



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**33/20**

(10/08/2020-14/08/2020)

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>	2749/20
<b>Application Type</b>	Permission
<b>Applicant</b>	New Century House (Luxembourg) Holding Sarl
<b>Location</b>	New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7
<b>Registration Date</b>	12/08/2020
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west.

The proposed development comprises of the following:

- Refurbishment of the existing 6 no. storey building to provide for a new façade treatment to all elevations.
- Provision of new part double height reception space to the rear elevation.
- Relocation of existing bank branch to the north east corner of the ground floor resulting in a change of use from office to bank in this area.
- Reduction of the existing bank branch from 216sqm to 187sqm.
- Change of use of former bank branch to office use at ground floor level (147 sqm).
- Provision of new universally accessible pedestrian entrance to bank branch from street level along the northern elevation of the building.
- Provision of refurbished entrance to the office development to the north elevation fronting Mayor Street Lower.
- Provision of additional mechanical plant at roof level.
- Minor infill to office floor plate at 5th floor level resulting in an increase of 79 sqm of office floor space overall.
- Minor reconfiguration of internal office floor plates.
- Reconfiguration of basement level to provide ancillary office amenities and additional bike parking spaces (195 no. spaces) and 49 carpark spaces including 7no. new electric car charge points and 3 no. new universally accessible parking bays.
- Upgrade of the hard and soft landscaping within the courtyard area and provision of new canopy area to courtyard on the southern elevation and provision of new screen to courtyard along the southern boundary of the site.
- Minor alternations to the hard landscaping to the north of the development fronting Mayor Street Lower.
- The proposed development also includes accessible terraces at 5th floor level to the north, east and west, and all other associated site development works necessary to facilitate the development.

The proposed development will result in an increase in gross floor area from 12,223 sqm to 12,365 sqm.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3178/20
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	PHPI Navan Road Ltd
<b>Location</b>	Navan Road Primary Care Centre, Navan Road, Dublin 7

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**Registration Date** 12/08/2020

**Additional Information**

**Proposal:** RETENTION: Retention planning permission is sought for amendments to the previously permitted signage and car parking layout, comprising 15 no. spaces associated with Navan Road Primary Care Centre, Planning reg. ref. 3004/12 and 3100/17.

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**Area** Area 3 - Central  
**Application Number** 3186/20  
**Application Type** Permission  
**Applicant** Linrath Holdings Ltd  
**Location** 1B, Lower Ormond Quay, Dublin 1  
**Registration Date** 12/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for change of use from offices to guest house and carry out certain minimal restorations works.

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**Area** Area 3 - Central  
**Application Number** 3197/20  
**Application Type** Permission  
**Applicant** Glenveagh Living Limited  
**Location** Site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1. (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleborbes Business Part to the west.  
**Registration Date** 13/08/2020

**Additional Information**

**Proposal:** Permission for development on a site of c.0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleforbes Business Park to the west. The development consists of revisions to permitted development of a hotel and office building under DCC Reg. Ref: 3433/19 comprising minor amendments. The development proposed comprises the following design modifications: 1. Minor reconfiguration of the permitted building footprints resulting in an overall increase in office floor space of 670 sq.m and hotel floor space of 393 sq.m. There is no increase in bedroom numbers for the permitted hotel or to any maximum permitted heights of either building. 2. Alterations to the permitted office to include: A new part mezzanine level in the permitted ground floor of 491 sq.m. Minor reconfiguration of the permitted layout of the ground floor plant and service areas, bike parking location and stair cores with subsequent amendments to the layout of the ground floor and upper floors. Relocation of permitted lift overrun at Roof Level. Amendment to the ground floor facade on the north-west, south-west elevation to include relocation of permitted doors and windows, affecting plant and stair cores and back of house areas only. 3. Alterations to the permitted hotel building to include: Minor reconfiguration of the permitted ground floor layout including back of house areas and plant areas with subsequent amendments to the layout of the ground floor and upper floors. An increase in height and width of the permitted one storey external bin storage and switchroom building located in the rear service yard, to two storeys to incorporate additional storage. Amendments to the permitted roof plant areas through the removal of permitted screened plant area at Level 07, the decrease in the permitted area of screened roof plant area at Level 08 and the removal of permitted PV panels at Level 09. Amendments to the ground floor facade on the north-

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east, north-west and south-east elevations to include relocation of permitted doors and windows, affecting plant, stair cores and back of house areas only.

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**Area** Area 3 - Central  
**Application Number** 3199/20  
**Application Type** Permission  
**Applicant** BA Steel Fabrication  
**Location** Unit 145C Slaney Close, Dublin Industrial Estate,  
Dublin 11  
**Registration Date** 14/08/2020

**Additional Information**

**Proposal:** The development will consist of (i) extension to existing industrial building, (ii) a new storage building, (iii) removal of existing trees, (iv) revisions to existing signage and (v) all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3201/20  
**Application Type** Permission  
**Applicant** The Steelworks (FS2) Management Company Limited  
**Location** Blocks B, C, & E, The Steelworks, Foley Street, Dublin  
1  
**Registration Date** 14/08/2020

**Additional Information**

**Proposal:** Planning permission for removal of existing rainscreen cladding and the installation of replacement rendered external wall insulation system to include replacement of sections of existing rendered external wall insulation to elevations of Blocks B, C & E.

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**Area** Area 3 - Central  
**Application Number** 4237/19  
**Application Type** Permission  
**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  
**Registration Date** 10/08/2020

**Additional Information**

Clarification of Add. Information Recd.

**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

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also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

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**Area** Area 3 - Central  
**Application Number** 4329/19  
**Application Type** Permission  
**Applicant** Michael Kearns  
**Location** 8, O'Connell Street Lower & No. 3 Harbour Court,  
Dublin 1  
**Registration Date** 11/08/2020  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The development will consist of: (1) Change of use of the upper floors within no. 8 O'Connell Street Lower from residential along with change of use of the existing commercial floorspace within no. 3 Harbour Court to provide for a boutique hotel consisting of an overall total of 23 number en-suite bedrooms on first, second, third and fourth floor of No. 8 O'Connell Street and to the ground, first, second and third floor of No. 3 Harbour Court. (2) Associated internal reconfiguration works to provide for the boutique hotel to include provision of a reception area, wc, kitchen, bicycle/storage area at the ground floor of no. 3 Harbour Court, associated signage to the exterior no. 3 Harbour Court, change of finishes externally to existing link corridor between no. 8 O'Connell Street Lower & No. 3 Harbour Court, upgrading of existing internal lift within no. 8 O'Connell Street Lower and alterations to roof finishes and replacement of windows to No. 3 Harbour Court, connection to existing site services and all associated and ancillary works. (3) The development will also include for provision of 1 no. 1 bed apartment at second floor level within no. 8 O'Connell Street Lower.

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**Area** Area 3 - Central  
**Application Number** WEB1542/20  
**Application Type** Permission  
**Applicant** The Abbey Theatre  
**Location** 26/27, Abbey Street Lower, Dublin 1, D01 K0F1  
**Registration Date** 11/08/2020  
**Additional Information**  
**Proposal:** The development will consist of erection of new external illuminated signage on the front (western) elevation of the building facade.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3171/20  
**Application Type** Permission  
**Applicant** Ray Alcock  
**Location** 18 Roosevelt Cottages, Nephin Road, Dublin 7, D07 W1H9  
**Registration Date** 11/08/2020  
**Additional Information**

**Proposal:** Planning permission for the demolition of 12.5 sq.m. single storey extension to rear and construction of new 26.7sq.m. single storey extension to rear, opening of patio doors to the side (south

elevation), opening of new vehicular access to the public road (Nephin Road), dishing of public footpath onto same, provision of a parking space to front garden and associated works.

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**Area** Area 3 - Central  
**Application Number** 3193/20  
**Application Type** Permission  
**Applicant** Ryan Fitzgerald  
**Location** 48, Annamoe Road, Cabra, Dublin 7  
**Registration Date** 13/08/2020

**Additional Information**

**Proposal:** Planning Permission for conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear, at 48 Annamoe Road, Cabra, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1539/20  
**Application Type** Permission  
**Applicant** Benedetto Fadda  
**Location** 333 Argyle, Custom House Harbour, IFSC, Dublin 1  
**Registration Date** 10/08/2020

**Additional Information**

**Proposal:** alterations to existing Level 6 & 7 apartment consisting of (A) the insertion of 1 no. rooflight to the front (west) elevation (B) the insertion of 1 no. rooflight to the rear (east) elevation and (C) replacement of existing 1.57M wide sliding door with 1.8M wide double doors on Level 6 to the front (west) elevation.

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**Area** Area 3 - Central  
**Application Number** WEB1557/20  
**Application Type** Permission  
**Applicant** Torrelles Trading Company Limited  
**Location** 55, North Strand Road, North Strand, Dublin 3  
**Registration Date** 14/08/2020

**Additional Information**

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

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0184/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 13/08/2020  
**Applicant** Circle K  
**Location** Circle K Terminal 1, Alexandra Road, Dublin Port, Dublin 1  
**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** 2876/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2020  
**Applicant** Kristina Faber and Stephan Wilger  
**Location** 52 Bayview Avenue, Dublin 3  
**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** 2884/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2020  
**Applicant** City Serviced Offices Limited  
**Location** 9, Granby Place, Dublin 1  
**Additional Information**  
**Proposal:** The development will consist of the change of use of existing warehouse/retail unit to offices

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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.

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**Area** Area 3 - Central  
**Application Number** 2887/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/08/2020  
**Applicant** Elizabeth O'Connor  
**Location** 79, Annamoe Terrace, Cabra, Dublin 7

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2020  
**Applicant** Eoin & Niamh O'Ceallachain  
**Location** 7, Cremore Road, Glasnevin, Dublin 11

**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** 2894/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Arwyn Powell  
**Location** 34 Lower Abbey Street, Dublin 1

**Additional Information**

**Proposal:** Planning permission for conversion of 1st, 2nd & 3rd floors from office space to residential consisting of 2 no. 2-bed apartments at first floor level, 2 no. 2-bed apartments at second floor level and 1 no. 1 bed apartment at third floor level. (5 apartments in total) all accessed from 34 Lower Abbey Street.

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**Area** Area 3 - Central  
**Application Number** 2897/20  
**Application Type** Permission



**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Conor Murray and Sylwia Kazmierczak Murray  
**Location** 23, Villa Park Road, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Planning Permission for conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs from first floor and flat roofed dormer to the rear.

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**Area** Area 3 - Central  
**Application Number** 2900/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2020  
**Applicant** PIP Properties  
**Location** Harbour Court, to the rear of 31 Lower Abbey Street, Dublin 1

**Additional Information**

**Proposal:** Planning permission for construction of new 4 storey residential development above existing ground floor consisting of 1 bedroom apartment at 1st floor level, 1 bedroom apartment at 2nd floor level & 2 bedroom Duplex apartment at 3rd and 4th floor level. All apartments are accessed from no. 31 Lower Abbey Street.

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**Area** Area 3 - Central  
**Application Number** 2901/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Mable Grace Development Limited  
**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 comprising of 20no. 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** 2903/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2020  
**Applicant** Brian & Jacinta Clarke  
**Location** 9, Villa Park Road, Navan Road, Dublin 7

### Additional Information

**Proposal:** The development will consist of widening a pedestrian entrance to provide vehicular access to existing front boundary wall and dishing of public footpath.

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**Area** Area 3 - Central  
**Application Number** 3076/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/08/2020  
**Applicant** David McDonnell  
**Location** 26, Darling Estate, Dublin 7

### 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** 3111/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/08/2020  
**Applicant** Nadine Campion  
**Location** 14 Glendhu Park, Navan Road, Dublin 7

### Additional Information

**Proposal:** Planning permission for:

1. Single storey flat roof entrance porch (3.5m sq.) to western facade,
  2. Single storey flat roof, ground floor extension (46m sq.) to eastern (rear) facade to provide extended family room, lobby, study & bedroom,
  3. 1st floor level pitched roof bedroom extension (17m sq.) over family room (in part),
  4. Flat roof dormer (6m sq.) 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** 3116/20  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/08/2020  
**Applicant** Peter Gartlan  
**Location** 55 & 56 Dorset Street Lower, Dublin 1

### Additional Information

**Proposal:** RETENTION: Permission is sought to retain rear single storey extension to No.55 ground level over basement hairdressers use, retain basement extension , single storey extension and two storey extension to No. 56 offices use; retain the amalgamation of No.55 & 56 first floor level offices with partial

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removed subdividing wall, into one unit as being part of No.56; associated external & internal material alterations Nos. 55 & 56; rear rooflights to rear part of both Nos.55 & 56 roofs.

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**Area** Area 3 - Central  
**Application Number** 4741/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2020  
**Applicant** Cuisle Properties Ltd  
**Location** 23/24, Rutland Place North, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the demolition of a single storey flat roofed storage building and the construction of 5 no. one bedroom apartments at 23/24, Rutland Place North, Dublin 1. The proposed development is a proposed infill development of a brownfield site and consists of a two storey slated pitched roof building fronting onto Rutland Place North and finished in materials matching the existing streetscape. There are three apartment units on ground floor level and two located at first floor level. There is access to one apartment at ground floor level on Rutland Place North and access to the other two apartments is located to the rear of the building. Access to the two first floor apartments is also located at the rear of the building. The entrance to the site from Rutland Place North is constructed in rendered pillars and double timber gates together with a pedestrian side gate. There is a single storey bicycle store with 15 bicycle spaces. The bicycle store is flat roofed and rendered walls externally. Recreational shared open space is provided to the rear of the development with landscaped open space and all ancillary services.

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**Area** Area 3 - Central  
**Application Number** 4790/19  
**Application Type** Permission  
**Decision** EXTENSION OF TIME  
**Decision Date** 13/08/2020  
**Applicant** Bryanna Alton  
**Location** 6, Benburb Street, Smithfield, Dublin 7  
**Additional Information**

**Proposal:** The proposed development will consist of (i) demolition of all existing structures which consist of front, rear and side walls of former public house on site; (ii) replacement of existing boundaries with new kerbs (northern and western boundaries) and a 2.4 metre high boundary wall (eastern boundary); (iii) provision 15 no. secure bicycle storage lockers with each locker providing space for 2. no bicycles; and (iv) landscaping, lighting and all ancillary site works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** WEB1373/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/08/2020  
**Applicant** TORRELLES TRADING COMPANY LIMITED  
**Location** 56, North Strand Road, Dublin 3  
**Additional Information**

**Proposal:** The development will consist of demolishing the existing extension on basement return to north

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west (Area 14.6m<sup>2</sup>) and the construction of a new 2 story extension over Basement (rear of the terraced dwelling to north west) with flat roof (Area 79.5m<sup>2</sup>) and renovating the existing dormer window to rear on north west pitched roof. Also included are all associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1375/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2020  
**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 PORCHES EAST SIDE.

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**Area** Area 3 - Central  
**Application Number** WEB1377/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2020  
**Applicant** Paul O'Brien  
**Location** 53, Claremont Crescent, Dublin 11

**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.

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**Area** Area 3 - Central  
**Application Number** WEB1384/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Ola & Andrew Ngaditono  
**Location** 3, Glasnevin Oaks, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** RETENTION: Retain rear single storey extension.

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**Area** Area 3 - Central  
**Application Number** WEB1390/20  
**Application Type** Retention Permission

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**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 14/08/2020  
**Applicant** Enda Nolan & Mary Louise McLoughlin  
**Location** 51, Hollybank Road, Dublin 9

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the existing single storey shed to the rear of the property.

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**Area** Area 3 - Central  
**Application Number** WEB1514/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2020  
**Applicant** Euronet 360 Finance Ltd. (Irish Branch)  
**Location** 47 & 48, Talbot Street, Dublin 1, D01 H798

**Additional Information**

**Proposal:** The development will consist of the installation of an ATM machine to the existing shop front to the south elevation.

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**Area** Area 3 - Central  
**Application Number** WEB1522/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2020  
**Applicant** Liam Ecock  
**Location** 10, Ashington Grove, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission is sought for a flat roof dormer extension on the rear of the main roof and to change the main roof profile from a hip to a gable adding a new gable end for a non-habitable storage room and associated internal works in this semi-detached two storey house.

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**Area** Area 3 - Central  
**Application Number** WEB1529/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2020  
**Applicant** Carmel Thompson  
**Location** 8D, Ballybough Avenue, Dublin 3, D03 V6P9

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development will consist of 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 at 8D Ballybough Avenue, Ballybough, Dublin

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**Area** Area 3 - Central  
**Application Number** WEB1532/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2020  
**Applicant** Anna Pierce  
**Location** 225, Clonliffe Road, Dublin 3

**Additional Information**

**Proposal:** Permission is sought for the demolition of the existing garage (25sqm), single storey lean-to utility room (6sqm), garden shed, greenhouse and return chimney to the rear, modifications to the ground floor window openings and installation of a velux rooflight to the rear, and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1533/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/08/2020  
**Applicant** National Transport Authority  
**Location** Temporary development at the Coach Park, Former North Wall Freight Depot, Sheriff Street Upper (access from Park Lane), Dublin 1

**Additional Information**

**Proposal:** Continued temporary use for a period of five years (subsequent to extant permission Reg. Ref. 3651/15 PL29N.245861) for accommodation and parking facility for up to 50 private coaches in delineated bus bays on existing concrete hardstand within a site of 1.5 hectares. The development includes (as constructed in accordance with Reg. Ref. 3651/15 PL29N.245861) repairs and minor expansion to the surface of the existing concrete hardstand and provision of single storey portacabin building for security and welfare facility (72m<sup>2</sup>), together with ancillary lighting, fencing, CCTV, vehicle management controls and signage, bus bay line markings and installation of drainage control infrastructure. Included is a de minimis movement of the portacabin 8m north with minor elevation changes.

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**Area** Area 3 - Central  
**Application Number** WEB1542/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2020  
**Applicant** The Abbey Theatre  
**Location** 26/27, Abbey Street Lower, Dublin 1, D01 K0F1

**Additional Information**

**Proposal:** The development will consist of erection of new external illuminated signage on the front (western) elevation of the building facade.

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**Area** Area 3 - Central  
**Application Number** WEBDSDZ1528/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID

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**Decision Date** 13/08/2020  
**Applicant** National Transport Authority  
**Location** Site at the Coach Park, Park Lane, Spencer Dock,  
Dublin 1

**Additional Information**

**Proposal:** Continued temporary use for a period of five years (subsequent to extant permission Reg. Ref. DSDZ3650/15), comprising 1,900sq.m (0.19hecares), of an entrance and access road from Park Lane to Iarnród Éireann's North Wall Yard, via an underpass beneath Sheriff Street Upper. The development includes (as constructed in accordance with Reg. Ref DSDZ3650/15), a gated entrance (28m frontage opening) north of Mayor Street on the eastern side of Park Lane. The private access road is generally 8m in width and 150m in total length, part of which is an existing private road previously constructed by Iarnród Éireann. Lighting, fencing, CCTV and vehicle management controls will be implemented at the entrance and along the route.

The facility will only permit access to empty private coaches. The coach park will continue to operate as per the existing requirements of Condition No. 3 (7am to midnight) of the extant planning permission for the Coach Park Reg. Ref. 3651/15 PL29N.245861.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2660/20  
**Appeal Type** Written Evidence  
**Applicant** Maty Catering Ltd  
**Location** 155 Parnell Street, Dublin 1

**Additional Information**

**Proposal:** PERMISSION AND RETENTION : An existing mid-terrace 4 storey over basement building fronting onto Parnell Street and Parnell Place. The planning application consists of application for retention of a 35 sqm single storey ground floor extension to the rear of the building, retention of roof covering over the smoking area at ground floor facing onto Parnell Place and the retention of a 2.1m high wooden boundary fence at first floor level separating 155 and 156 Parnell Street. The development also consists of planning permission for the use of the flat roof at 1st Floor Level to the rear of the building as a terrace of approximately 74 sqm accessed via an external stairs from the smoking terrace together with all associated landscaping and site works.

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**Area** Area 3 - Central  
**Application Number** 2678/20  
**Appeal Type** Written Evidence  
**Applicant** Aine O'Gorman & Tim Lenihan  
**Location** No. 92, Iona Road, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** (1) Remove section of existing railing and granite plinth at front garden on Iona Road and erect new painted mild steel vehicle entrance gates to match existing pedestrian gate. (2) Form new vehicle entrance and off-street parking in front garden including new dished paving to public footpath on Iona Road.

**Area** Area 3 - Central  
**Application Number** 2735/20  
**Appeal Type** Written Evidence  
**Applicant** Colm O Conghaile  
**Location** 21, Kinvara Drive, off Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission to widen existing pedestrian entrance to create a vehicular access driveway. Works to include the removal of an existing tree on grass verge to front of house.

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**Area** Area 3 - Central  
**Application Number** 3007/19  
**Appeal Type** Written Evidence  
**Applicant** Peter Loughran  
**Location** 38, Arran Quay, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** WEB1235/20  
**Appeal Type** Written Evidence  
**Applicant** David McGuinness  
**Location** 89, Drumcondra Road Upper, Dublin 9

**Additional Information**

**Proposal:** RETENTION: Retention permission is sought by David McGuinness for the widening of existing vehicular entrance onto Drumcondra Road Upper, alterations to existing front boundary and all associated site works necessary to facilitate the development all at 89 Drumcondra Road Upper, Drumcondra, Dublin 9.

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**Area 3  
Appeals Decided**

**None**

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