd
Location 603, North Circular Road, Dublin 1
Registration Date 04/06/2020

Additional Information

Proposal: EXPP PROTECTED STRUCTURE Clean Dashed render to front and gable, clean and paint railings, clean granite plinth, steps, string course and parapet capping, paint already painted front basement wall, decorate front door and surround, decoration internally throughout, fit fire-rated matting to some internal floors, remove kitchen cabinets and work tops and sanitary ware to existing kitchenettes and shower rooms

Area Area 3 - Central
Application Number 0210/20
Application Type Section 5
Applicant Woodlawn Estates
Location 605, North Circular Road, Dublin 1
Registration Date 04/06/2020

Additional Information

Proposal: EXPP PROTECTED STRUCTURE Repainting painted render to the front, Clean and paint railings, clean granite steps, plinth, string course and parapet capping, decoration of front door and surround, install proprietary fire-rated matting to some internal floors, decoration of interiors throughout, replacement of kitchen cabinets and worktops and replacement of sanitary ware to existing showrooms
