



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

35/19

(26/08/2019-30/08/2019)

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”

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PLANNING INFORMATION SESSIONS

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

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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 2367/19
Application Type Permission
Applicant Martin Grehan
Location 50 & 52, Clonliffe Road, Dublin 3
Registration Date 26/08/2019
Additional Information Additional Information Received

Proposal: Permission sought for demolition of 2 no. existing single storey domestic garages / outhouses to the rear garden areas of both 50 & 52 Clonliffe Road, Dublin 3, D03 AK63 & D03 EP64 and for the construction of 2 no., 2 bedroomed, 2 storey, semi-detached mews dwellings on the same site, fronting onto the laneway behind and siding onto Orchard Road to include associated site development works and services connections. Works to include pedestrian access gates to the garden areas to the side of House 1 onto Orchard Road and for House 2 from the laneway behind.

Area Area 3 - Central
Application Number 3346/19
Application Type Permission
Applicant Triode Newhill LHP Limited
Location 1, Talbot Street, Marlborough Street, Dublin 1, D01 P6H2
Registration Date 30/08/2019
Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 3859/19
Application Type Permission
Applicant Dublin Port Company
Location Ocean Pier and Alexandra Quay East, Alexandra Road and No. 3 Branch Road South, Dublin Port, Dublin 1
Registration Date 26/08/2019
Additional Information

Proposal: The development will consist of: demolition of redundant warehouse building known as 'Stack R Warehouse' (c. 6,600sqm); demolition of redundant ESB pumphouse and adjacent switchroom (c. 285sqm) at Berth 31/32 (Ocean Pier); installation of 25 no. new reefer access gantries (5.0m high) at Stack R and McCairn's yard; installation of a new substation (c. 92sqm) adjacent to Stack R; extension of the existing Alexandra Quay East (AQE) Rubber Tyre Gantry (RTG) stack area by 17,500sqm to the west (3 no. bays, 18.2m high); installation of 3 no. new reefer access gantries (7 no. rows, 14.65m high) in the proposed AQE RTG stack extensions; demolition of Dublin Stevedores substation (c. 30 sqm) and installation of new substation (c. 98sqm); re-routing of existing, and installation of new, electrical infrastructure; construction of 1.5m high retaining wall and 4m high security fencing along part of western boundary; provision of 3 no. 30m high mast lighting towers including integrated CCTV cameras; provision of 1 no. 10m high lighting column on the western boundary of McCairn's Yard; provision of ancillary associated lighting and lighting

upgrades; installation of new pavement and associated drainage and services; general site clearance; and all associated works on site of c. 75,750sqm (c.7,575ha).

Area Area 3 - Central
Application Number 3865/19
Application Type Permission
Applicant Red Rock 1920BS Ltd
Location No. 19-20 Blackhall Street, Smithfield, Dublin 7,
D07A073 (with frontage to Oxmantown Lane)
Registration Date 27/08/2019

Additional Information

Proposal: Planning permission for alterations to previously approved development (Reg. Ref. 3014/18 Reg. Ref. 4693/18), comprising: (i) provision of 1 no. additional one bedroom apartment (with private terrace) at ground floor level replacing previously approved office unit and resulting in an increase in the total number of apartments from 36 no. to 37 no.; (ii) omission of ground floor comms room, reduction in the size of the residents lounge (from 48sqm to 39sqm) and alterations to the layout of the residents lounge and hot desk room, at ground floor level; (iii) minor reconfiguration of the layout of the previously approved Apartment 3, ESB room and bin/bike storage area at ground floor level; (iv) an increase in the size of the basement level (from 89sqm to 130sqm); (v) minor internal alterations to the layout and external alterations to the external terraces and fenestration of previously approved apartments No. 6,9,12,15,18,21,24,27,30 and 34; and (vi) all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3880/19
Application Type Permission
Applicant The Board of Management
Location Central Model Senior Mixed National School,
Marlborough Street, Dublin 1
Registration Date 29/08/2019

Additional Information

Proposal: Planning permission is being sought for the construction of new pre-fabricated Learning Resource Room (20m²) to the south side of the site.

Area Area 3 - Central
Application Number 3884/19
Application Type Permission
Applicant Enda McHugh
Location 13, Synnott Place, Dublin 7, D07 E7N5
Registration Date 29/08/2019

Additional Information

Proposal: PERMISSION & RETENTION: Permission & Retention Permission is sought for 1) Retention of new stair access to basement area at front of building,

2) Change of use from basement storage area to studio apartment circa. 38m²,

3) Retention of side access door to 4 bedroom dwelling,

4) Roof top terrace area (circa 10m2),

5) Internal modifications and associated site works.

Area	Area 3 - Central
Application Number	3890/19
Application Type	Permission
Applicant	Celtic Dynamic Investment Limited
Location	Block K, The River Centre, Rathborne Place, Dublin 15
Registration Date	30/08/2019

Additional Information

Proposal: The development will consist/consists of a change of use from retail use to 1 No. 91.4 sqm restaurant use (with ancillary takeaway) at ground floor level; and associated new ventilation extract grill to the front of the building.

Area	Area 3 - Central
Application Number	3895/19
Application Type	Retention Permission
Applicant	Generator Properties Dublin Limited
Location	Former Chief O'Neill's Hotel, Smithfield Square, Dublin 7
Registration Date	30/08/2019

Additional Information

Proposal: PROTECTED STRUCTURE & RETENTION: Retention permission at this site, the former Chief O'Neill's Hotel, Smithfield Square, Dublin 7 (protected structure). The development proposed consists of retention permission for a change of use as it relates to part of the ground floor office space, occupying a section of the western curved glass facade wrapping around the original brick chimney, from office to hostel accommodation use, creating a new 9 bed space dorm of a total area of 37 sqm. The retention permission also relates to a further increase of the total number of bed spaces by 12 bed spaces, within existing bedrooms.

Area	Area 3 - Central
Application Number	3900/19
Application Type	Permission
Applicant	Padraig Geraghry
Location	18, Mountjoy Square East, Dublin 1
Registration Date	30/08/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (a) Repointing of brickwork to the front facade at the ground floor level entrance doorway where previously repaired, (b) constructing a previously removed rear WC annex with new / replacement structure and connection to exiting surface water and foul sewer services.

Area Area 3 - Central
Application Number WEB1516/19
Application Type Permission
Applicant Euronet 360 Finance Ltd. (Irish Branch)
Location 108, Parnell Street, Dublin 1, D01 YE62
Registration Date 28/08/2019

Additional Information

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

Area Area 3 - Central
Application Number WEB1517/19
Application Type Permission
Applicant Euronet 360 Finance Ltd. (Irish Branch)
Location 73, Talbot Street, Dublin 1, D01 TW28
Registration Date 28/08/2019

Additional Information

Proposal: The development will consist of the installation of an ATM machine to the existing shop front to the North Elevation.

Area Area 3 - Central
Application Number WEB1519/19
Application Type Permission
Applicant Derrol O' Neill
Location 179C, Cabra Road (Accessed off Quarry Road), Cabra, Dublin 7
Registration Date 29/08/2019

Additional Information

Proposal: The demolition of existing single storey commercial building (47 Sq. M) and construction of a part single storey, part two storey, one bedroom detached dwelling (66 Sq. M) and all associated site works.

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, Abbey Street Upper, Jervis Street and Mary Street, 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.

*****Amendment to Week 34/19*****

**Area 3
DOMESTIC**

Area Area 3 - Central
Application Number 3857/19
Application Type Permission
Applicant Seamus Mooney
Location 13, Newcomen Avenue, Northstrand, Dublin 3
Registration Date 26/08/2019

Additional Information

Proposal: The development will consist of the renovation and extension of existing single storey end-terrace dwelling house which includes the part demolishing of building to rear, reduction in ground levels, erection of new two storey extension and all associated site development works.

Area Area 3 - Central
Application Number 3868/19
Application Type Permission
Applicant Michael Butler & Hugh Macken
Location 69, Annamoe Road, Dublin 7, D07 EY06
Registration Date 27/08/2019

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 of existing vehicular access.

Area Area 3 - Central
Application Number 3873/19
Application Type Permission
Applicant Ellen Rowley & Stephen Quinn
Location 11, Foster Terrace, Dublin 3
Registration Date 27/08/2019

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission for the construction of a 14.68sq.m. first floor extension, a bedroom, with replacement of the existing roofs including new rooflights thermal upgrading of the building fabric and all associated works. The retention permission is sought for the existing front rooflight.

Area Area 3 - Central
Application Number WEB1511/19
Application Type Permission

Applicant Mark Langrell
Location 17, Langrishe Place, Dublin 1
Registration Date 26/08/2019
Additional Information
Proposal: 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

Area Area 3 - Central
Application Number WEB1512/19
Application Type Permission
Applicant Graham McCarthy
Location 33, Ashington Close, Navan Road, Dublin 7
Registration Date 26/08/2019

Additional Information
Proposal: An attic conversion to study with dormer window to rear roof plane and a rooflight to front plane of existing house.

Area Area 3 - Central
Application Number WEB1513/19
Application Type Permission
Applicant Kerry Thompson & Suzanne Bollard
Location 15, Kincora Court, Clontarf, Dublin 3
Registration Date 26/08/2019

Additional Information
Proposal: Planning Permission is sought for amendments to previously granted permission, Reg Ref WEB144918. Amendments to previous design to comprise, reduced floor area to proposed two-storey detached house, alterations to building position, form and fenestration, associated alterations to internal layouts, and provision of car-parking space to rear of the site. All along with associated landscaping and site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0326/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 30/08/2019
Applicant Frank Wilson
Location 5, Sarsfield Street, Phibsborough, Dublin 7
Additional Information Additional Information Received
Proposal: EXPP: Proposed single storey extension to rear of property

Area Area 3 - Central
Application Number 0352/19
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 26/08/2019
Applicant Valeo Foods
Location 72-74, Bannow Road, Cabra, Dublin 7, D07 XR71

Additional Information

Proposal: EXPP: A proposed fence to be Irfen "High Secure" Palisade Fence 2650mm - 3000mm high with fully welded panels with Triad Top made of 3.5mm thick pales 68 x 20mm or similar approved. The height of the fence will be maximum 2650mm - 3000mm above the highest ground level.

Area Area 3 - Central
Application Number 0355/19
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 27/08/2019
Applicant St. Finbarr's Boys National School
Location St. Finbarr's Boys National School, 69 - 119, Kilkieran Road, Cabra West, Dublin 7

Additional Information

Proposal: EXPP: The works involved relate to the replacement of the existing windows/doors and reopen up existing openings.

Area Area 3 - Central
Application Number 2166/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/08/2019
Applicant William and Michael Donnelly
Location 98, Saint Ignatius Road, Dublin 7
Additional Information Additional Information Received

Proposal: Planning permission is sought for the demolition of the existing semi-detached two storey mixed use commercial/dwelling building and replacement with a 4 storey building consisting of mixed use scheme comprising 51m² of commercial/retail unit at ground floor accessed from the front of St. Ignatius Road, 73m² two bed unit on the 2nd storey and 105m² three bed unit above accessed from the side lane, with roof terrace facing front, side and rear at 4th storey, and balconies facing side and rear at 2nd and 3rd storeys, with secure bicycle parking (4 No.) and bin store area at ground level.

Area Area 3 - Central
Application Number 2746/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/08/2019

Applicant Urteco Limited
Location 75, Dorset Street Upper, Dublin 1
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of (i) change of use on lower ground floor level from existing 2 no. vacant commercial units to residential use to provide 2 no. studio apartments; (ii) internal modifications to the lower ground floor including provision of bathrooms, storage, kitchen, living area (iii) relocation of fire door of main house from adjacent to staircase on south elevation to under staircase on west elevation; (iv) construction of 10.4 sq.m single storey extension to unit no. 1 at south west (rear) of the building to provide direct access to communal amenity space to rear, provision of private open space and all ancillary works to facilitate the development. No alterations to front facade are proposed.

Area Area 3 - Central
Application Number 2957/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/08/2019
Applicant Gradijo Limited
Location Unit 6, Connolly Station, Amiens Street, North Dock, Dublin 1
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development consists of: Permission for new advertisement signage at front fascia elevation and to the glazed window side at Amiens Street, all associated site and ancillary works.

Area Area 3 - Central
Application Number 3398/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/08/2019
Applicant Mr. Peter Keane
Location 196, Quarry Road, Cabra, Dublin 7
Additional Information

Proposal: Permission for a proposed first floor side extension (on top of existing ground floor extension) to provide an additional bedroom/bathroom.

Area Area 3 - Central
Application Number 3399/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/08/2019
Applicant Laura McDonough
Location 48, Harold Road, Arbour Hill, Stoneybatter, Dublin 7
Additional Information

Proposal: The development will consist of; (1) the demolition of the existing single-storey extension at the

rear of the dwelling and (2) the construction of a new single storey extension to the rear of the dwelling consisting of a new kitchen area and a new shower room together with all associated site works.

Area Area 3 - Central
Application Number 3401/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/08/2019
Applicant Orlaith & Graeme McDonnell
Location 48, Ashington Avenue, Navan Road, Dublin 7

Additional Information

Proposal: Permission is sought to change roof from hip to gable roof, build up gable wall to attic & form new dormer to rear, fit window to gable attic & convert attic to store.

Area Area 3 - Central
Application Number 3416/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 28/08/2019
Applicant VHI Healthcare
Location Mercantile Building, 26 - 27, Eden Quay, Dublin 1;
Abbey Street Old and part of Scots Church, Abbey
Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development on a site of c.0.55 ha comprising "Mercantile Building", 26-27 Eden Quay, Dublin 1; Abbey Street Old and part of the extension to Scots Church, Abbey Street, Dublin 1. The site is bounded generally by Eden Quay to the south, Abbey Street to the north, the Wiley Fox Public House, 28 Eden Quay to the east and Koomo, 25 Eden Quay to the west. The existing Mercantile Building is a protected structure (Ref. No. 2492). Scots Church is also a protected structure (Ref. No. 6). The application comprises the conservation, modification and extension of the Mercantile Building to accommodate a new VHI Healthcare screening clinic providing consultation rooms, reception and office space. To the rear of the Mercantile Building a new 5 storey office extension over basement is proposed facing onto Abbey Street Old to provide an extension to VHI Healthcare Office Headquarters with connectivity between the existing and new offices provided at ground floor level across Abbey Street Old (with associated public realm improvements) and also via a new pedestrian glazed link bridge at second floor level. The connection to the existing offices will necessitate modifications to permitted development Reg. Ref. 1546/08 (as extended under Ref. 1546/08/x1(including provision of new accesses. Permission is also sought for lighting and signage to the Mercantile building, the extension, the public realm and the existing building. All other site development and services works as required to enable the development of the site.

Area Area 3 - Central
Application Number 3432/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/08/2019

Applicant O'Brien Expo Services Limited
Location Unit 53A, Barrow Road, Dublin Industrial Estate,
Glasnevin, Dublin 11

Additional Information

Proposal: The development consists of a single storey extension to the front of an existing warehouse unit to provide approximately 125m² additional storage space. Five car parking spaces on the site will be removed to allow for the development.

Area Area 3 - Central
Application Number 3433/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/08/2019
Applicant Glenveagh Living Limited
Location site of c. 0.5 ha which forms part of the Castleforbes
Business Park, Sheriff Street Upper, Dublin 1

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 Street Upper to the south, CIE railyard to the north and east, and Castleforbes Business Park to the west. The development consists of the following: The proposed development consists of the demolition and partial demolition of all existing structures and the construction of a commercial office building and a 270 bedroom hotel. The commercial office building, to the west of the site, ranges in height from 6 to 9 storeys plus plant zone (maximum height of c.40m) with a total gross floor area of c. 10,265sq.m. The ground floor includes office entrance, foyer, lobby and coffee dock, lifts and circulation areas, plant & communications room, and sub-station. There is an external terrace of 170 sq.m located on the 7th floor on the southern elevation onto Sheriff Street Upper. Plant is located at a screened roof level. Cycle parking is located at ground level, with 84 spaces provided with associated facilities, and 28 visitor spaces provided in the associated public realm. The hotel, to the east of the site, contains 270 bedrooms and ranges in height from 7 to 10 storeys (maximum height of c.35.21m) with total gross floor area of c. 9,644 sq.m. The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a restaurant/breakfast area with associated seating area, work zone, kitchen, bedrooms, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors two to nine typically contain bedrooms, linen and clearing stores, lifts and circulation areas. Part of the eighth floor and the ninth floors, and tenth floor contain screened plant areas. 30 cycle parking spaces are provided in the associated public realm. The two buildings are located onto Sheriff Street Upper around a landscaped central courtyard which is partially publicly accessible. A new shared service access route is provided from Sheriff Street Upper to the west of the site to a centralised service zone and associated storage area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper. The proposed development also includes for the provision of plant at roof level; PV panels; green roofs; new ESB substations; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

Area Area 3 - Central
Application Number 3441/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/08/2019

Applicant Denise Dunphy
Location 20, Bargy Road, East Wall, Dublin 3

Additional Information

Proposal: Planning permission for ground floor rear extension with flat roof over with 3 no. roof lights.

Area Area 3 - Central
Application Number 3574/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 28/08/2019
Applicant Inismore Portfolio GP Limited
Location 89-94, Capel Street, Dublin, 1

Additional Information

Proposal: The proposed development involves revisions to the previously approved office development (granted under Reg. Ref. 2085/19). The revisions will consist of revised front elevations to ground floor level and associated internal alterations to include new internal entrance lobby and revised rear elevation to facilitate replacement windows at ground floor level.

Area Area 3 - Central
Application Number WEB1499/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/08/2019
Applicant Michael Glynn
Location 17, Langrishe Place, Dublin 1

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
-

Area Area 3 - Central
Application Number WEB1512/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 30/08/2019
Applicant Graham McCarthy
Location 33, Ashington Close, Navan Road, Dublin 7

Additional Information

Proposal: An attic conversion to study with dormer window to rear roof plane and a rooflight to front plane of existing house.

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

35/19

(26/08/2019-30/08/2019)

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Area Area 3 - Central
Application Number 0389/19
Application Type Social Housing Exemption Certificate
Applicant Derrol O'Neill
Location 179C, Cabra Road, Cabra, (Accessed off Quarry Road),
Dublin 7
Registration Date 28/08/2019
Additional Information
Proposal: SHEC: Construction of a part single storey, part two storey, one bedroom detached dwelling.

Area Area 3 - Central
Application Number 0393/19
Application Type Social Housing Exemption Certificate
Applicant Desmond & Maeve Rispin
Location 8, Park Road, Navan Road, Dublin 7
Registration Date 30/08/2019
Additional Information
Proposal: SHEC: Proposed two storey end of terrace house.



Dublin City Council

SECTION 5 EXEMPTIONS

35/19

(26/08/2019-30/08/2019)

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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 Area 3 - Central
Application Number 0397/19
Application Type Section 5
Applicant Brian Judge & Sinead Moran
Location 27, Munster Street, Phibsborough, Dublin 7, D07 KV56
Registration Date 28/08/2019

Additional Information

Proposal: EXPP: (1) Demolition of existing return/chimney stack. (2) New single storey rear extension. (3) Cor-ten steel shading frame. (4) Internal works. (5) Landscaping works. (6) Roof upstand to include proposed rooflight.
