



Dublin City Council

Weekly Planning List

34/20

(17/08/2020-21/08/2020)

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

Area	Area 3 - Central
Application Number	2370/20
Application Type	Permission
Applicant	Blackhorse Avenue Partnership
Location	Blackhorse Avenue Industrial Estate, Blackhorse Avenue, Dublin 7
Registration Date	21/08/2020
Additional Information	Additional Information Received

Proposal: Permission for development on a 0.3086 Ha site at Nos. 1-3 Blackhorse Industrial Estate, Blackhorse Avenue, Dublin 7. The development will principally consist of: the demolition of the existing 3 no. warehouse structures (1,863 sq m) on site and the provision of a Build-to-Rent residential development comprising 90 no. apartments (24 no. studios, 36 no. one bed apartments and 30 no. two bed apartments) with heights principally ranging from part 4 - part 7 storeys over part basement/lower ground in addition to a single unit spanning over lower ground and ground level. The scheme which has a gross floor space of 6,781 sq m in addition to a part basement measuring 1,579 sq m principally providing car parking, bin storage and plant also includes an external screened gantry access/walk-way facing east extending from first to seventh floor levels (598 sq m) and internal communal amenity facilities (300 sq m). The development also proposes vehicular and pedestrian access from Blackhorse Avenue; 38 no. car parking spaces including 2 no. car club spaces at basement level; 2 no. car club parking spaces and a set down area at grade; bicycle parking; balconies/terraces facing west and south; roof garden facing west and south (screening provided to east and north); boundary treatments; hard and soft landscaping; lighting; plant; sedum roofs; PV panels; ESB substations and switchrooms; lighting; and all other associated site works above and below ground.

Area	Area 3 - Central
Application Number	2582/20
Application Type	Permission
Applicant	Irish Life Assurance Public Limited Company (PLC)
Location	Talbot Mall, Talbot Street, Dublin 1
Registration Date	20/08/2020
Additional Information	Additional Information Received

Proposal: Planning permission for development at a site of approximately 1,791 sq m at the Talbot Mall, Talbot Street, Dublin 1 for a new supermarket. The proposed development seeks permission to convert the existing Talbot Mall into a supermarket with ancillary bakery (1,740 sq m, total gross floor area) and part off-licence sales area (92 sq m, gross floor area); comprising the demolition and removal of existing internal walls to accommodate new supermarket fit out works, ancillary storage, freezer and chiller areas, sales floor, customer service area, staff and customer facilities, and lighting and ducting; connections to drainage and water services; internal plant room; rooftop plant; general improvement works to the existing open-air, external waste collection facilities/bin cage and staff car parking area (2 no. spaces) (51 sq m, gross floor area) and associated site development works. Vehicular access and egress to the proposed development for delivery and servicing purposes will continue to be from Marlborough Place.

Area	Area 3 - Central
Application Number	2589/20

Application Type Permission
Applicant Ladbrokes (Irl) Ltd.
Location 77, Moore Street, Ilac Centre, Hentry Street, Dublin
1 D01 KH28
Registration Date 21/08/2020
Additional Information Additional Information Received
Proposal: Planning Permission sought for the change of use of existing ground level single storey mid-terrace Bakery/Deli Restaurant use to Licensed Betting Office to include for all associated internal alterations, new shopfront advertising signage & replacement high level projecting sign to front (northeast) elevation, new satellite dish installation mounted at roof level and all associated site development works at No. 77 Moore Street, Ilac Centre, Henry Street, Dublin 1 D01 KH28.

Area Area 3 - Central
Application Number 3204/20
Application Type Permission
Applicant Irish Student Fund (Dublin) II - Dominick Street Student Ireland Limited
Location 58-64, Dominick Street Upper, Dublin 7, D07 TEV2.
Registration Date 17/08/2020
Additional Information
Proposal: Planning permission for development at circa. 0.19 ha site located at above. Part of the site is bounded by Henrietta Lane to the south. The proposed development will consist of the temporary use of the development for tourist or visitor accommodation (alongside permitted student accommodation) in the period between 1st September 2020 to 31st May 2021. After such times, the original condition 3 of Reg. Ref. 2080/17 will apply. There is no physical changes proposed to the permitted development.

Area Area 3 - Central
Application Number 3205/20
Application Type Permission
Applicant Irish Student Fund (Dublin) II - Dominick Street Student Ireland Limited
Location 25-29 Dominick Street Upper, Dublin 7, D07 YPY2
Registration Date 17/08/2020
Additional Information
Proposal: Planning permission for development a c.01277 ha site located at above. The proposed development will consist of the temporary use of the development for tourist or visitor accommodation (alongside permitted student accommodation) in the period between 1st September 2020 to 31st May 2021. After such times the original condition 3 of Reg. Ref. 4341/16 will apply. There are no physical changes proposed to the permitted development.

Area Area 3 - Central
Application Number 3206/20
Application Type Permission
Applicant Circular Student Ireland Limited
Location 274, North Circular Road, Dublin 7, D07 W9E8
Registration Date 17/08/2020

Additional Information

Proposal: Permission for development at this circa 1.3635 ha site located at 274 North Circular Road, Dublin 7, D07 W9E8. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road). The proposed development will consist of the temporary use of the development for tourist or visitor accommodation (alongside permitted student accommodation) in the period between 1st September 2020 to 31st May 2021. After such times, the original condition 3 of Reg. Ref.: 4262/16 (ABP Ref: PL29N.248726) will apply. There are no physical changes proposed to the permitted development.

Area	Area 3 - Central
Application Number	3210/20
Application Type	Permission
Applicant	Colin Daly, Nicola Daly & Andrew Haydon
Location	76 & 280 Bannow Road, Cabra, Dublin 7
Registration Date	18/08/2020

Additional Information

Proposal: The proposed development will consist of the construction of a 'Build to Rent' residential development comprising of 69 no. apartments (51 no. 1 beds, 18 no. 2 beds) in 2 no. blocks, to be provided as follows:

Block A - a four storey building containing a total of 20 no. apartments comprising of 3 no. 1 beds, 17 no. 2 beds with balconies to north, south and east elevations with ancillary residential amenity facilities including concierge and residential lounge at ground level;

Block B - a five storey building containing a total of 49 no. apartments comprising of 48 no. 1 beds, 1 no. 2 beds with balconies to south elevations; a single level basement comprising a total of 33 no. car parking spaces, 3 no. motorcycle spaces. 148 no. bicycle parking spaces (128 no. spaces at basement level and 20 no. spaces at ground floor level), ancillary plant room and refuse storage areas; along with a play/ activity room, gym facility, utility room in support of the Build to Rent ancillary residential amenities and support facilities; vehicular and pedestrian access will be onto Bannow Road. Construction of a basement level social & community centre/ non-residential club (Class 10) unit for the relocation of the Cabra Pigeon Racing Club which will maintain its separate access from the eastern boundary of application site providing access onto Bannow Road. The double height retail unit located at 76 Bannow Road will be modified with a new roof structure, extension and modification to front elevation (south), modifications to north east and west elevations, signage and internal floor area and will be integrated into Block A of the development proposal; Landscaping, boundary treatment, drainage, signage, green roofs and solar pv panels to roof level of Blocks A and B and all associated site and infrastructure works necessary to facilitate the development. The proposed development will also consist of the demolition of the existing two-storey building located at 280 Bannow Road (known as the Alma Hygiene building together with a kickboxing club) the partial demolition of the existing of single storey warehouse unit and racing pigeon club unit at 76 Bannow Road (known as the Dublin Circus Centre & Cabra Racing Pigeon Club building) and the demolition of all associated structures on site in order to facilitate the development.

Area	Area 3 - Central
Application Number	3214/20
Application Type	Retention Permission
Applicant	Peter Gartlan
Location	55 & 56 Dorset Street Lower, Dublin 1
Registration Date	19/08/2020

Additional Information

Proposal: RETENTION: Retention Permission 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 removed subdividing wall, into one unit as being part of No. 56; associated external & internal material alterations No's 55 & 56; rear rooflights to rear part of both No's 55 & 56 roofs.

Area Area 3 - Central
Application Number 3218/20
Application Type Permission
Applicant TSAF 1 Brunswick GP Limited
Location Ardcairn House, 8, Grangegorman Lower, Dublin 7
Registration Date 19/08/2020
Additional Information

Proposal: The development will consist of the temporary ancillary use of the permitted Student Accommodation for Tourist or Visitor Accommodation during the 2020/2021 academic term time (until the 31st of May 2021). The principal permitted use during this academic term time, as Student Accommodation, will remain unchanged.

Area Area 3 - Central
Application Number 4083/19
Application Type Permission
Applicant Irish School of Motoring Ltd
Location Site to the rear of Nos.20-22, Fitzgibbon Street,
Nos. 6-10 Emmet Street and No. 46 Charles Street
Great, Dublin 1
Registration Date 19/08/2020
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of (i) Removal of existing vehicular entrance gate off Fitzgibbon Street and demolition of two-storey commercial structure comprising former workshop/service garage and an adjoining derelict two-storey dwelling which is bound to the south-east by an existing two-storey derelict structure situated within the grounds of No. 46 Charles Street Great (A Protected Structure - RPS No. 1371); and (ii) Construction of a two-storey over lower ground-floor level flat-roofed (with partial green-roof) apartment block served by 4 no. rooflights and comprising 4 no. two-bedroom and 4 no. three-bedroom duplex apartments. The two-bedroom apartments will each be served by south-west facing terraces at lower-ground and ground floor level and a north-east facing terrace at lower-ground floor level. The three-bedroom apartments will each be served by a south-west facing terrace at first floor level, a south-west facing balcony at second floor level and a private terrace and dedicated storage space (3.7sq.m) located at roof level. The development is to be served by 8 no. vehicular parking spaces, 24 no. bicycle parking spaces and covered bin storage located within a shared access yard accessible via a new vehicular entrance gate, of width 3.85m, off Fitzgibbon Street. The proposal also includes all ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development.

Area Area 3 - Central
Application Number 4327/19

Application Type Retention Permission
Applicant EWR Innovation Park Limited
Location Docklands Innovation Park, 128-130 East Wall Road,
Dublin 3
Registration Date 19/08/2020
Additional Information Additional Information Received
Proposal: RETENTION: Retention planning permission of the existing uses of Units 2, 7, 9, 13, 14, 15, 17 and 19 at the Docklands Innovation Park, 128-130 East Wall Road, Dublin 3. The proposed development seeks retention of the existing uses on site as follows:
Unit 2 and 7: Cultural/Recreational use (Dance Studio)
Unit 9: Office use
Unit 13: Gym at ground floor level and office use at 1st and 2nd floor level
Unit 14: Educational use (Language School) at ground floor level and office use at 1st and 2nd floor level
Unit 15: Warehouse at ground floor level
Unit 17: Cultural/Recreational use (Dance Studio)
Unit 19: Office use

Area Area 3 - Central
Application Number DSDZ2590/20
Application Type Permission
Applicant Spencer Place Development Company
Location City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2).
Registration Date 21/08/2020
Additional Information Additional Information Received
Proposal: Planning Permission for amendments to previously permitted development, Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18, DSDZ4111/19 at a site of 1.26 hectares located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, North Lotts and Grand Canal Dock SDZ. The proposed development comprises of amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by Reg. Ref. DSDZ4279/18 and Reg. Ref. DSDZ4111/19 comprising of a change of use of the permitted aparthotel development to provide for 68 no. "Build to Rent" shared accommodation units (152 no. bed spaces). There is no change to the permitted number of residential units on the site (326 no.) as part of this amendment. The proposed shared accommodation is in accordance with Specific Planning Policy 9 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". The proposed amendments are as follows:
- Reconfiguration and change of use of the permitted aparthotel development to provide for 68 no. "Build to Rent" Shared Accommodation units (152 no. bed spaces) and communal kitchen, living, dining facilities and resident amenities (6,022 sqm).

- Reconfiguration of ground floor level associated with the Shared Accommodation to provide for communal resident amenities and services including co-working space, concierge, cafe, kitchen/living/dining area, gym and staff facilities.
- Amendments to the facade and elevational treatment to provide for revised entrance detail to the shared accommodation development on the west of Block 3.
- Provision of link bridge at 6th storey (5th floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development;
- Revised undercroft layout to provide for ancillary waste management services.
- Revised landscaping proposal to provide for a new entrance layout to the shared accommodation scheme and revisions to the permitted roof terrace at Block 1 to serve the residential development to provide for a fully enclosed resident amenity space.
- The development also includes SUDs drainage, the provision of a green roof on both blocks, revised plant at roof level, consequential minor amendment to elevations and all site development works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1563/20
Application Type	Permission
Applicant	National Transport Authority
Location	Coach Park, Park Lane, former North Wall Freight Depot, Sheriff Street Upper (access from Park Lane), Dublin 1
Registration Date	17/08/2020

Additional Information

Proposal: For temporary development at the Coach Park, former North Wall Freight Depot, Sheriff Street Upper, Dublin 1.

Part of the site is located within a Conservation Area. The proposed development site is outside the Grand Canal and North Lotts Strategic Development Zone.

The proposed development consists of the 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 (72m²), 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.

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 site.

It is intended to continue to use the former North Wall Freight Depot as a Coach Parking Facility on a temporary basis until the lands are necessary for the construction of DART Underground, for which a Railway Order has been approved.

This application is also subject to a concurrent and inter-related planning application for continued temporary use of an entrance and access road (further to extant permission Reg. Ref. DSDZ3650/15) from Park Lane to the coach parking facility, which is on lands within the Grand Canal and North Lotts Strategic Development Zone.

Area Area 3 - Central
Application Number WEB1572/20
Application Type Permission
Applicant The Abbey Theatre
Location 26/27, Abbey Street Lower, Dublin 1, D01 K0F1
Registration Date 20/08/2020

Additional Information

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

Area Area 3 - Central
Application Number WEBDSDZ1562/20
Application Type Permission
Applicant National Transport Authority
Location Coach Park, Park Lane, Spencer Dock, Dublin 1
Registration Date 17/08/2020

Additional Information

Proposal: For temporary development of a site at Coach Park, Park Lane, Spencer Dock, Dublin 1.

This application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (within Block 2A & 2C of Planning Scheme).

This application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (within Block 2A & 2C of Planning Scheme). The proposed development consists of the 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.

It is intended to continue to use the former North Wall Freight Depot as a Coach Parking Facility on a temporary basis until the lands are necessary for the construction of DART Underground, for which a Railway Order has been approved.

This application is also subject to a concurrent and inter-related planning application for the continued temporary use of a coach parking facility (further to extant permission Reg. Ref 3651/15 PL29N.245861) to the north of Sheriff Street Upper, which is on lands outside the Grand Canal and North Lotts Strategic Development Zone.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3224/20
Application Type Retention Permission

Applicant Sandra Hoey
Location 16 Ivar Street, Stoneybatter, Dublin 7
Registration Date 21/08/2020

Additional Information

Proposal: Retention Permission for first floor extension to rear of existing house, extension increasing floor area for second bedroom with frosted windows and all associated site works.

Area Area 3 - Central
Application Number WEB1560/20
Application Type Permission
Applicant Anna Pierce
Location 225, Clonliffe Road, Drumcondra, Dublin 3
Registration Date 17/08/2020

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.

Area 3 Decisions

Area Area 3 - Central
Application Number 0265/20
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 19/08/2020
Applicant Fionnuala & Nuala MacEoin
Location 23, Mountjoy Square, Dublin 1

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.
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- 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.

Area Area 3 - Central
Application Number 0269/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 20/08/2020
Applicant Mayo Homes Ltd
Location 153, Clonliffe Road, Drumcondra, Dublin 3
Additional Information

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

Area Area 3 - Central
Application Number 2368/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/08/2020
Applicant Pull & Bear Ireland Ltd.
Location 43-44, Mary Street, Dublin 1
Additional Information 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.

Area Area 3 - Central
Application Number 2926/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 19/08/2020
Applicant Savareen Limited
Location 97, North Circular Road, Dublin 7 (D07 WV84, D07K1WD, D07 Y10D, D07 RX88, D07 VN53, D07 X9P6, D07 Y7V2, D07 NF22)

Additional Information

Proposal: PERMISSION & RETENTION, PROTECTED STRUCTURE: Retention Permission and Permission for the following alterations:

- (i) retention permission for the removal of non-original stud partition walls, kitchenettes and bathroom ware; and (ii) permission for: (a) the reconfiguration of non-original internal walls to facilitate new kitchenettes and bathrooms in each flat; (b) reduction in number of flats from 10 no. to 9 no; installation of

new and upgraded fire-rated internal doors in original style; installation of fire slabs under floorboards; and removal / replacement / reconfiguration of non-original fire-rated stud partition walls to each of the 9 no. existing apartments and stair landing areas; (c) installation of upgraded services including electrics, plumbing, fire and burglar alarms, intercoms, CCTV and data/phone points; (d) repair and restoration of original features including window surrounds, painted timber shutter boxes, skirting and plasterwork; (e) replacement of all non-original windows with one over one double glazed sash windows; (f) making good of damaged walls, floorboards, fireplaces and plasterwork; (g) provision of gas boiler and hot water cylinder; and (h) all ancillary works necessary to facilitate the development. The development does not result in any change to the floor area or footprint of the building.

Area Area 3 - Central
Application Number 2928/20
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/08/2020
Applicant Pin Qin He
Location 17, Capel Street, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number 2929/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/08/2020
Applicant Edina Ltd.
Location Unit 142A/B, Slaney Close, Dublin Industrial Estate, Glasnevin, Dublin 11

Additional Information

Proposal: PERMISSION & RETENTION: The development consists of the Retention Permission to the existing office / industrial unit of alterations to constructed building elevation for additional windows to the north elevation at first floor level and additional 83.32sqm of office floor space constructed to the existing first floor office layout. Application for Planning Permission consisting of construction of a protected stairwell within the unit from the first floor office area to the ground floor with construction of a new fire exit door from the stairwell to the north elevation of the building.

Area Area 3 - Central
Application Number 2930/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 19/08/2020
Applicant Bartra Property (Clonliffe) Ltd
Location 194, 196, 198, Clonliffe Road, Drumcondra, Dublin 3

Additional Information

Proposal: Permission for development at a site at No's 194, 196, 198 Clonliffe Road Drumcondra, Dublin 3, bounded in part by Clonliffe Road and by Holy Cross Avenue. No's 194 and 196 Clonliffe Road are vacant sites (previous structures demolished per planning permission Reg. Ref 3671/15). No.198 Clonliffe Road is a registered derelict site No. DS 921. The development will consist of: (1) demolition of existing derelict two-storey house, No.198 Clonliffe Road; (2) construction of a part three-storey and part four-storey apartment block, forming a new streetscape to Clonliffe Road and to Holy Cross Avenue, to contain 36 apartments (22 one-bedroom apartments, 14 two-bedroom apartments, including 2 duplex type), with balconies, terraces and other open spaces, ESB substation, internal bin store, basement ancillary services area, and external deck access to each floor; (3) new set back boundary, partly defined by railing, with widened public footpath, along Holly Cross Avenue, with pedestrian entrances to the proposed apartment development; (4) new boundary railing and vehicular entrance onto Clonliffe Road, (5) new boundary railing to front with adjoining property, No.200 Clonliffe Road, and new 2.4m wall/fence to section of rear boundary with No.200 Clonliffe Road; (6) cycle parking 68 space and three car parking spaces; (7) all related services, roof mounted solar panels, landscaping and site development works. The application includes a Natura Impact Statement.

Area	Area 3 - Central
Application Number	2935/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/08/2020
Applicant	Pairc an Chrocaigh Cuideachta Faoi Theorainn Rathaiochta
Location	Lands off Clonliffe Road (formerly part of the Holy Cross College Lands), Clonliffe Road, Drumcondra, Dublin 3

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a hotel development on Lands off Clonliffe Road (formerly part of the Holy Cross College Lands), Clonliffe Road, Drumcondra, Dublin 3. The subject site encompasses an area of 0.51 hectares. The development will consist of: the construction of a 8.55m - 24.05m (above ground level) part -2 to part -7 storey 8,485 sq.m. hotel building comprising: (i) a lobby, bar/restaurant, kitchen and staff facilities at ground floor level; (ii) ancillary meeting room facilities including a breakout area and office, at first floor level and a gym; (iii) 200 - bedrooms arranged over floors 1-6; and (iv) plant room, lift overrun, green roof and 19 no. photovoltaic panels enclosed by 3m screen at roof level. The hotel is served by 38 no. car parking spaces (including 2 no. universally accessible spaces), 2 no. motorcycle spaces and 28 no. bicycle spaces accessed via a new vehicular and pedestrian entrance from within the Clonliffe College lands to the northern boundary of the site which includes a turning circle for coaches. The development also includes the demolition of the existing boundary wall, repositioning of the gate piers and widening of the entrance on Clonliffe Road to facilitate two-way traffic, the creation of 2 no. pedestrian accesses off Clonliffe Road, and the construction of a replacement plinth boundary wall with railings along Clonliffe Road, landscaping, boundary treatments, street lighting, SuDS drainage, piped and other services, and all ancillary site development works necessary to facilitate the development (including the alteration of site levels and the upgrade of the proposed entrance from Clonliffe Road to include a pedestrian crossing and traffic lights). The development to be applied for is within the Holy Cross College landholding which includes a number of buildings on the Dublin City Council record of protected structures, including the following: the main College Building (1863): Holy Cross Church; the South Link Building; the Ambulatory; the Assembly Hall and the Red House, ref. 1901 and 1902 respectively, all at the Clonliffe College lands, Clonliffe Road, Drumcondra, Dublin 3.

Area Area 3 - Central
Application Number 2940/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/08/2020
Applicant Jesuit Fathers
Location St. Francis Xavier's Church, Gardiner Street Upper,
Dublin 1, D01 RK07

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for remedial, repair and recladding works to the copper roofs and domes of St. Francis Xavier's Church, Gardiner Street Upper, Dublin 1, D01 RK07 which is within a conservation area.

Area Area 3 - Central
Application Number 3013/20
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/08/2020
Applicant Photo Me Ireland Ltd
Location Circle K, 146 Cabra Road, Dublin 7

Additional Information

Proposal: RETENTION: The development will consist of the retention of existing detached single storey external revolution laundry kiosk with ancillary logos and instructional advertising as constructed located to the north east side of existing petrol station forecourt and all associated site works.

Area Area 3 - Central
Application Number 3178/20
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/08/2020
Applicant PHPI Navan Road Ltd
Location Navan Road Primary Care Centre, Navan Road, Dublin 7

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.

Area Area 3 - Central
Application Number 3186/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/08/2020
Applicant Linrath Holdings Ltd
Location 1B, Lower Ormond Quay, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number DSDZ2923/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/08/2020
Applicant Castlefort Retails Limited
Location Unit 1, Block B of Castleforbes Apartments at junction of Castleforbes Road and Upper Sheriff Street, Dublin 1

Additional Information

Proposal: Planning Permission for part off-licence at the existing Gala retail shop at Unit 1, ground floor and part basement, Block B of Castleforbes apartments at junction of Castleforbes Road and Upper Sheriff, Dublin 1. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning scheme area.

Area Area 3 - Central
Application Number WEB1391/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/08/2020
Applicant Dwaine Delaney
Location 31, Sherrard Avenue, Dublin 1

Additional Information

Proposal: 1. The Demolition of existing single storey extension to rear of the property and
2. Construction of two storey flat roof extension to rear to include two fixed uPVC rooflight type windows and one high level fixed window at first floor level to rear and
3. Connection to services and associated works at no. 31 Sherrard Avenue, Dublin 1.

Area Area 3 - Central
Application Number WEB1395/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 20/08/2020
Applicant Mandy Smith
Location 63, Ventry Park, Cabra, Dublin 7, D07 RXA6

Additional Information

Proposal: New ground floor extension to front with internal modifications and associated site works

**Area 3
Appeals Notified**

Area Area 3 - Central
Application Number 2574/20
Appeal Type Written Evidence
Applicant Barry Staunton
Location No. 9 - 11 Wellington Street Lower, Dublin 1

Additional Information

Proposal: The development will consist of the demolition of the existing warehouse structure and construction of a new building consisting of 30 no. apartments comprising of 4 no. studio units, 16 no. 1 bed apartments, 5 no. 2 bed apartments and 5 no. 2 bed duplex units, across ground to fifth floor, all with associated private open space areas in the form of balconies and winter gardens, with access to the development from Graham's Row. All with associated landscaped courtyard at ground floor level, landscaped roof garden at second and fourth level, sedum roof (main roof), bicycle storage, comms/mechanical plant room, bin storage, signage, associated drainage and site development works.

Area Area 3 - Central
Application Number 2773/20
Appeal Type Written Evidence
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.

Area Area 3 - Central
Application Number 2864/20
Appeal Type Written Evidence
Applicant Jean Kavanagh
Location 19 Faussagh Avenue, Cabra, Dublin 7, D07 V2W4

Additional Information

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

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3655/19
Appeal Decision	ATTACH CONDITIONS
Appeal Decision Date	@17/08/2020
Applicant	easyHotel Ireland Ltd.
Location	28-31 Benburb Street & 6-9 Wood Lane, Dublin 7
Additional Information	Additional Information Received

Proposal: The development will consist of alterations to previously approved Planning Permission, Planning Authority Ref. 2692/16, An Bord Pleanála Ref. PL29N.247314. The alterations to include: a reduction in the floor to floor heights of the proposed development; the addition of a single floor of hotel bedroom accommodation providing for a three to seven storey Hotel building (progressively set back at its fourth and seventh storeys) resulting in a net increase of building height from currently permitted 20.6 metres above existing ground level to a proposed main roof parapet height of 21.8 metres above existing ground level; provision of a screened rooftop plant enclosure and lift over-run; omission of the previously permitted basement level of 730 sq m gross floor area; alterations to internal layouts including relocation of lifts and staircases resulting in an increase in bedroom room numbers from the currently permitted 96 No. bedrooms to a proposed 160 No. bedrooms; alterations to hotel public areas at Ground Level including omission of Hotel Restaurant and Kitchen; repositioning of the Hotel Public Entrance on the proposed West elevation to Benburb Street to allow for the inclusion of a separate Cafe/restaurant unit of 292 sq m gross floor area at the corner of Benburb Street and Wood Lane; revisions to previously approved elevations; the omission of 3 no. currently permitted car parking spaces; an increase from currently permitted 10 No. bicycle parking spaces to a proposed 20 No. bicycle parking spaces; revisions to hard and soft landscaping proposals to Benburb Street and Wood Lane; amended signage; revisions to location of ancillary plant, stormwater attenuation and ESB sub-station together with revisions to site development and site excavation works above and below ground. The alterations give a reduction in the previously permitted gross floor area of 3,904 sq m to a proposed gross floor area of 3,655 sq m.



Dublin City Council

SECTION 5 EXEMPTIONS

34/20

(17/08/2020-21/08/2020)

Area Area 3 - Central
Application Number 0295/20
Application Type Section 5
Applicant Linda Brennan & Paul Brennan
Location 12, Daneswell Place, Glasnevin, Dublin 9
Registration Date 18/08/2020

Additional Information

Proposal: EXPP: Installation of a pedestrian gate to the rear boundary wall of 12 Daneswell Place, Glasnevin, D09 C6YV. There are approximately 16 other properties with access gates onto this lane. The proposed location of the pedestrian gate is marked in green on attached map.

Area Area 3 - Central
Application Number 0296/20
Application Type Section 5
Applicant Clare McMahon
Location 13, The Village, Drumcondra Road Upper, Drumcondra, Dublin 9
Registration Date 18/08/2020

Additional Information

Proposal: EXPP: It is proposed to build a rear 6.95sqm flat roof extension with a new sliding door to extend out the existing kitchen.

Area Area 3 - Central
Application Number 0300/20
Application Type Section 5
Applicant Sonya Lennon & David Smith
Location 25, Nottingham Street, North Strand, Dublin 3
Registration Date 19/08/2020

Additional Information

Proposal: EXPP; Single storey extension to rear(29sqm)with area of double height space, with small area of 1st floor extension(1.5sqm), including changes to existing window openings at ground floor and new window openings.
