



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**30/20**

(20/07/2020-24/07/2020)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2368/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Pull & Bear Ireland Ltd.
<b>Location</b>	43-44, Mary Street, Dublin 1
<b>Registration Date</b>	24/07/2020
<b>Additional Information</b>	Additional Information Received

**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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3044/20
<b>Application Type</b>	Permission
<b>Applicant</b>	The National Transport Authority
<b>Location</b>	Bus Stop No. 7672, Broombridge Luas Stop, Broombridge Road, Cabra, Dublin 7
<b>Registration Date</b>	20/07/2020
<b>Additional Information</b>	

**Proposal:** Permission to erect a 5.2m x 1.85m x 2.8m high stainless steel and glass bus shelter with 2 no. internally illuminated advertising panels each of 2 sq. metre area on the public footpath at Bus Stop No. 7672, Broombridge Luas Stop, Broombridge Road, Cabra, Dublin 7.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3061/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Hill Street Limited Partnership
<b>Location</b>	38-42 Hill Street and 36A Great George's Street, Dublin 1
<b>Registration Date</b>	20/07/2020
<b>Additional Information</b>	

**Proposal:** Permission for development on a site of 0.16 ha. The development consists of the amendment and extension of a shared accommodation scheme as permitted under DCC Reg. Ref.: 3546/19, An Bord Pleanála Ref.: ABP-306181-19. The application proposes to incorporate the adjacent site at 38 Hill Street into permitted development and make subsequent internal alterations. The development consists of: 1. The demolition of existing structure on the site of 38 Hill Street (floor area of c.186sqm) and the construction of an extension to the existing permitted scheme containing an additional 21no. bed spaces and ranging in height from 1 to 6 storeys. The total no. of bed spaces for the scheme will be increased from 129 as permitted to 150 including an increase in accessible bed spaces from 2 to 8. 2. The reconfiguration of the permitted ground floor layout to incorporate the additional site area and to include additional communal facilities and amenities for all residents comprising, reception area, laundry, communal lounge/social space, co-working spaces, activities room, storage. A decrease in the permitted publicly

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accessible café unit from c.79sqm to c.73sqm is also proposed. 3. The first to fifth floors will contain an additional 4-5 no. bed spaces on each level and the second to fourth floors will each contain a new shared amenity space of c.35sqm fronting onto Hill Street. 4. Reconfiguration of the permitted shared amenity space at second to fourth floors to provide for additional cooking stations. An additional c.35sqm shared amenity space at roof level to the existing permitted external roof terrace onto Hill Street. 5. Primary pedestrian access to the development will continue to be from Hill Street with secondary controlled pedestrian and cycle only access from existing access on North Great George's Street. An increase in permitted cycle parking from 72 to 78 spaces. 6. The total additional floor space is c.885sqm. The proposed development also includes for amendments to the provision of green roofs, signage and other associated site development works above and below ground. Permission is also sought for the removal of Condition 2 of the Order, as issued by An Bord Pleanála, Ref.: ABP-306181-19 relating to the requirement for cooking hobs in all units.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3078/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Hammerson ICAV & Irish Life Assurance plc
<b>Location</b>	Unit 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1
<b>Registration Date</b>	22/07/2020

**Additional Information**

**Proposal:** Planning Permission for development at Unit No. 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1. The development will consist of: the change of use of the ground floor (vacant retail/permitted restaurant) and first floor (storage/permitted restaurant) of Unit No. 32 Coles Lane to a casino (304 sq.m) with ancillary family entertainment (48 sq.m) and circulation (103 sq.m). The total gross floor area of the proposed development is 455 sq.m. The development will utilise the existing mall entrance and a second entrance from Coles Lane which has been constructed under DCC Reg. Ref. 3797/18 (permitted restaurant use has not been implemented). The development also includes staff facilities, toilets, signage, and all other associated ancillary work.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3091/20
<b>Application Type</b>	Permission
<b>Applicant</b>	MKN Property Group
<b>Location</b>	Commercial Premises at the Junction of East Wall Road and Alfie Byrne Road, on East Wall Road, Dublin 3, D03 F2H3
<b>Registration Date</b>	24/07/2020

**Additional Information**

**Proposal:** Permission for the development of lands at an existing commercial premises at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3. The proposed development will comprise of:

- The demolition of two existing vehicle sales commercial buildings and
- The construction of a mixed-use scheme, developed in three blocks over basement, consisting of:

Block A:

15-storey hotel building, with a maximum height of 52.7 metres. Block A will comprise of 195-bedroom suites, conference facilities, a restaurant / bar / lounge, ancillary facilities and substation. The gross floor

area of Block A is 6,471 sq.m including 238 sq.m at basement level.

Block B:

8-storey mixed-use building, with a maximum height of 29.4 metres. Block B will comprise of cafe / retail unit (GFA 219 sq.m), (allowing for take-away service) and residential amenity space and substation on the ground floor with vehicular access to the basement, 6 no. office units over the first to third floors (GFA 1,674 sq.m) and 28 no. build-to-rent apartments over the fourth to seventh floors. The apartments will comprise of 16 no. one-bed units and 12 no. two-bed units. Balconies serving residential units shall be provided on all elevations.

Block C:

10-storey apartment building with a maximum height of 33 metres. Block C will comprise of 60 no. build-to-rent apartments consisting 1 no. studio, 29 no. one-bed units and 30 no. two-bed units. Balconies serving residential units shall be provided on all elevations. Together, Block B and Block C will provide 88 no. build-to-rent apartments.

Basement:

The basement serving the three blocks will provide 45 no. car parking spaces, 100 bicycle parking spaces, ancillary hotel and ancillary residential facilities. Access shall be provided to the three blocks via the basement and externally at ground floor level.

The proposed scheme will have vehicular and pedestrian access from East Wall Road, a drop-off area to serve the hotel and associated changes to the public footpath, fire tender egress to the east of Block B and pedestrian access from Alfie Byrne Road and landscaping. The site will also include an urban plaza, riverside walkway with railing, play area and 60 bicycle spaces located at surface level. Photovoltaic panels and ancillary plant shall be provided at roof level.

The proposed development will include signage, roof plant, photovoltaic panels and all associated site works, including connections to services. The gross floor area of the proposed development shall be 15,266 sq.m plus 2,529 sq.m basement, on a site area of 0.38 hectares. The net site area is 0.34 ha.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3095/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Rocca Ventures Real Estate Ltd.
<b>Location</b>	The Forge (Block G), Smithfield Market, Smithfield, Dublin 7 (bounded to the north by King Street North and to the south by Cooper's Way and Cooper's Yard)
<b>Registration Date</b>	24/07/2020

**Additional Information**

**Proposal:** Permission for development at a c. 0.0666 ha site at The Forge (Block G), Smithfield Market, Smithfield, Dublin 7 (bounded to the north by King Street North and to the South by Cooper's Way and Cooper's Yard). The development will comprise the change of use of the first floor level (475 sqm), second floor level (535 sq m) and third floor level (535 sq m) from medical/healthcare to office use. The total area of the proposed change of use from medical/healthcare to office use is 1,545 sq.m. The development will not affect the use of the ground floor level of the building.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ3066/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Aparthotel Wintertide Sarl
<b>Location</b>	Site of c.0.38 ha formerly known as the " Tedcastles

Site", 91-94 North Wall Quay, Mayor Street Upper and Point Square, Dublin 1

**Registration Date** 21/07/2020

**Additional Information**

**Proposal:** The development will consist of modifications to permission Reg. Ref. DSDZ4619/19 and DSDZ3800/17 for an aparthotel, to include the following: Reconfiguration of permitted ground floor to the following: Permitted café with ancillary roaster to a meeting room; Reconfiguration of kitchen to add store; New backlit signage suspended internally from ceiling along northern elevation; Internal reconfiguration of back of house area. External alterations to include: New entrance canopy facing onto North Wall Avenue; Removal of bin store shelters, chemical and janitor store and associated shelters along the eastern boundary. All associated site development works, internal modifications and services provision. The remainder of development to be carried out in accordance with permission Reg. Ref. DSDZ4619/19 and DSDZ3800/17.

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**Area** Area 3 - Central  
**Application Number** GSDZ3064/20  
**Application Type** Permission  
**Applicant** Grangegorman Development Agency  
**Location** To the north of Rathdown House, Grangegorman Lower, Dublin 7  
**Registration Date** 21/07/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site to the north of Rathdown House, Grangegorman Lower, Dublin 7. Sections of the site are located within the curtilage of two Protected Structures: Rathdown House (a Protected Structure, RPS Ref. 3283 – formerly ‘The Female House’); and Orchard House (a Protected Structure, RPS No. 3286 – formerly ‘The Mortuary’). The site is also located within the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7. The development will consist of: (A) Temporary (5 years) estate accommodation facilities comprising: (i) Multiple single-storey modular prefabricated buildings (combined GFA c.141sqm) to be used as changing and welfare facilities, a kitchenette/canteen, and office use; (ii) The provision of 3 no. bicycle stands (6 no. spaces); and (iii) Minor landscaping and boundary treatment works. (B) Amendments to the permitted temporary (5 years) sports changing facility (Reg. Ref. GSDZ4601/19) comprising: (i) Relocation of the permitted facility c.93m west and c.1.5m north; (ii) Repositioning (90-degree rotation) of 3no. single storey containers on the east elevation; (iii) Inclusion of an additional single storey container (GFA c.12.5sqm) and a standalone air source heat pump unit; (iv) Modification to the east entrance including new block walls, tarmac surfacing and the repositioning of the permitted security gate; and (v) Adjustments to the existing hoarding opening at the west entrance from c.22.5m to c.7.6m wide. (C) All associated site development works (including drainage and service works) on a site of c.0.2175ha.

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**Area 3  
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3052/20  
**Application Type** Retention Permission  
**Applicant** Ronan Quinlan & Sarah Fleming  
**Location** 72, Iona Road, Drumcondra, Dublin 9, D09 P2T2

**Registration Date** 20/07/2020

**Additional Information**

**Proposal:** RETENTION: The development consists of retention permission sought for as constructed single storey flat roof shed located to the rear of 72 Iona Road, Drumcondra, Dublin 9, D09 P2T2 which includes three rooms, brickwork finish, masonry block finish, internal roof overhang, 15.4m<sup>2</sup> gross area, SuDs drainage and all associated ancillary works to facilitate the development. A single storey flat roof shed was previously approved at this same location measuring 11.4m<sup>2</sup> total gross area (Planning Application Reference: 2288/19).

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**Area** Area 3 - Central  
**Application Number** 3053/20  
**Application Type** Permission  
**Applicant** Rosemary Hand and Morgan Jones  
**Location** 35, Drumcondra Road Upper, Dublin 9, D09 K3K8  
**Registration Date** 20/07/2020

**Additional Information**

**Proposal:** Planning permission is sought for construction of a single storey extension to the rear of an existing two storey terraced house including all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3076/20  
**Application Type** Permission  
**Applicant** David McDonnell  
**Location** 26, Darling Estate, Dublin 7  
**Registration Date** 22/07/2020

**Additional Information**

**Proposal:** The development will consist of: Planning Permission for a single storey extension to the front of house, consisting of a bedroom, also a front porch with new flat roof over existing and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3079/20  
**Application Type** Permission  
**Applicant** Conor Milroy  
**Location** 14D Poplar Row, Corner of Poplar Row & Annesley Bridge, Dublin 3  
**Registration Date** 22/07/2020

**Additional Information**

**Proposal:** The development will consist of an extension above the existing 2-storey single-family residence comprising new 2nd floor bedrooms with setback bedroom penthouse above and including all associated ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3089/20

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**Application Type** Permission  
**Applicant** Thomas McNicholas  
**Location** 11 Cabra Park, Phibsboro, Dublin 7  
**Registration Date** 24/07/2020

**Additional Information**

**Proposal:** RETENTION: The proposed area to be retained consists of the single storey ground floor extension with flat roof to the rear of the property (11.2m<sup>2</sup>) and associated reduction in private open space.

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**Area** Area 3 - Central  
**Application Number** 3094/20  
**Application Type** Retention Permission  
**Applicant** Elaine Hennessy  
**Location** 43, Montpelier Gardens, Dublin 7  
**Registration Date** 24/07/2020

**Additional Information**

**Proposal:** RETENTION: Retention Planning Permission for development at this site 43 Montpelier Gardens, Dublin 7, D07 E205. Retention permission will consist of changes to previous approved planning reference 4664/18. The first floor extension was built with flat roof 400mm above the gutter line with parapet wall and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB1462/20  
**Application Type** Permission  
**Applicant** Nadine Campion  
**Location** 14 Glendhu Park, Navan Road, Dublin 7  
**Registration Date** 20/07/2020

**Additional Information**

**Proposal:** I, Nadine Campion seek Planning Permission at 14 Glendhu Park, Navan Road, Dublin 7 for:

1. Single storey flat roof entrance porch (3.5m<sup>2</sup>) to Western facade.
2. Single storey flat roof, ground floor extension (46m<sup>2</sup>) to Eastern (rear) facade to provide extended family room, lobby, study & bedroom,
3. 1st floor level pitched roof bedroom extension (17m<sup>2</sup>) over family room (in part),
4. Flat roof dormer (6m<sup>2</sup>) to rear (East) roof slope to existing (non-habitable) attic conversion at 2nd floor level.
5. Variations to facades & internal layouts, connections to existing services, associated site works and landscaping.

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**Area** Area 3 - Central  
**Application Number** WEB1465/20  
**Application Type** Permission  
**Applicant** Nadine Campion  
**Location** 14 Glendhu Park, Navan Road, Dublin 7  
**Registration Date** 21/07/2020

**Additional Information**

**Proposal:** I, Nadine Campion seek Planning Permission at 14 Glendhu Park, Navan Road, Dublin 7 for:

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1. Single storey flat roof entrance porch (3.5m<sup>2</sup>) to Western facade.
2. Single storey flat roof, ground floor extension (46m<sup>2</sup>) to Eastern (rear) facade to provide extended family room, lobby, study & bedroom, 3. 1st floor level pitched roof bedroom extension (17m<sup>2</sup>) over family room (in part), 4. Flat roof dormer (6m<sup>2</sup>) to rear (East) roof slope to existing (non-habitable) attic conversion at 2nd floor level.
5. Variations to facades & internal layouts, connections to existing services, associated site works and landscaping.

**Area** Area 3 - Central  
**Application Number** WEB1475/20  
**Application Type** Permission  
**Applicant** Ciara & Craig Murphy  
**Location** 47, Seaview Avenue East, Eastwall, Dublin 3  
**Registration Date** 22/07/2020

**Additional Information**

**Proposal:** The development will consist of the conversion of an existing granny flat in rear garden to being part of the family house. Works include the construction of a new glazed walkway to the north-west boundary, addition of two new rooflights and all other associated renovation and landscape works to this terraced house.

**Area** Area 3 - Central  
**Application Number** WEB1478/20  
**Application Type** Permission  
**Applicant** Sean O'Sullivan and Sofie Loscher  
**Location** 55, Charleville Avenue, Ballybough, Dublin 3, D03 EK77  
**Registration Date** 23/07/2020

**Additional Information**

**Proposal:** Amendment of the previously approved application Ref WEB1485/19 to include: Re-sized front door and window opening, new hardwood front door and sash window, and one rooflight.

**Area** Area 3 - Central  
**Application Number** WEB1482/20  
**Application Type** Permission  
**Applicant** Ellen Kirk  
**Location** 15, Ard Righ Road, Stoneybatter, Dublin 7, D07 C1W8  
**Registration Date** 24/07/2020

**Additional Information**

**Proposal:** Planning permission for demolition of existing rear extension and construction of a new part two storey part single storey extension to the rear and internal modifications at ground and first floor level of existing two storey terraced dwelling at no. 15 Ard Righ Road, Stoneybatter, Dublin 7.

**Area** Area 3 - Central  
**Application Number** WEB1486/20  
**Application Type** Permission



**Applicant** Nadine Campion  
**Location** 14, Glendhu Park, Navan Road, Dublin 7  
**Registration Date** 24/07/2020

**Additional Information**

**Proposal:** Nadine Campion seeks Planning Permission at 14 Glendhu Park, Navan Road, Dublin 7 for:

1. Single storey flat roof entrance porch (3.5m<sup>2</sup>) to Western facade.
2. Single storey flat roof, ground floor extension (46m<sup>2</sup>) to Eastern (rear) facade to provide extended family room, lobby, study & bedroom,
3. 1st floor level pitched roof bedroom extension (17m<sup>2</sup>) over family room (in part),
4. Flat roof dormer (6m<sup>2</sup>) to rear (East) roof slope to existing (non-habitable) attic conversion at 2nd floor level.
5. Variations to facades & internal layouts, connections to existing services, associated site works and landscaping.

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## Area 3 Strategic Housing Developments

**Area** Area 3 - Central  
**Application Number** SHD0016/20  
**Application Type** Strategic Housing Development  
**Applicant** Ruirside Developments Limited  
**Location** Rathborne Avenue, Pettetstown, Ashtown, Dublin 15  
**Registration Date** 22-Jul-2020

**Additional Information**

**Proposal:** The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

The proposed development will consist of a mixed-use (residential and commercial) scheme, including 725no. dwellings (107no. studio units, 226no. 1-bed units, 376no. 2-bed units and 16no. 3-bed units), a licenced discount foodstore (c. 2,549 sq.m gross floor area), a café/ restaurant unit (c.199 sq. m gross floor area) and a creche facility (c. 724 sq.m gross floor area), ancillary residents amenity space (c. 394 sq. m gross floor area) all accommodated in 6no. blocks ranging in height from 2 to 14 storeys (when viewed from Rathborne Avenue) (1 to 13 storeys at the Canal side) and incorporating an undercroft level beneath all blocks. The site generally slopes upwards from north to south, therefore the ground floor on the southern, canal facing elevation, is approximately one floor higher than the ground floor on the northern elevation. The development comprises as follows (heights taken from Rathborne Avenue); Block 1: 2 to 7 storeys with setbacks at 5th and 6th floors, accommodating c. 2,549 sq.m of licenced discount foodstore at first floor level (with entrance at groundfloor level) and a café (c.199sq.m) and 73no. apartment units. Communal open space for the apartments is located on the roof of the first floor; Block 2: 5 to 12 storeys with setbacks at 5th, 6th, 7th, 8th and 11<sup>th</sup> floors, accommodating 140no. apartment units and internal tenant amenity space at first floor level (c. 197 sq.m); Block 3: 5 to 14 storeys with setbacks at 5th, 6th, 7th, 8th and 13<sup>th</sup> floors, accommodating 142no. apartment units; Block 4: 5 to 14 storeys with setbacks at 5th, 6th, 7th, 8th and 13th floors, accommodating 142no. apartment units; Block 5: 5 to 12 storeys with setbacks at 5th, 6th, 7th, 8th and 11th floors, accommodating 140no. apartment units and internal tenant amenity space at first floor level (c. 197 sq.m); Block 6: 5 to 6 storeys with setbacks at 1st and 5th floors, accommodating 88no. apartments and a creche facility at ground floor level (c.724 sq.m total) with associated external play area. All apartment units provided with individual private balconies, terraces or patios, located on north, south,

east and west elevations and communal open spaces. Public open space (c.5,793 sq.m) provided in a central open space and also addressing the canal, which when combined with that permitted under DCC Reg. Reg 3666/15 (ABP PL 29N.246373) delivers an overall public open space linking Rathborne Avenue to the Royal Canal and along the southern boundary of the site fronting the Royal Canal (c. 6,891 sq.m overall total). 5,480 Application Form in respect of Strategic Housing Development Revised 5th Sept 2018 Page 10 of 29 sq. m of communal open space is provided in 5no. separate areas across the development, as courtyards at podium level between Blocks 1 and 2, Blocks 2 and 3, Blocks 4 and 5 and also at Blocks 5 and 6 each with direct access to Royal Canal towpath, and at roof level above the licenced discount foodstore in Block 1. Vehicular access into the site is provided from Royal Canal Way to the East, Rathborne Avenue to the West, and from the internal road network of the remainder of the development already permitted under DCC Reg. Reg 3666/15 (ABP PL 29N.246373) from the north.

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0231/20
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	22/07/2020
<b>Applicant</b>	Amy Johnson & Roisin Nolan
<b>Location</b>	7, Lindsay Road, Glasnevin, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Internal modifications and single storey 24sq metres extension to rear of the house. The replacement/renovation of the existing front windows and door.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2182/20
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	23/07/2020
<b>Applicant</b>	Your English Language School
<b>Location</b>	76, Talbot Street, Dublin 1
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	RETENTION: The development will consist of retention of change of use from office use to educational use of part ground floor and complete first floor and second floor of the premises.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2201/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/07/2020
<b>Applicant</b>	Wow Investments Ltd
<b>Location</b>	site located to the rear of 45 Blessington Street, Dublin 7, D07H5P2 (a Protected Structure). The subject site is accessed from Blessington Lane

**Additional Information**

## Additional Information Received

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

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**Area** Area 3 - Central  
**Application Number** 2770/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/07/2020  
**Applicant** John McHugh & Grainne O'Dowd  
**Location** 155 St. Mobhi Rd., Glasnevin, Dublin 11

**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.

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**Area** Area 3 - Central  
**Application Number** 2773/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/07/2020  
**Applicant** MKN Property Group  
**Location** Existing Commercial Premises, Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road & Blythe Avenue)

**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.

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**Area** Area 3 - Central  
**Application Number** 2781/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/07/2020  
**Applicant** Royal Amusement Limited  
**Location** 185, Parnell Street at the corner of Dominick Street Lower, Dublin 1

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### Additional Information

**Proposal:** The development will consist of change of use of existing vacant ground floor & basement level retail unit to restaurant/takeaway at ground floor level and to a gaming outlet (containing amusement-with-prize machines) at basement level, new external signage and all associated site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2995/20
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	21/07/2020
<b>Applicant</b>	Olinton Investment Ltd.
<b>Location</b>	Rear of, 22, Charles Street Great, and facing Summer Arch, Dublin 1, D01 RY91

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for development comprising the demolition of existing warehouses and construction of Build-To-Rent additional 10 apartments to existing 4 apartments to rear of number 22 Charles Street Great, and facing Summer Arch, Dublin 1, D01 RY91 a protected structure in one block consisting of three storey over basement level with roof plant all on site to rear of numbers 22, 23, 24 and 25 Charles Street Great, Dublin 1. Proposal includes for SuDS drainage, landscaping and boundary treatment required to facilitate development. Development to include alterations to apartment no.2.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4524/19
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	20/07/2020
<b>Applicant</b>	Remcoll Capital Limited
<b>Location</b>	Leech Papers, 1A - 1C, Shamrock Place, Dublin 1 D01 NV67

### Additional Information

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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2774/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/07/2020
<b>Applicant</b>	Spencer Place Development Company Limited
<b>Location</b>	Site at the junction of North Wall Quay and New Wapping Street, Salesforce Tower, Station Square,

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### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for amendments to a previously permitted development under Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Salesforce Tower, Station Square, 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).

The proposed amendments result in a total gross floor area of c.59,113sq.m. (excluding basement c. 7,948sq.m. and sub-basement c. 2,503sq.m.) comprising of c. 9,006sq.m. of hotel and associates uses c. 48,851sq.m. of office use, c. 1,086sq.m. of retail/restaurant/café uses, 170sq.m. of community use, above a lower ground floor and 2 no. basement levels (c.10,451sq.m.). The proposed development will result in an increase in floor area from c. 58,670 to c. 59,113sq.m.

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

The proposed amendments comprise of the following:

#### **Building 2**

- Extension to the permitted restaurant at lower ground floor level by 67sq.m.
- Provision of additional access point to Building 2 Mayor Street to serve the café and waste storage area.
- Extension to permitted mezzanine level in Building 2 by 13sq.m. to provide for passenger lifts to this level.
- Reconfiguration of the permitted plant at roof level to serve Building 2.
- Minor modifications to the permitted façade of Building 2 as a result of the proposed amendments.
- Proposed amendments will result in an overall increase of the permitted hotel from 8,926sq.m. to 9,006sq.m.

#### **Building 3**

- Provision of additional plant at roof level associated with Building 3 located in the north east corner of the site.
- Minor increase to Building 3 stair core 3.3 height from 37.700m to 38.235m.
- Relocation of the Community Space in Building 3 to ground floor and new mezzanine level between ground and first floor.
- Provision of new shower facilities at lower ground floor of Building 3.
- Minor relocation of permitted link bridges at 3rd and 5th floor level to the east by 3.6m linking Building 3 and Building 4.

- Minor modifications to the permitted façade of Building 3 as a result of the proposed amendments.
- The proposed amendments will result in an increase in floor area of Building 3 gross floor area from 10,172sq.m. to 10,337sq.m.

#### **Building 1B and Building 4**

- Internal reconfiguration of the north and south entrance and reception areas.
- Internal alterations to the cores to allow for additional WC provision.

The proposed development also include the provision of 124 no. additional bike spaces in the form of bicycle racks at ground floor level within the public realm area surrounding the site accessible to all users, minor landscape works as a result of the additional bicycle spaces within the public realm area, minor amendments to the landscape courtyards and all other associated site development works necessary to facilitate the development.

**Area** Area 3 - Central  
**Application Number** WEB1295/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2020  
**Applicant** Brendan White  
**Location** 79, Killala Road, Cabra, Dublin 7, D07 H6T2

**Additional Information**

**Proposal:** Proposed front/ side single storey extension, side/ rear two storey extension with covered side passage, rear single storey extension with rear first floor level roof terrace and side privacy screens, associated internal alterations and site development works.

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**Area** Area 3 - Central  
**Application Number** WEB1296/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/07/2020  
**Applicant** Fionntán De Brún  
**Location** 69, Carlingford Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** The development will consist of construction of single story ground floor extension to rear of dwelling of 8.6sqm, including related internal works & raising of shared boundary wall.

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**Area** Area 3 - Central  
**Application Number** WEB1457/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/07/2020  
**Applicant** Carmel Thompson  
**Location** 8D, Ballybough Avenue, Ballybough, Dublin, D03 VP69

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention completion permission for new rear single storey extension and new windows in existing gable at ground floor level and also permission for internal modifications and attic conversion with rear dormer window and removal of chimney.

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**Area** Area 3 - Central  
**Application Number** WEB1462/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/07/2020  
**Applicant** Nadine Campion  
**Location** 14 Glendhu Park, Navan Road, Dublin 7

**Additional Information**

**Proposal:** I, Nadine Campion seek Planning Permission at 14 Glendhu Park, Navan Road, Dublin 7 for:

1. Single storey flat roof entrance porch (3.5m<sup>2</sup>) to Western facade.
2. Single storey flat roof, ground floor extension (46m<sup>2</sup>) to Eastern (rear) facade to provide extended family room, lobby, study & bedroom, 3. 1st floor level pitched roof bedroom extension (17m<sup>2</sup>) over family room

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(in part), 4. Flat roof dormer (6m<sup>2</sup>) to rear (East) roof slope to existing (non-habitable) attic conversion at 2nd floor level.

5. Variations to facades & internal layouts, connections to existing services, associated site works and landscaping.

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### Area 3 Appeals Notified

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4791/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Slateside Ltd
<b>Location</b>	113, Phibsborough Road / Royal Canal Bank, Dublin 7
<b>Additional Information</b>	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 development 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.

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### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4467/19
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	@23/07/2020
<b>Applicant</b>	Pat O'Ceallaigh
<b>Location</b>	Rear 35, Manor Street, Off O'Shea's Lane, Dublin 7
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following at this site at rear of no. 35 Manor Street, off Shea's Lane, Dublin 7 (A Protected Structure). The development will consist of the following: a) Construction of 1 no. detached, 2-storey, 4-bedroom dwelling house with rear garden and patio; 2 metre high rear (southwest) and side (southeast and northwest) timber boundary fencing; associated site works and drainage; b) Provision of additional patio space to existing rear patio of no. 35 Manor Street (A Protected Structure) in accordance with previously approved development reg. ref: 1062/07 (PL 29N.222665).

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# Dublin City Council

## SECTION 5 EXEMPTIONS

30/20

(20/07/2020-24/07/2020)



**Area** Area 3 - Central  
**Application Number** 0184/20  
**Application Type** Section 5  
**Applicant** Circle K  
**Location** Circle K Terminal 1, Alexandra Road, Dublin Port, Dublin 1  
**Registration Date** 24/07/2020  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 3 - Central  
**Application Number** 0265/20  
**Application Type** Section 5  
**Applicant** Fionnuala & Nuala MacEoin  
**Location** 23, Mountjoy Square, Dublin 1  
**Registration Date** 23/07/2020  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Schedule of Works proposed for Hall and Basement Floors, 23 Mountjoy Square, Dublin 1

- Removing 1980's Toilet and Tea Station from Front Basement.
  - Removing 1980's staircase from rear basement to rear hall floor return.
  - Removing 1980's plasterboard partitions separating the lobby, staircase and rear return office in the basement return.
  - Removing 1980's plasterboard partitions separating the tea station, lobby and toilets in the hall floor return.
  - Removing six number 1980's single-glazed, top-hung, outward opening windows in the rear hall floor and basement return.
  - Installation of new front basement bathroom and door.
  - Installation of new timber floor at hall floor return level.
  - Installation of new partitions at rear basement return level to form a lobby/tea station and rear office.
  - Installation of two number new bathrooms at rear hall floor return access.
  - Provision of office space in the former hall floor return toilet and tea station area.
  - Supply and fit of six number new side-hung, timber casement, outward opening windows.
  - Supply and fit glazed fire door at hall floor rear hall.
  - Supply and fit new doors to replace existing 1980's flush doors.
  - Provision of new built-in kitchen units for basement tea station.
  - Fitting new floorcovering throughout.
  - Decoration throughout.
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**Area** Area 3 - Central  
**Application Number** 0269/20  
**Application Type** Section 5  
**Applicant** Mayo Homes Ltd  
**Location** 153, Clonliffe Road, Drumcondra, Dublin 3  
**Registration Date** 24/07/2020

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**Additional Information**

**Proposal:** EXPP;Ground floor extension greater than 40mts constructed around early 2000's. Single storey extension with monopitched roof

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