



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**34/19**

(19/08/2019-23/08/2019)

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.

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

## Area 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2742/19  
**Application Type** Permission  
**Applicant** Lolo Craven  
**Location** 35/35A, Bolton Street and Henrietta Lane, Dublin 1  
**Registration Date** 19/08/2019  
**Additional Information** Additional Information Received  
**Proposal:** Permission is sought for the construction of a residential apartment development consisting of 2 no. two bed apartments and 8 no. one bed apartments in a four storey block to the rear with set back at upper floor and north facing balconies at each level fronting onto Henrietta Lane providing a total of 10 apartments with access through existing 3 storey building to be retained fronting onto Bolton Street and incorporating bicycle and refuse storage and ancillary site works all on site of 0.044Ha.

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**Area** Area 3 - Central  
**Application Number** 3820/19  
**Application Type** Permission  
**Applicant** Dr. Ronan Perry  
**Location** 87, North King Street, Dublin 7  
**Registration Date** 20/08/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for a change of use to previously approved plans 4113/15 from 56m<sup>2</sup> ground floor restaurant to gym / personal training studio and 48m<sup>2</sup> basement level to toilet and storage space.

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**Area** Area 3 - Central  
**Application Number** 3825/19  
**Application Type** Retention Permission  
**Applicant** JD Wetherspoon plc  
**Location** 12B & 12C, Abbey Street Lower, Dublin 1  
**Registration Date** 21/08/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention planning permission for development on lands (c.0.09ha) at No's 12b (a Protected Structure) and 12c Abbey Street Lower, Dublin 1. The development to be retained consists of: - Addition of "The Silver Penny" as the name of the establishment above the main entrance door to the front elevation of 12B Abbey Street Lower;  
- Addition of 1no. amenity board to the front elevation of 12B Abbey Street Lower, to the left side of the main entrance;  
- Addition of 1no. aluminium wall plaque to the right side of main entrance within portico of 12B Abbey Street Lower;  
- Addition of "Wetherspoon" as the proprietor name above the main entrance door to the front elevation of 12C Abbey Street Lower;  
and - Addition of 1no. projecting sign to the front elevation of 12C Abbey Street Lower immediately above fascia level.

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**Area** Area 3 - Central  
**Application Number** 3830/19  
**Application Type** Permission  
**Applicant** Desmond & Maeve Rispin  
**Location** 8, Park Road, Navan Road, Dublin 7, D07 H67T  
**Registration Date** 21/08/2019

**Additional Information**

**Proposal:** Permission sought for A. Proposed demolition of existing side single storey extension. Proposed construction of end of terrace two storey dwelling house with vehicular access to front garden, associated site development works, service connections, landscaping and boundary treatment.

B. Proposed attic roof space conversion with roof dormer to rear part of roof with associated internal alterations to existing dwelling house.

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**Area** Area 3 - Central  
**Application Number** 3832/19  
**Application Type** Permission  
**Applicant** JSC Properties Limited  
**Location** Unit 12c & Unit 13 (First Floor) & Unit 13 & Unit 14 (First Floor Upper), Jervis Shopping Centre, Dublin 1  
**Registration Date** 21/08/2019

**Additional Information**

**Proposal:** Permission for change of use of a portion of the Jervis Shopping Centre development at Abbey Street Upper, Jervis Street and Mary Street, Dublin 1. Permission is sought to change the use of unit 12c and unit 13 at first floor level and unit 13 and unit 14 at first floor upper level from retail to recreational use to include a gym facility. The new facility will have a total floor area of 1726 square metres. Access will be via a new entrance lobby created from a converted vacant space at ground floor level close to the Abbey Street Upper corner with Jervis Street and will involve the construction of a new lift and linking stairs in this location. The entrance door at Abbey Street Upper will be configured to provide a new elevation in this location.

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**Area** Area 3 - Central  
**Application Number** 3840/19  
**Application Type** Permission  
**Applicant** Sea Strand Properties Ltd.  
**Location** 96-99, Amiens Street, Dublin 1  
**Registration Date** 22/08/2019

**Additional Information**

**Proposal:** The proposed development consists of amendments to parent permission PA.Reg. Ref. 3996/18. The amendments include: The provision of an additional floor resulting in an increase from the permitted 4-storey front block on Amiens Street with 5th and 6th setback storeys to 5-storey with 6th and 7th setback storeys. This results in an additional 17 bedrooms or 584 sqm to the permitted hotel development. Parapet height on Amiens Street will increase from 17.535 to 20.612m. Increased height of ground floor by 77mm resulting in a maximum overall height of 27.714m.

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**Area** Area 3 - Central  
**Application Number** 3847/19  
**Application Type** Permission  
**Applicant** Luke Gardiner Ltd.  
**Location** 30 Mountjoy Square, Dublin 1  
**Registration Date** 23/08/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following works at third and second floor levels: - Relocating the present bathroom to the centre of the third floor apartment and providing a conservation rooflight thereto; - Relocating the present kitchen to the front of the apartment thereby allowing its enlargement and fitting new storage units; - Reordering bedroom 1 and providing a new entrance thereto; - Re-ordering bedroom 2 and providing a single separate entrance thereto; - Taking down existing panelled doors for repair and reinstatement throughout; - Construction of hall storage unit; - Provision of storage units in bedrooms 1 and 2; - Provision of new sanitary and electrical services throughout; - Fitting new floorcovering and decoration throughout; Retention of 30 minute fire screen and glazed door at second floor landing, at 20 Mountjoy Square, Dublin 1 - A Protected Structure (RPS 5441).

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**Area** Area 3 - Central  
**Application Number** 3849/19  
**Application Type** Permission  
**Applicant** Michael Anglim  
**Location** Premises at the corner of Blackhorse Avenue and Dunard Road, Dublin 7  
**Registration Date** 23/08/2019

**Additional Information**

**Proposal:** Planning permission for the change of use of a small vacant ground floor shop unit to provide three additional student bedrooms as an addition to the previously approved professionally-managed ground floor student accommodation (reg ref: ABP 300940-18). The works will include removing the existing shop front on the west elevation and replacing it with a rendered wall with two new windows; installing new windows to the north and east elevations; enlarging the previously granted communal walled garden, which will now include a glass covered cloister link to the main residency and secure bicycle parking; relocating the bin store into the front car park; minor internal and external modifications; additional landscaping and all necessary services alterations required.

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**Area** Area 3 - Central  
**Application Number** WEB1506/19  
**Application Type** Permission  
**Applicant** Manco Construction  
**Location** 19, Phibsborough Avenue, Phibsborough, Dublin 7  
**Registration Date** 23/08/2019

**Additional Information**

**Proposal:** Demolition of existing ground floor extension to side, along with storage shed to side / rear, erection of a 3 storey, 2 bedroom dwelling with balconies/terrace areas, with internal modifications to existing dwelling and associated site works

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## Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2668/14/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Rachael Connolly & Oisin Clarke  
**Location** 17, Whitworth Road, Drumcondra, Dublin 9  
**Registration Date** 19/08/2019

**Additional Information**

**Proposal:** EXT. OF DUR.: The Development will consist of demolition of the existing single storey rear extension and the construction of a two storey extension to the rear & the refurbishment of the dwelling including replacement of the windows and re-pointing of the brickwork, all with associated site-works including the provision of a driveway with gates on the Whitworth Road.

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**Area** Area 3 - Central  
**Application Number** 3846/19  
**Application Type** Retention Permission  
**Applicant** Wayne Shearman  
**Location** 5, Villa Park Gardens, Navan Road, Dublin 7, D07 CD10  
**Registration Date** 23/08/2019

**Additional Information**

**Proposal:** RETENTION: The development consists of an alteration to front boundary wall plus associated landscaped works to front garden for vehicular access, an off-street parking bay and dishing of the public footpath to the front.

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**Area** Area 3 - Central  
**Application Number** WEB1499/19  
**Application Type** Permission  
**Applicant** Michael Glynn  
**Location** 17, Langrishe Place, Dublin 1  
**Registration Date** 19/08/2019

**Additional Information**

**Proposal:** The development will consist of,

- A) A small single and two story flat roof extension to the rear
  - B) Attic conversion to include roof windows to the front roof slope and a hipped roof dormer to the rear
  - C) Alterations to the front elevation, Internal modifications and associated site work
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**Area** Area 3 - Central  
**Application Number** WEB1501/19  
**Application Type** Permission  
**Applicant** Ms Maeve McArdle  
**Location** 19, Great Western Square, Phibsboro, Dublin 7  
**Registration Date** 20/08/2019

**Additional Information**

**Proposal:** Works to include demolition of existing rear outbuildings, construction of new single storey rear extension, internal alterations and two new windows to first floor rear wall of house

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### Area 3 LAWs

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3833/19
<b>Application Type</b>	LAW
<b>Applicant</b>	Dublin City Council
<b>Location</b>	George's Dock and Custom House Quay, Dublin 1
<b>Registration Date</b>	22/08/2019

#### **Additional Information**

**Proposal:** Planning and Development Act 2000 (as amended)

Planning and Development Regulation 2001 (as amended) - Part 8

In accordance with Part 8, Article 81 of the 2001-2017 Planning Development Regulation Dublin City Council hereby gives notice of proposals pertaining to development as follows:

(PROTECTED STRUCTURE) Provision of water based recreational facility at George's Dock and Custom House Quay, Dublin 1, incorporating the following:

1. Provision of a white water rafting course utilising the existing George's Dock basin, which is a protected structure, including;
  - a. a central flat water training facility including water polo amenity,
  - b. white water slalom course,
  - c. kayak/raft conveyor,
  - d. pumping station and water treatment plant,
  - e. a mechanical control centre and electrical substations,
  - f. enhancement of existing public lighting and provision of low illumination level floodlighting for water based activities; and
  - g. swift water rescue centre with floodable urban street with mock enclosures forming a 'rescue village'
2. The demolition of former Dublin Docklands Development Authority office building and removal of 6 no. existing trees at Custom House Quay. Construction of two new quayside buildings with a combined total floor area of 763.98 m<sup>2</sup> and maximum height of 5.5m. The east building incorporating land based activities including changing room, reception, staff amenity area, equipment storage. The west building comprising replacement offices and conference room for the use of Dublin City Council Docklands office. Ancillary landscaped public open space between these proposed quayside buildings including surface water attenuation area and quayside walkway;
3. Reconfigured and resurfaced public open space where necessary to the existing plaza at George's Dock, including the removal of 4 no. existing trees, making good any damage caused by construction work, and the provision of temporary construction compound. Connection to public surface water drainage system; and
4. Conservation and protection works to the lock gate and quay walls together with retention and protection of the triumphal arch on site and the partial removal of the timber boardwalk and insertion of access structures to the canal channel at the sea wall.

This application relates to land within the River Liffey Conservation Area.

Dublin City Council completed an Environmental Impact Assessment Screening and Appropriate Assessment Screening for the proposal. Both determined that the proposed development will not have a significant environmental impact and will not have a significant negative effect on European Sites. It is concluded therefore that there is no requirement for an Environmental Impact Assessment or a Stage II

Appropriate Assessment to be completed for this proposal.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Thursday 22nd August 2019 during public opening hours at the offices of Dublin City Council, Public Counter, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during periods Monday - Friday 09.00hrs to 16.30hrs. The Plans and Particulars of the proposed development may also be inspected at the Dublin City Council Docklands Office, Custom House Quay, Dublin 1 during the same period.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning Department, Dublin City Council, Civic Offices, Woodquay, Dublin 8, before 16.30hrs on Thursday 3rd October 2019.

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## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0186/19
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	20/08/2019
<b>Applicant</b>	Millenium Theatre Company
<b>Location</b>	Ambassador Theatre, Parnell Square, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Ground Floor Plan: 1. Thoroughly clean down, prepare and paint ceilings throughout.

2. Thoroughly clean down, prepare and paint walls throughout. Colour to match existing.

3. Thoroughly clean down / replace floor finishes throughout.

4. Thoroughly clean down, repair and prepare all joinery and doors throughout.

5. Thoroughly clean down, repair and varnish all balustrade to stairs. Colour to match existing.

6. Thoroughly clean down all sanitary ware and recommission where necessary.

7. Thoroughly clean down ceiling grid and tiles.

Roof Plan: 1. Carry out repairs to the roof and deck and leave in good condition.

2. Take up and recoat ashfelt roof covering and paint with solar reflective coating.

3. Remove uPVC pipes and replace with cast iron rain water goods.

4. Overhaul the flagpoles and leave in good condition.

5. Take up and replace the flat roof covering with new torch on flat roof covering and coat in solar reflective paint.

6. Carefully overhaul the 5 no. glazed roof lights lanterns and leave in good condition.

7. Remove all damaged / slipped slates and fix with new slates clipped back into position on the roof surfaces generally.

8. Take out the damages sections of lead lined valleys and replace with new appropriate coded lead to match existing.

9. Take off and recover the roof the projecting dormer window.

10. Damaged lead sheets to be taken out and replaced.

11. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting. Also, hack off the defective sections/cracked sections of render and re-render to match existing.



12. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
  13. Carefully refurbish/reinstate the moulding throughout and leave in good condition.
  14. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
  15. Make good all bell cast where damaged.
- O'Connell Street and Cavendish Row Elevations:
1. Cut back/remove all vegetation growth from the building parameter and make good all damages to stone facade.
  2. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbles.
  3. Carefully refurbish and redecorate the external windows and doors along the rear elevation including the upper level roof lights to the monopitch roof.
  4. Clean down stone and render finishes including all intermediate an parapet corbles removing all sediment moss and debris throughout.
  5. Cut out the damaged/cracked section to the render and make good including ashlar effect generally.
  6. Carry out stone repairs to pillars and thoroughly clean.
  7. Overhaul the rainwater happers and downpipes and leave in good order.
  8. Carefully overhaul the windows and doors and redecorate.
  9. Carefully clean down and paint with rust inhibiting paint to security gates and railings.
  10. Hack off defective plaster finishes and make good.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0351/19
<b>Application Type</b>	Section 5
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	21/08/2019
<b>Applicant</b>	PIM Investments Ltd.
<b>Location</b>	Parnell Court, 1, Granby Row, Dublin 1

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Applicants are seeking confirmation that the address is a Protected Structure as per the Register of Protected Structures.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2476/19
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	19/08/2019
<b>Applicant</b>	Laupteen Limited
<b>Location</b>	87/88, Mabbott Lane, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of: -> Demolition of an existing warehouse shed structure and single storey return located on Mabbot Lane to the rear of properties 87 and 88 Gardiner Street Lower; > Construction of a new 6-storey over ground level structure providing additional hotel bedroom accommodation with connection to the existing hotel at 89-90 Gardiner Street Lower (Protected Structures), Dublin 1; > All associated ancillary works.

**Area** Area 3 - Central  
**Application Number** 2878/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/08/2019  
**Applicant** Yan Chen & Gou Wang Zhou  
**Location** 16, Mountjoy Square, Dublin, D01 N6Y7  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for alterations, repair and change of use of an existing four storey over basement terrace house from single dwelling to 5 no. apartments consisting of 2 no. 1 bed basement/entry level duplex units and 3 no. 2 bed units, one at each of the three upper floors. Removal of existing and insertion of new stairs from basement to ground level as well as from second to third floor and replacement of roof over. Formation of a new access point through the railings and steps to basement area at the front, new external steps and revised area at basement at the rear of house. New access steps to the common rear garden. Formation of bike shed/bin store and revised layout of existing pedestrian gates to the rear laneway.

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**Area** Area 3 - Central  
**Application Number** 3005/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2019  
**Applicant** Christopher Malendewicz  
**Location** 24, Ravensdale Road, East Wall, Dublin 3  
**Additional Information** Additional Information Received

**Proposal:** Permission sought for dormer to rear at 24 Ravensdale Road, East Wall, Dublin 3.

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**Area** Area 3 - Central  
**Application Number** 3345/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/08/2019  
**Applicant** The Commissioners of Public Works in Ireland  
**Location** Rose Cottage, Ordnance Survey Road, Phoenix Park, Dublin 15

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The commissioners of Public Works in Ireland intend to apply for Permission for Development (10 year Planning Permission) at Rose Cottage, Ordnance Survey Road, Phoenix Park, Dublin 15, D15 CA4T (Protected Structure). The development will consist of restoration and repairs to existing 2 storey cottage and external w.c, comprising repairs to the existing structure and fabric and the following alterations and modifications: 1) Remove modern front/south elevation dormer window and replace with a conservation rooflight; 2) Replace 2 no. existing modern rooflights in west elevation with conservation rooflights; 3) Replace existing modern fibre cement roof slates and ridges with natural stone roof slates and clay ridge tiles and re-instatement of small extended sections of veranda roof either side of the front porch gable. Reinstatement a decorative perforated painted timber barge panel to front porch; 4) Replace modern pvc rainwater goods with metal rainwater goods; 5) Replace 6 no. existing ground floor modern windows and concrete cills with 5 no. timber vertical sliding sash windows and 1 no. casement

window, all with stone cills; 6) Replace modern timber front porch door and sidelights with slimline steel doubled door and sidelights; 7) Replace modern timber inner front door and sidelights with timber double door and sidelights; 8) Relocating kitchen to rear western dining room; 9) Remove modern timber floor on battens in kitchen; 10) Replace all modern cementitious external wall renders with lime render and remove modern cover slips to timber framing on sides of front porch; 11) Replace modern door and architrave to bottom of stairs with sheeted door; 12) Replace all modern flush panel doors with sheeted timber doors; 13) Remove 4 no. modern reconstitute stone tile fireplace surrounds and hearths including back boiler to kitchen to ground floor, re-instating brick arched range opening and installation of 3 no. modern appropriate fireplace surrounds; 14) Modifications to first floor layout, to include a new service room, converting rear inner bedroom to ensuite bathroom and timber sheeting to modern existing and new wall partitions to first floor; 15) Removal of glazed modern screen to upper part of original partition at side of stairs at first floor level; 16) Remove modern oil-fired boiler, housing, flue and pvc oil storage tank; 17) To permit short term holiday letting; 18) Demolition of 4 no. modern timber ruinous out-buildings (a garage and 3 no. sheds, c43sqm), and construction of a single storey garden shed (c 5sqm) 19) installation of new plumbing, heating and electrical services and general repairs; 20) All associated siteworks.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3346/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	19/08/2019
<b>Applicant</b>	Triode Newhill LHP Limited
<b>Location</b>	1, Talbot Street, Marlborough Street, Dublin 1, D01 P6H2

**Additional Information**

**Proposal:** Change of use from retail to cafe/restaurant with ancillary take away use at ground floor and basement and associated works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3362/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/08/2019
<b>Applicant</b>	Sian Walsh
<b>Location</b>	22, 23 and part of 21 Church St East at the corner of Abercorn Road and Church St East, Dublin 3

**Additional Information**

**Proposal:** The development will consist of demolition of existing buildings on site including part of an office & warehouse, two vacant cottages and other structures and construction of 9 apartments, comprising 6 x 2 bed. and 3 x 1 bed. apartments each with balconies or roof terraces in a 5 storey building, with associated facilities including, caretaker's office, bin storage, cycle parking spaces, plant and service rooms, service enclosure on roof, all service connections, landscaping and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3364/19
<b>Application Type</b>	Retention Permission

**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 21/08/2019  
**Applicant** Tom Reilly  
**Location** 314, Carnlough Road, Cabra West, Dublin 7

**Additional Information**

**Proposal:** RETENTION: application for retention permission for additional window to front elevation to first floor bathroom and widened vehicular access

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**Area** Area 3 - Central  
**Application Number** 3367/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 21/08/2019  
**Applicant** Caitriona Craddock  
**Location** 2, Parnell Street, Dublin 1

**Additional Information**

**Proposal:** Planning permission for a first floor rear kitchen extension & 2nd floor rear wc extension with roof window.

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**Area** Area 3 - Central  
**Application Number** 3368/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2019  
**Applicant** Jason Doherty & Ciara Rafferty  
**Location** 8, Woodville Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** The development will consist of alterations to the rear pitched roof to include a new projecting flat roof structure incorporating a new west facing roof window together with associated works.

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**Area** Area 3 - Central  
**Application Number** 3374/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/08/2019  
**Applicant** Kieran Hegarty  
**Location** 58, Tolka Road, Clonliffe Road, Dublin 3

**Additional Information**

**Proposal:** Permission to remove a rear detached shed, construct a part single storey & part 2-storey new dwelling in the side garden, & create front & side vehicular site entrances, all at 58 Tolka Road, Clonliffe Road, Dublin 3.

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**Area** Area 3 - Central  
**Application Number** 3386/19

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**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/08/2019  
**Applicant** Michael Murphy  
**Location** 8, Royal Canal Terrace, Phibsborough Road, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the construction of a single storey detached garage structure to the rear garden, and a new vehicular access exiting onto a lane way to the rear of Royal Canal Terrace, Dublin 7 all at 8 Royal Canal Terrace, Phibsborough Road, Dublin 7, D07 T1F9, a protected structure.

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**Area** Area 3 - Central  
**Application Number** 3390/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 23/08/2019  
**Applicant** Three Ireland (Hutchison) Ltd  
**Location** 1, Royal Canal House, Royal Canal Park, Pelletstown, Dublin, 15

**Additional Information**

**Proposal:** RETENTION: The development consists of retention of telecommunications antenna and ancillary equipment and cabinet at roof level.

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**Area** Area 3 - Central  
**Application Number** 3393/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 23/08/2019  
**Applicant** QMK Dublin Ltd  
**Location** Nos.17, 18 and 19, Moore Lane, Dublin 1

**Additional Information**

**Proposal:** Permission for development to amend a previously permitted hotel (DCC Reg. Ref. 3303/18, the 'parent permission'; which has been subsequently amended by DCC Reg. Ref. 4352/18; ABP Ref. 303553-19) at this site of c. 603 sqm at Nos. 17, 18 and 19 Moore Lane, Dublin 1. The development will consist of the provision of 2 no. additional floors (804sqm) (with setbacks along Parnell Street and Moore Lane, respectively) to the permitted 7 no. storey (including lower ground floor level) hotel building resulting in a 9 no. storey building with a gross floor area of 4,857sqm (including a lower ground floor level of 517sqm). The development will result in an additional 33 no. additional bedrooms (increasing the total number of bedrooms from 141 no. permitted to 174 no. proposed). The development will also include: amendments to the permitted internal layout to the fifth and sixth floor levels; associated elevational changes; the provision of SUDs measures, including a sedum roof; rooftop plant; and all ancillary development above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3402/13/X1  
**Application Type** Extension of Duration of Permission

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**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 20/08/2019  
**Applicant** Gerry Geoghegan & Eamonn O'Malley  
**Location** 1 - 4, Rivermount Cottages, Ballyboggan Road, Finglas,  
Dublin 11

**Additional Information**

**Proposal:** EXT. OF DUR.: Demolition of no's 1-4 Rivermount Cottages and reduction in height of boundary wall along Ballyboggan Road to allow for construction of 51 no residential units comprising of 32 no duplex units (two and three bedroom), 6 no. one bed apartments and 13 no. houses (three bedrooms) split over five residential blocks. Block 1 is part 5 storey (Ballyboggan Road elevation), part 4 storey in height (1687m<sup>2</sup> gross floor area), providing 16 no. two and three bedroom duplex units ( 8 type 3a and 8 type 3b) and a roof terrace at roof level. Block 2 is part 5 storey (Ballyboggan Road elevation), part 4 storey in height (1054m<sup>2</sup> gross floor area), providing 10 no. two and three bedroom duplex units (5 type 3a and type 3b) and a roof terrace at roof level. Block 3 is part 4 storey, part 2 storey (810m<sup>2</sup> gross floor area), providing 4 no. three bed dwellings (house type 1), 2 no. one bed apartments (types 2a and 2b), and 2no. duplex units (type 3c), and a roof terrace at roof level. Block 4 is part 4 storey, part 2 storey in height (1260m<sup>2</sup> gross floor area), providing 5 no. three bed dwellings (house type 1), 4 no. one apartments (2no. type 2a and 2 no. type 2b) and 4 no. duplex units (type 3c) and a roof terrace at roof level. Block 5 is two storey in height (480m<sup>2</sup> gross floor area), providing 4 no. three bed dwellings (house type 1). The proposed development also includes for 51 car parking spaces, bin stores, bike shelters, associated balconies and terraces, boundary treatment, site development works and revised vehicular access from Ballyboggan Road.

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**Area** Area 3 - Central  
**Application Number** 3698/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/08/2019  
**Applicant** Danring Limited  
**Location** Seabank House, 1, East Road, Dublin 1

**Additional Information**

**Proposal:** Planning permission for the change of use at first floor level from existing licensed premises to residential accommodation comprising 4 no. 1 bed roomed and 1 no. 2 bedroom apartments and change of use of second floor level from office to residential accommodation comprising 4 no. 1 bed roomed apartments plus communal roof garden. Permission is also sought for revisions to the elevation facing East Road, to include new windows at first and second floor level, new entrance and windows at ground floor level and removal of the existing stair tower.

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**Area** Area 3 - Central  
**Application Number** 3701/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/08/2019  
**Applicant** Cuisle Properties Ltd.  
**Location** 5, Campbell's Lane, Ballybough, Dublin 1

**Additional Information**

**Proposal:** Planning permission to demolish the remains of a single storey derelict workshop/garage, and

construction of a two storey, flat roofed, one bedroom/bathroom/kitchen/living/dining room mews dwelling, including all ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 3715/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/08/2019  
**Applicant** Michael Butler & Hugh Macken  
**Location** 69, Annamoe Road, Dublin 7, D07 EY06

**Additional Information**

**Proposal:** Planning permission sought for part demolition of existing single storey extension to side, construction of a single storey extension to the rear, re-roofing and extending existing garden shed with extended canopy all to rear and widening existing driveway.

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**Area** Area 3 - Central  
**Application Number** DSDZ3344/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2019  
**Applicant** Grant Thornton Joint Receivers  
**Location** Unit 24, Point Village District Centre, East Wall Road and, Sherrif Street Upper, Dublin 1

**Additional Information**

**Proposal:** Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 13-18 City Quay, Dublin 2 intend to apply for permission for development at Unit 24, Point Village District Centre, East Wall Road and Sheriff Street Upper, Dublin 1. The development consists of the change of use Unit 24 (264 sq.m) from previously permitted retail to gym use. The proposed development includes all associated and ancillary works. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.

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**Area** Area 3 - Central  
**Application Number** WEB1361/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2019  
**Applicant** Paul Connolly & Jacinta Cusack  
**Location** 13, Kinvara Park, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission is sought to change the main roof from a hip to a gable adding a new gable end with one new window, flat roof dormer window to the rear of the main roof incorporating a non-habitable storage room in the attic space, new roof windows to the front of the main roof and associated internal works in this end of terrace two storey house.

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**Area** Area 3 - Central  
**Application Number** WEB1364/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2019  
**Applicant** Damian McCallion  
**Location** 1, Skreen Road, Navan Road, Dublin 7, D07 P7F3  
**Additional Information**

**Proposal:** The development will consist of widening the existing vehicular site entrance on Skreen Road.

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**Area** Area 3 - Central  
**Application Number** WEB1377/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/08/2019  
**Applicant** James Kearney  
**Location** Rear of 131, 132, 133 Church Road, and fronting Seaview Avenue, East Wall, Dublin, D03 YP90

**Additional Information**

**Proposal:** The development will consist of the demolition of existing single storey shed, the construction of two storey dwelling comprising of living room, kitchen and dining area with ancillary utility room and WC at ground floor and two bedrooms with shared bathroom at first floor. The external works include one car parking space, replacement of existing wall with railings and associated landscaping works to front garden and dishing to existing footpath.

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**Area** Area 3 - Central  
**Application Number** WEB1382/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/08/2019  
**Applicant** Ciaran & Eva Gahan  
**Location** 4, St. Patrick's Avenue, North Strand, Dublin 3  
**Additional Information**

**Proposal:** Proposed first floor extension to rere incorporating changes to existing roof profile to rere.

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### **Area 3 Appeals Notified**

**Area** Area 3 - Central  
**Application Number** 3128/19  
**Appeal Type** Written Evidence  
**Applicant** Michael O'Keefe  
**Location** 80 Whitworth Road, Dublin 9  
**Additional Information**

**Proposal:** Permission to change the use from storage use to residential use and to add an extension of



16.7m2 to the subject structure at the rear of 80 Whitworth Road, Dublin 9. It is intended to demolish the existing laundry and boiler room and replace the existing roller gate on the car entrance with an updated timber version.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3572/18
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Cathedral Leisure Limited
<b>Location</b>	Site at 133 & 133A Capel St. 136A & 136B Capel St.7 & 7A Meetinghouse Lane & 23 Little Mary St. Dublin 1 (Part known as Former Bolands Bakery, 133B Capel St.)
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** PROTECTED STRUCTURE; The development of a hotel at a 0.212 Ha site at Nos.133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little Mary Street, Dublin 1 (all protected Structures with the exception of Nos. 7A Meetinghouse Lane , RPS Nos. 1213,5064, 8772). Part of the site is also known as the Former Boland's Bakery (including structures to the rear opening onto Meetinghouse Lane) referred to as No. 133B Capel Street in the Record of Protected Structures (also RPS No.1213)-

The development will consist of: the removal of part of existing floor space (2,614 sq.m) which principally includes the removal of non-original fabric to Protected Structures of no architectural significance (including fabric such as flat roofed extensions, stud partitions, block work services enclosures, infill floor and ceiling sections, stair enclosures, atrium and lift shaft, block fabric to original openings) in addition to the limited removal of original fabric to facilitate permeability and connectivity (including the provision of openings in existing masonry; change of use of building fabric to be retained (1,703 sq.m) from current commercial use (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 4,154 sq.m to facilitate a development with a gross floor area of 5,857 sq.m (a total 1,540 sq.m larger than existing premises which has a gross floor area of 4,317 sq.m)

The proposed development will range in height from part one to part eight storeys and the hotel will comprise 98 no. bedrooms in addition to ancillary facilities including bar, restaurant and function areas. The development includes modifications to non-original shop fronts and conservation works to existing structures including roof repair to early buildings, masonry repointing , removal of cementitious render and replacement with lime-based render, masonry consolidation, repair/replacement of rainwater goods, repair / replacement of non-original window joinery, creation of new openings through existing masonry, structural and services intervention, architectural modifications and general internal and external works for the repair, maintenance and upgrading of the buildings . The development includes cycle parking spaces; hard and soft landscaping including courtyards and inaccessible upper level outdoor planted spaces; the provision of an enclosed upper level terrace with retractable roof lights; signage; lighting; plant; service and refuse areas; and all associated works above and below ground.

The proposed development can be accessed via No. 133 Capel Street, No. 7 Meetinghouse Lane and No. 23 Little Mary Street.

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### Area 3 Appeals Decided

None

## WEEKLY PLANNING LISTS

### Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

34/19

(19/08/2019-23/08/2019)

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North West Area	2225727	
North Central Area	222 8870	

**Area** Area 3 - Central  
**Application Number** 0367/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Michael & Shay Marron  
**Location** Lands to the rear of, 24-26, North Circular Road,  
Dublin 7  
**Registration Date** 22/08/2019

**Additional Information**

**Proposal:** SHEC: The proposed development will consist of: (i) demolition of single storey and double storey derelict sheds; (ii) construction of a three storey residential development (284.3 sq.m), comprising 2 no. one bed apartments and 2 no. two bed duplex apartments with provision of private amenity space (2 no. rear gardens and 2 private terraces); (iii) provision of pedestrian access via O'Devaney Gardens; and (iv) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate development.

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**Area** Area 3 - Central  
**Application Number** 0377/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Manco Construction  
**Location** 19, Phibsborough Avenue, Dublin 7  
**Registration Date** 20/08/2019

**Additional Information**

**Proposal:** SHEC: Demolition of existing ground floor extension to side and erection of a 3 storey 2 bedroom dwelling with balconies/terrace areas.

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**Area** Area 3 - Central  
**Application Number** 0378/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Paul, Averil, Robert & Jennifer Kiernan  
**Location** Saint Alphonsus Avenue to the rear of No. 18 Saint  
Alphonsus Road Lower, Drumcondra, Dublin 9  
**Registration Date** 21/08/2019

**Additional Information**

**Proposal:** SHEC: The development will consist of: - Demolition of the existing boundary wall and garage structure to Saint Alphonsus Avenue  
- The construction of a new two storey bedroom dwelling with part single storey element to the rear  
- New boundary wall with gates to vehicular and pedestrian access from Saint Alphonsus Avenue  
- All associated site, drainage, landscaping and ancillary works.

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