



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

25/20

(15/06/2020-19/06/2020)

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

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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 | 16/06/2020 |
| Additional Information | Additional Information Received |

Proposal: The development will consist of the construction of a three storey building, incorporating a set-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 | 2863/20 |
| Application Type | Permission |
| Applicant | RSS Irish Estates Ltd |
| Location | Lands at the rear of 28 Frederick Street North, Dublin 1 D01 T2W5 |
| Registration Date | 15/06/2020 |
| Additional Information | |

Proposal: Permission consequent on the grant of permission (Ref. No. 3653/18). The proposed amendments will consist of: (1) Internal modifications to each apartment on each level. (2) External façade alterations.

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| Area | Area 3 - Central |
| Application Number | 2865/20 |
| Application Type | Permission |
| Applicant | Dubres Capital |
| Location | 20/21 Denmark Street Great, Dublin 1 |
| Registration Date | 15/06/2020 |
| Additional Information | |

Proposal: PROTECTED STRUCTURE: Planning permission for maintenance, repair and improvement works comprising; (a) replacement of modern kitchen fixtures and fittings in six existing flats; (b) replacement of modern bathroom fixtures and fittings in six existing flats; (c) maintenance and repairs to external ironwork and railings; (d) repairs to render on external walls of basement area on North Great George's Street; (e) repairs and decoration to main entrance doorway; (f) clearing out of late 20th C fittings in two shop units and maintenance of shopfronts; (g) repairs and maintenance to walls and ceilings to stairwell; (h) repairs and decorations to six flats on upper floors and to existing office at ground floor and basement; (i) repairs to floorboards where necessary, followed by the replacement of existing modern floor coverings throughout the building; (j) renovation of old windows to basement area; (k) upgrading and redecoration of all modern windows to ground floor and upper floor levels; (l) installation of new air handling services to

bathrooms and kitchens in six flats; (m) renewal of existing fire alarm and detection system and emergency lighting installation.

Area Area 3 - Central
Application Number 2884/20
Application Type Permission
Applicant City Serviced Offices Limited
Location 9, Granby Place, Dublin 1
Registration Date 19/06/2020

Additional Information

Proposal: The development will consist of the change of use of existing warehouse/retail unit to offices with storage facilities. To include internal layout changes, additional windows to front and rear elevations, roof lights, also to include all associated signage and site works.

Area Area 3 - Central
Application Number 3007/19
Application Type Retention Permission
Applicant Peter Loughran
Location 38, Arran Quay, Dublin 7
Registration Date 17/06/2020

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: RETENTION: Planning permission for the retention of the change of use of the 1st, 2nd and 3rd floor levels of 4 storey building from office to hostel accommodation, with access from Arran Quay, with new ancillary sanitary, kitchen and dining facilities.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2864/20
Application Type Permission
Applicant Jean Kavanagh
Location 19 Faussagh Avenue, Cabra, Dublin 7, D07 V2W4
Registration Date 15/06/2020

Additional Information

Proposal: Planning permission for widening of existing vehicular access, new pillar and associated site works to front.

Area Area 3 - Central
Application Number 2876/20
Application Type Permission
Applicant Kristina Faber and Stephan Wilger
Location 52 Bayview Avenue, Dublin 3
Registration Date 17/06/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Works to alter and extend the existing 3 storey (2 storey over basement) terraced house, a protected structure, including:

- (a) the replacement of the existing double-glazed aluminium windows with double-glazed painted timber sash windows,
- (b) the construction of a single storey flat- roofed extension to the rear at basement level involving the removal of some sections of the existing wall to form a larger opening,
- (c) construction of a new bay window off the existing rear return at ground floor level involving the removal of a section of the existing wall,
- (d) creation of a new door ope to the rear of the existing rear return at ground floor level,
- (e) construction of a new flat roofed bathroom above the existing rear return at first floor level,
- (f) installation of new window ope to side of existing rear return at first floor level,
- (g) layout changes at first floor level,
- (h) installation of 2 new rooflights to the rear roof,
- (j) repointing works to the existing brick facades,
- (j) upgrade, repair and conservation works to the existing house,
- (k) ancillary site and landscaping works.

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| Area | Area 3 - Central |
| Application Number | 2887/20 |
| Application Type | Permission |
| Applicant | Elizabeth O'Connor |
| Location | 79, Annamoe Terrace, Cabra, Dublin 7 |
| Registration Date | 19/06/2020 |

Additional Information

Proposal: Permission for development at 79 Annamoe Terrace, Cabra, Dublin 7 consisting of building a single storey bay window extension at the front of the house, an additional bedroom over the existing single storey kitchen extension at the rear and all associated internal, site and drainage works.

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| Area | Area 3 - Central |
| Application Number | 2889/20 |
| Application Type | Permission |
| Applicant | Eoin & Niamh O'Ceallachain |
| Location | 7, Cremore Road, Glasnevin, Dublin 11 |
| Registration Date | 19/06/2020 |

Additional Information

Proposal: The development will consist of: (a) Partial demolition of the existing structure (b) Alterations to the existing elevations to include provision of a new part one, part two storey extension to the side and rear (c) Alterations to the existing dwelling to include internal alterations, new fenestration, removal of chimneys and provision of new rooflights (d) The provision of a new rear facing dormer window (e) landscaping works and storage structures to the rear and (f) all associated site works.

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| Area | Area 3 - Central |
| Application Number | WEB1355/20 |
| Application Type | Retention Permission |
| Applicant | Derek Lynch |

Location 5, Villa Park Road, Navan Road, Dublin 7
Registration Date 15/06/2020
Additional Information
Proposal: RETENTION: Single storey shed at rear of property.

Area Area 3 - Central
Application Number WEB1371/20
Application Type Permission
Applicant TORRELLES TRADING COMPANY LIMITED
Location 55 North Strand Road, Dublin 3
Registration Date 17/06/2020
Additional Information

Proposal: The development will consist of demolishing the existing extension on basement return to north west (Area 4.1m²) and the construction of a new 2 story extension over Basement (rear of the terraced dwelling to north west) with flat roof (Area 101 m²), and the construction of a dormer window to rear on north west pitched roof to match similar dormer window to No.56. Also included are all associated site works.

Area Area 3 - Central
Application Number WEB1373/20
Application Type Permission
Applicant TORRELLES TRADING COMPANY LIMITED
Location 56, North Strand Road, Dublin 3
Registration Date 18/06/2020
Additional Information

Proposal: The development will consist of demolishing the existing extension on basement return to north west (Area 14.6m²) and the construction of a new 2 story extension over Basement (rear of the terraced dwelling to north west) with flat roof (Area 79.5m²) and renovating the existing dormer window to rear on north west pitched roof. Also included are all associated site works

Area Area 3 - Central
Application Number WEB1375/20
Application Type Permission
Applicant Damian McCallion
Location 1 Skreen Road, Navan Road, Dublin 7
Registration Date 19/06/2020
Additional Information

Proposal: THE DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A NEW GABLE WALL WITH ATTIC LEVEL OPAQUE WINDOWS ON THE EAST SIDE ELEVATION AND INCLUDE A NEW SECTION OF PITCHED ROOF OVER THE GABLE WALL. THE DEVELOPMENT WILL ALSO CONSIST OF THE REMOVAL OF THE EXISTING DORMER AND THE CONSTRUCTION OF A NEW BOX DORMER ON THE REAR ELEVATION AND A NEW ROOF WINDOW ON THE FRONT ELEVATION. THE DEVELOPMENT WILL ALSO INCLUDE A NEW PITCHED ROOF ON THE EXISTING PORCH AND A NEW DOOR REPLACING A WINDOW ON THE PORCH FRONT ELEVATION AND A NEW WINDOW REPLACING THE EXISTING DOOR ON THE PORCHES EAST SIDE.

Area Area 3 - Central
Application Number WEB1377/20
Application Type Permission
Applicant Paul O'Brien
Location 53, Claremont Crescent, Dublin 11
Registration Date 19/06/2020

Additional Information

Proposal: 2 storey extension to rear of dwelling, attic conversion with dormer type window to rear, roof lights to front and new gable window, internal modification and associated site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0141/20
Application Type Section 5
Decision APPLICATION WITHDRAWN
Decision Date 18/06/2020
Applicant Mrs Teresa and Mr Peter Garvey
Location The Sunnybank Hotel, 68 - 70, Botanic Road, Dublin, 9

Additional Information

Proposal: EXPP: Whether, in the case of the premises known as Sunny Bank Hotel, Botanic Road, Dublin 9, the use of the premises as a hub for homeless families in lieu of the use of the premises as a hotel is or is not exempted development.

Area Area 3 - Central
Application Number 0176/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 16/06/2020
Applicant Remountjoy Ltd
Location 60/61, Mountjoy Street, Dublin, 7

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE, Youth hostel to working hostel and associated works

Area Area 3 - Central
Application Number 0184/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 19/06/2020
Applicant Circle K
Location Circle K Terminal 1, Alexandra Road, Dublin Port, Dublin 1

Additional Information

Proposal: EXPP: Existing lub oil loading gantry to be converted to facilitate jet fuel loading. This involves to relocate existing equipment on the jet gantry and removing equipment on the lub oil gantry.

Area Area 3 - Central
Application Number 2107/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 15/06/2020
Applicant Dr. Tahir Hussain
Location 156, Parnell Street, Dublin 1
Additional Information
Proposal: Change of use from retail to restaurant on the ground floor and new ground floor entrance screen and signage with lighting.

Area Area 3 - Central
Application Number 2143/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2020
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
Additional Information Additional Information Received
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 2326/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 15/06/2020
Applicant Gourmet Frites (Ireland) Ltd. T/a Bram's Gourmet Frites
Location Circle K, Finglas Road, Dublin 11, D11 WD9H

Additional Information

Proposal: The development consists of a Brams Gourmet Fries restaurant unit, which includes the sale of hot and cold food for consumption on and off the premises. It comprises of bespoke Serving Container, Seating & Storage containers, picnic bench seating area with two parasols and all associated site works.

Area Area 3 - Central
Application Number 2331/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 15/06/2020
Applicant Morgan Crowe
Location To the rear of No. 17, Nephin Road, (fronting onto Villa Park Avenue), Dublin 7

Additional Information

Proposal: Permission for development for the demolition of an existing single storey commercial building of 70 sq m on a site of 267 sq m to the rear of no. 17 Nephin Road, (fronting onto Villa Park Avenue), Dublin 7, and its replacement with two storey building of 220 sq m, consisting of: at ground floor level - 3 no. retail units (25 sq m, 24 sq m & 16 sq m); bin stores, apartment storage areas and bicycle parking areas (8 no. in total); at first floor level - 2 no. 1 bedroom apartments with 2 no. balconies on the front (north-eastern) elevation; all associated boundary treatments, site works and utility connections.

Area Area 3 - Central
Application Number 2332/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2020
Applicant Element Pictures Limited
Location 30-31 O'Connell Street Lower,, Dublin 1.

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION & PERMISSION: Planning Permission for a development to the single storey rear return of No. 30-31 O'Connell Street Lower, Dublin 1 (A Protected Structure). Retention permission is sought for an outdoor roof terrace with railing to the roof level of the rear return of the existing four-storey over basement mid terraced building. Planning permission is also sought for alterations to the north elevation of this rear return consisting of 2 no. new door openings to the existing first floor level corridor to provide access to the rear return roof terrace. No works are proposed to the main building.

Area Area 3 - Central
Application Number 2338/20
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 15/06/2020
Applicant Wealth Options Trustees Limited
Location 48, Mountjoy Street, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION & PLANNING: Permission for retention and completion of

development at 48 Mountjoy Street, Dublin 7, a structure included on Dublin City Council's Record of Protected Structures (Reference: 5459). The development will consist of restoration works to front facade of the original building where appropriate including: (a) retain removal of portland cement pointing to brickwork on front facade; (b) permission is sought to repoint the brickwork on front facade using the Irish wiggling method of pointing; (c) together with all associated site works.

Area Area 3 - Central
Application Number 2354/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/06/2020
Applicant Universal Century Investment Ltd.
Location 7, Arran Quay, Smithfield, Dublin, 7

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission at No. 7 Arran Quay, Smithfield, Dublin 7, a protected structure, for the following development: The change of use from office to use as a tourist hostel (22 guests): lowering of part of the basement level floor by 400mm: external steps from basement up to rear yard: refurbishment of the ground floor return with new window openings: a 3-storey rear extension (1st-3rd floor) accommodating new bathrooms with steel frame and timber cladding.

Area Area 3 - Central
Application Number 2356/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/06/2020
Applicant Balark Trading GP Limited
Location Nos. 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 part of the development permitted under Dublin City Council Reg. Ref. 3172/18. The proposed development provides for an increase in the permitted basement area of c. 51 sqm to provide for additional plant and back of house for the hotel.

Area Area 3 - Central
Application Number 2365/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/06/2020
Applicant Alon Salman
Location 40, Drumcondra Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: RETENTION: Retention Planning Permission sought for "Shouk Restaurant" consisting of existing restaurant structure with kitchen, wash-room, wine bar, seating areas, right of way to second floor toilets and ground floor disabled toilet, together with right of way to cold store, (1) cold store; (2) dry store, staff room, all at 40 Drumcondra Road Lower, Drumcondra, Dublin 9.

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| Area | Area 3 - Central |
| Application Number | 2367/20 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 18/06/2020 |
| Applicant | Ooman Senee |
| Location | 55/56 Dorset Street Upper, Dublin 1 (D01 R6P5) & 57 Dorset Street Upper, Dublin 1 (D01 N9W8) |

Additional Information

Proposal: The proposed development comprises the following: (i) amalgamation of ground floor levels of Nos. 55/56 and 57 to form a single commercial unit; (ii) change of use of No. 55/56 from retail and No. 57 from Internet Cafe to restaurant use at ground floor level of both units and at first floor level to the rear of No. 57; (iii) Internal modifications to Nos.55/56 and 57 consisting of the provision of kitchen, storage, WC, bar and dining spaces. The development also includes a new facade (comprising glazing, relocation and replacement of entrances, provision of 1 no. additional entrance door, replacement of signage and alterations to finish material comprising a coloured-finish), ancillary plant and associated ducts and all associated works necessary to facilitate the development.

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| Area | Area 3 - Central |
| Application Number | 2368/20 |
| Application Type | Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 16/06/2020 |
| Applicant | Pull & Bear Ireland Ltd. |
| Location | 43-44, Mary Street, Dublin 1 |

Additional Information

Proposal: The development will consist of the removal of existing shopfront, signage and roller shutter and installation of new shopfront complete with roller shutters and illuminated signage at No. 43-44 Mary Street, Dublin 1. The proposed works also include the replacement of existing wall cladding with new stone wall finishes at ground floor level, the provision of facade lighting at ground and first floor levels and the provision of a projecting illuminated sign.

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| Area | Area 3 - Central |
| Application Number | 2370/20 |
| Application Type | Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 17/06/2020 |
| Applicant | Blackhorse Avenue Partnership |
| Location | Blackhorse Avenue Industrial Estate, Blackhorse Avenue, Dublin 7 |

Additional Information

Proposal: Permission for development on a 0.3086 Ha site at Nos. 1-3 Blackhorse Industrial Estate, Blackhorse Avenue, Dublin 7. The development will principally consist of: the demolition of the existing 3 no. warehouse structures (1,863 sq m) on site and the provision of a Build-to-Rent residential development comprising 90 no. apartments (24 no. studios, 36 no. one bed apartments and 30 no. two bed apartments)

with heights principally ranging from part 4 - part 7 storeys over part basement/lower ground in addition to a single unit spanning over lower ground and ground level. The scheme which has a gross floor space of 6,781 sq m in addition to a part basement measuring 1,579 sq m principally providing car parking, bin storage and plant also includes an external screened gantry access/walk-way facing east extending from first to seventh floor levels (598 sq m) and internal communal amenity facilities (300 sq m). The development also proposes vehicular and pedestrian access from Blackhorse Avenue; 38 no. car parking spaces including 2 no. car club spaces at basement level; 2 no. car club parking spaces and a set down area at grade; bicycle parking; balconies/terraces facing west and south; roof garden facing west and south (screening provided to east and north); boundary treatments; hard and soft landscaping; lighting; plant; sedum roofs; PV panels; ESB substations and switchrooms; lighting; and all other associated site works above and below ground.

Area Area 3 - Central
Application Number 2379/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2020
Applicant Ciara & Stephn Gillick
Location 27, Lindsay Road, Drumcondra, Dublin 9, D09 Y0H1

Additional Information

Proposal: Permission is sought for alteration/extension of the existing two storey semi-detached house at 27 Lindsay Road, Drumcondra, Dublin 9, D09 Y0H1, comprising of construction of a new single storey mono pitched roof extension to the rear of the house, with associated modifications to the existing fenestration and site development.

Area Area 3 - Central
Application Number 2560/20
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/06/2020
Applicant Pin Qin He
Location 17, Capel Street, Dublin 1

Additional Information

Proposal: RETENTION: Permission for the as-constructed rear elevation (including balconies and extent of rear staircase), as well as the as-constructed configuration at roof level at 17 Capel Street, Dublin 1. This application is made on foot of the previously granted application (Ref. No. 2914/13).

Area Area 3 - Central
Application Number 2849/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/06/2020
Applicant Mable Grace Developments
Location Blackhorse Avenue, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site at Blackhorse Avenue, Dublin 7.

The site bounds the wall of the Phoenix Park, which is a Protected Structure (Ref. 6781). The development will consist of the following: - Demolition of the existing building and yard on site; Construction of a 4-storey apartment development with a setback at 3rd floor level consisting of 20 no. units with associated balconies, comprising of 7 no. 1-bed units and 13 no. 2-bed units; New vehicular and pedestrian access from Blackhorse Avenue; 10 no. car parking spaces, bicycle parking and refuse storage at ground level; Landscaping, boundary treatment and all associated site works and services.

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| Area | Area 3 - Central |
| Application Number | 4081/19 |
| Application Type | Permission |
| Decision | REFUSE PERMISSION |
| Decision Date | 19/06/2020 |
| Applicant | Claddagh Ring Limited |
| Location | 68, O'Connell Street Upper, North City, Dublin 1, D01P8Y9 |

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: the developments consists of: alterations to the existing shop front, new advertisement signage at front fascia elevation at O'Connell Street Upper, all associated site and ancillary works at this address in accordance with the plans submitted.

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| Area | Area 3 - Central |
| Application Number | 4179/19 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 15/06/2020 |
| Applicant | Creekvale Limited |
| Location | 26-27 Arran Street East, 26-31, Arran Street East, 32 Arran Street East and 14-20 Little Mary Street, Dublin 7 |

Additional Information Additional Information Received

Proposal: Planning permission for development at a site of approx. 0.2ha. at 26/27 Arran Street East, 26-31 Arran Street East, 32 Arran Street East and 14-20 Little Mary Street, Dublin 7. The development will consist of: A) demolition of the existing 2 no. to 3 no. storey buildings c.3,470.9sq.m; B) construction of a part 5 no. part 8 no. storey 278 bedroom hotel building of approximately 9,614.30sq.m over a single basement, with frontages to Arran Street East and Little Mary Street, including; ground floor licenced bar/lobby, a 64.5sq.m fourth-floor terrace fronting Little Mary Street and 7 no. seventh-floor terraces from hotel bedrooms fronting onto Arran Street East C) 2 no. licenced ground floor restaurant/retail units (119.8sq.m & 216.3sq.m) fronting Arran Street East; D) all ancillary areas (staff areas/internal service/kitchen/library/laundry/store for 30 no. bicycles and electric substation and transformer located at ground floor level; E) basement to include plant room, communications room, staff-room & changing areas (plant at roof level and at 1st floor level 5th, 6th, and 7th floor levels on eastern side of building); and all ancillary site development/boundary works including footpath widening on Arran Street East and set down area.

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| Area | Area 3 - Central |
| Application Number | 4229/19 |

Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/06/2020
Applicant Dr. Ronan Perry
Location 87, North King Street, Dublin 7
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for change of use to previously approved plans 4113/15 of a Protected Structure at 87 North King Street, Dublin 7, from 56m2 ground floor restaurant to gym/personal training studio and 48m2 basement level to toilet and storage space.

Area Area 3 - Central
Application Number 4237/19
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 18/06/2020
Applicant Lark Finance Limited and SM Blackhorse Limited
Location 353 & 363 Blackhorse Avenue, Dublin 7, which is generally bound by Blackhorse Avenue to the South and Villa Park Road to the west
Additional Information A.I Article 35 Received
Proposal: The proposed development will consist of a residential development of 33 no. residential units comprising of: 2 no. 3 storey, 4-bedroom semi-detached houses with balconies to rear elevation of houses at second floor level and 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no. apartments (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation; 2 no. communal roof terraces will be located at fourth floor level; 1 no. ESB substation and switch room; waste storage area; entrance lobbies; 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); Landscaping; public lighting; boundary treatment; 27 no. surface level car parking spaces; 12 no. surface level bicycle parking spaces; new vehicular access from Villa Park Road; pedestrian access from Villa Park Road and Blackhorse Avenue; and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

Area Area 3 - Central
Application Number 4450/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/06/2020
Applicant John Youns
Location Rear of Nos. 2 & 3, Blessington Street, Dublin 7
Additional Information Additional Information Received
Proposal: Permission for development at rear 2/3 Blessington Street, Dublin 7, D07FK70 (also known as 3 Blessington Court). The development will consist of demolition of existing disused building and the construction of a 3-storey apartment building (289m2) comprising 2 no. two-bedroom apartments and 1 no. one-bedroom apartment with entrance and ancillary accommodation at ground floor level.

Area Area 3 - Central
Application Number 4691/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/06/2020
Applicant Durkan (Mountjoy Street) Limited
Location Site at St. Mary's Place North & between no's 13 & 16
Mountjoy Street, Dublin 7

Additional Information Additional Information Received

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 4791/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/06/2020
Applicant Slateside Ltd
Location 113, Phibsborough Road / Royal Canal Bank, Dublin 7
Additional Information Additional Information Received

Proposal: The development will consist of construction of a mixed-use development of 9. No apartments comprising of 3 no. 2 bedroom and 6 no. 1 bedroom apartments , a ground level Café unit, part basement level to accommodate bike storage for 30 no. bicycles, refuse storage, surface water attenuation tank & all other plant and storage areas associated with apartments & Café unit. The develop comprises of 5 storeys from street level to Phibsborough Road and part 6 storeys to Royal Canal Bank, with pedestrian access to apartments off Phibsborough Road off Royal Canal Bank and 1 no. further access point for refuse collection only off rear McGuinness's Cottages Laneway. North-west facing balconies to be constructed on all levels above ground level on Phibsborough Road/ Royal Canal Bank corner & north-east facing balconies on all levels above ground level on Royal Canal Bank. All associated site development works above and below ground level including all boundary treatments, privacy screen balconies, third floor south facing balcony

terrace, fourth floor terrace garden & roof terrace garden, all hard & soft landscaping and connections to public sewer and watermain.

Area Area 3 - Central
Application Number GSDZ2369/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/06/2020
Applicant Grangegorman Development Agency
Location A site within the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for amendments to previously permitted development at a site within the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7. There are several protected structures within the Grangegorman SDZ. The location of the proposed development comprises a site of c.1.52ha at the 'Top House or North House', a protected structure (RPS No. 3282) that will be incorporated into the Academic Hub development permitted under DCC Reg. Ref. GSDZ2346/19 (as amended by DCC Reg. Ref. GSDZ4193/19). The proposed amendments to the academic hub development will comprise of: (1) an overall increase in useable floor area of c.83sq.m. as a result of internal design modification (permitted building footprint to remain unchanged); (2) repositioning of the external triangular columns on the south extension; (3) alterations to the main entrance on the south elevation (including the addition of a stone clad column); (4) general alterations (including location and finishes) to the doors, window fenestration and stone cladding perforations on the extension elevations; (5) the addition of a gas skid and timber enclosure to the east of the academic hub; (6) amendments to the roof lantern arrangement on the south extension (including redesign and reduction in height); (7) provision of additional photovoltaic panels on the roof of the south extension; (8) landscaping works including inter alia: the planting of trees; the inclusion of benches on the external façade of the building; the relocation of cycle stands; the relocation of accessible car parking spaces; and general alterations to the landscaping layout and finish; and (9) all associated works and services.

Area Area 3 - Central
Application Number WEB1013/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/06/2020
Applicant Bernard Colgan
Location 13, Iona Villas, Glasnevin, Dublin 9
Additional Information Additional Information Received

Proposal: Proposed widening of pedestrian access to form vehicular access driveway to front garden with associated site development works.

Area Area 3 - Central
Application Number WEB1111/20
Application Type Permission

Decision GRANT PERMISSION
Decision Date 16/06/2020
Applicant Ciaran Dalton
Location 66, Villa Park Gardens, Navan Road, Dublin 7

Additional Information

Proposal: Permission sought by Ciaran Dalton for extension and refurbishment of existing house to include:

- (a) Conversion of existing ground floor garage with extension to front including new front door
- (b) first floor extension to side with hipped roof and velux type windows
- (c) first floor extension to rear with flat roof
- (d) conversion of attic with dormer window to rear
- (e) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy
- (f) widening of existing vehicular entrance gate onto Villa Park Gardens
- (g) associated internal alterations, drainage and external works all at 66 Villa Park Gardens Navan Road Dublin 7. D07 R3K6.

Area Area 3 - Central
Application Number WEB1157/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 15/06/2020
Applicant Brendan and Jennifer O'Dowd
Location 7, Kinvara Grove, Navan Road, Dublin 7

Additional Information

Proposal: A first floor extension over garage to side of existing dwelling with rooflight to hipped roof over, demolition of conservatory to rear of existing dwelling and construction of a single storey extension to rear.

Area Area 3 - Central
Application Number WEB1329/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/06/2020
Applicant Paul O'Brien
Location 53, Claremont Crescent, Dublin 11, D11 N6K5

Additional Information

Proposal: 2 storey extension to rear of dwelling, attic conversion with dormer type window to rear, roof lights to front and new gable window, internal modification and associated site works.

Area Area 3 - Central
Application Number WEB1332/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/06/2020
Applicant Damian McCallion
Location 1 Skreen Road, Navan Road, Dublin 7

Additional Information

Proposal: The development will consist of the construction of a new gable wall with attic level opaque windows on the east side elevation and include a new section of pitched roof over the gable wall. The development will also consist of the removal of the existing dormer and the construction of a new box dormer on the rear elevation and a new roof window on the front elevation. The development will also include a new pitched roof on the existing porch and a new door replacing a window on the porch front elevation and a new window replacing the existing door on the porch's east side.

Area 3 Appeals Notified

None

Area 3 Appeals Decided

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| Area | Area 3 - Central |
| Application Number | 3546/19 |
| Appeal Decision | GRANT PERMISSION |
| Appeal Decision Date | 16/06/2020 |
| Applicant | Hill Street Limited Partnership |
| Location | 39-42, Hill Street, and 36a North Great George's Street, Dublin 1 |

Additional Information Additional Information Received

Proposal: Permission for development on a site of 0.14 ha at 39-42 Hill Street and 36a North Great George's Street, Dublin 1. The development consists of the following: The demolition of the existing former light industrial structures on the site (floor area of c. 2735 sq.m) and the construction of a shared accommodation scheme, containing 132 no. bedspaces and ranging in height from 3 storeys to 7 storeys plus roof plant. The total gross floor area of this building will be c.4,980 sq.m. The proposed shared accommodation development provides communal facilities and amenities for all residents comprising, at ground floor level of reception area, laundry, gym, communal lounge/social space, co-working spaces, activities room, storage and a publicly accessible cafe unit of 79 sq.m. A communal kitchen and living space is proposed at each level from ground to fifth floor. An external courtyard is provided at ground floor and a roof terrace is provided on the sixth floor facing, south, east and west. Two projecting elements of the building will overhang the public footpath at second and third floor and sixth and seventh floor. Primary pedestrian access to the development will be from Hill Street with secondary pedestrian and cycle access from existing access on North Great George's Street. The development includes for a new replacement timber entrance door onto North Great George's Street. A total no. of 72 bike parking spaces with covered shelter are provided the external courtyard at ground floor. The proposed development also includes for the provision of green roofs; plant at roof level; signage; new ESB substation and switch room; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.
