



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**35/20**

(24/08/2020-28/08/2020)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## Area 3 COMMERCIAL

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2417/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Bow Street Properties Limited
<b>Location</b>	18 & 19, Bow Street, Dublin 7
<b>Registration Date</b>	28/08/2020
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of extension and alterations to 2 no. existing two storey end of terrace buildings and associated basements to include (1) change of use of existing basement, ground floor and first floor from residential to office use. (2) demolition of two existing two storey annexes and attached sheds. (3) the removal of the existing first floor roofs, the retention and refurbishment of the existing 2 no. chimneystacks. (4) construction of a new second floor office. (5) renovation and extension works to the existing structures to include the provision of new stairs, lift and ancillary services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2419/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Central Mission
<b>Location</b>	Dublin Central Mission, 9C, Abbey Street Lower, Dublin 1
<b>Registration Date</b>	26/08/2020
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site, the Dublin Central Mission, 9C Lower Abbey Street, Dublin 1; a protected structure as listed in the Dublin City Development Plan 2016-2022 (RPS Ref. No. 3), comprising revisions to a previously approved planning application (Ref. No. 2762/18). The approved planning application (Ref. No. 2762/18) comprises (i) Demolition of the existing modern single storey return (17 sq.m) and construction of a new return to the rear (7 sq.m); (ii) Construction of a new lift shaft to the rear providing access to all floors (11 sq.m); (iii) Re-ordering, alteration and refurbishment of the interior of the building to facilitate the operation of the Dublin Central Mission and Abbey Street Methodist Church, including restoration of a number of original features, removal of a number of modern interventions and removal of some original fabric; Alteration and refurbishment works to the existing building include the restoration of original fenestration at top floor level and the removal of the stage and tiered seating at the upper level multi-purpose hall; (iv) The works also include provision of new fire compartmentation, new fire escape stairs, meeting room and office spaces, ground floor reception / social area, new toilet accommodation, the installation of roof lights, upgrading of services including installation of solar panels to the south-facing roof slope, all associated site and drainage works; (v) Sundry repairs, renewals and alteration works to the fabric - not impacting on the special interest of the protected structure - to facilitate the works outlined above.

The proposed revisions to the 2762/18 planning application for which permission is now sought comprise: (i) Removal of the former 'minor hall' facility (85 sq.m) at first floor level of No. 7 Sackville Place from the proposed development; (ii) Demolition of the first floor link bridge (5 sq.m) between No. 7 Sackville Place and 9C Lower Abbey Street; (iii) Alterations to existing gallery to second floor multi-purpose hall to provide additional office space (27 sq.m) at third floor level; (iii) Minor design revisions to comply with conditions attached to the 2762/18 grant of permission including revised first floor toilet layout, omission of PV panels

from south-facing roof slope, revised roof light installation and sundry repairs and renewal works not impacting on the special interest of the protected structure - to facilitate the works outlined above.

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**Area** Area 3 - Central  
**Application Number** 2884/20  
**Application Type** Permission  
**Applicant** City Serviced Offices Limited  
**Location** 9, Granby Place, Dublin 1  
**Registration Date** 27/08/2020  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the change of use of existing warehouse/retail unit to offices with storage facilities. To include internal layout changes, additional windows to front and rear elevations, roof lights, also to include all associated signage and site works.

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**Area** Area 3 - Central  
**Application Number** 3240/20  
**Application Type** Permission  
**Applicant** Linrath Holdings Ltd  
**Location** 1b Ormond Quay Lower, Dublin 1, D01 A6XO  
**Registration Date** 25/08/2020  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission to change the use from offices to guesthouse and to carry out the following minimal works;

- (a) removal of two fixed-glazed windows from the front elevation (one at ground floor level and one at basement) and replacement with traditional up and down sash windows to match existing,
  - (b) removal of mild steel grille from ground floor front window,
  - (c) removal of one casement window in the rear elevation at ground floor level and replacement with traditional up and down sash window to match existing,
  - (d) replacement of broken uPVC rainwater goods with traditional cast iron type,
  - (e) removal of two unauthorized ensuite bathrooms, one in the basement and one in the ground floor front room,
  - (f) removal of partition between ground floor front room and entrance hall,
  - (g) removal of vertical ducting from stair landings over five floors, and
  - (h) addition of short sections of stud partitioning to form staff toilet and waste sorting room at basement level
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**Area** Area 3 - Central  
**Application Number** 3245/20  
**Application Type** Permission  
**Applicant** IPUT Plc  
**Location** 25-28, North Wall Quay, Dublin 1  
**Registration Date** 25/08/2020  
**Additional Information**

**Proposal:** Planning permission for development on a site of c.0.39ha. at 25-28 North Wall Quay, Dublin 1, D01 H104. The site is bound by National College of Ireland to the north, North Wall Quay to the south, AIG Ireland to the east and Spencer Hotel to the west.

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The proposed development comprises of the following:

- Refurbishment of the existing 6 no. storey building to provide for a new façade treatment to all elevations and all associated demolitions as a result;
- Infill and extension of the building along the southern boundary resulting in an additional c.668sqm.;
- Extension to office accommodation at ground floor level to the western side of the building comprising c.150sqm.;
- Infill of existing accessible terrace at 5th floor level on the northern elevation c.119sqm.;
- Provision of 2 no. additional floors (3,690sqm) increasing the overall height of the building from 6 no. storeys (23.67m) to 8 no. storeys (31.7m). The 6th floor level will be set back from the southern elevation and the 7th floor will be set back from all elevations;
- Amendments to the ground floor layout to provide for a revised double height entrance lobby to the office to the south of the building;
- Amendments to the internal layouts of the office floorspace and provision of new glazed atrium feature at roof level;
- Amendments to basement level to provide for a reconfiguration of the car parking spaces resulting in a reduction from 98 no. to 69 no., 177 no. cycle parking spaces and 24 no. visitor cycle parking spaces, new shower and locker rooms, plant rooms and store rooms. Access to basement level will remain unchanged;
- Provision of 1 no. “A&L Goodbody” entrance sign comprising of stainless steel internally illuminated individually mounted lettering to the south elevation and 1 no. “A&L Goodbody” façade sign at 6th floor level on the south elevation in the eastern corner comprising of Perspex lettering with LED light tape backing;
- Alterations to the hard and soft landscaping, SUDs drainage, PV Panels, provision of plant at basement and roof level, accessible terraces at 6th floor (south elevation) and 7th floor level (north and south elevations), green roofs and all other associates site development works necessary to facilitate the development.

The proposed development will result in an increase in gross floor area from 15,798sqm (including basement of 3,708sqm) to 21,065sqm (including basement of 3,708).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3246/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Laura Chen
<b>Location</b>	13, Annesley Place, Fairview, Dublin 3
<b>Registration Date</b>	25/08/2020
<b>Additional Information</b>	

**Proposal:** Planning permission is sought for development of the vacant site, comprising a one-bedroom apartment at ground floor level, and a three-bedroom duplex apartment at first and second floor levels.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3248/20
<b>Application Type</b>	Permission
<b>Applicant</b>	RSS Irish Estates Ltd
<b>Location</b>	Lands at the rear of 28 Frederick Street North, Dublin 1, D01 T2W5

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**Registration Date** 25/08/2020

**Additional Information**

**Proposal:** Permission consequent on the grant of permission (Ref. No. 3653/18). The proposed amendments will consist of: 1. Internal modifications to each apartment on each level. 2. External façade alterations including an increase in parapet height of c. 1m. 3. Material alteration are proposed to the roof level plant area of the development, in comparison to that previously consented.

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**Area** Area 3 - Central  
**Application Number** 3258/20  
**Application Type** Permission  
**Applicant** Copperdale Estates Ltd  
**Location** 1/2 Royal Canal Terrace, Phibsborough Road, Dublin 7,  
D07NP74  
**Registration Date** 27/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the following works: Change of use from Hostel (established as pre 1963 use), residential and office (subsequent planning retention grant 4763/88) to Aparthotel.

Demolition/removals of: steel staircase to the side, single storey extension to the rear, kitchen extract flue to the side, raised concrete paving to the front and tarmac to the side and rear, modern railings and lightwell to the side; modern shower room partitions to basement floor (BF) room (R) R1, first floor (FF) R5 and R6 and second floor (SF) R1 and R2, all sanitaryware, services, kitchenettes, floor coverings, modern flush doors and modern aluminium windows throughout; lobby partitions at ground floor (GF) R3 and the lobby door to the basement hall.

Alterations to: extend lightwell to the front, create new gable walls to lightwells front and rear, block-up window at SF gable and doors at BF and SF gable, add fire-rated mat system to FF and SF floors, reconfigure partitions to FF R2, R3 & R4 and to SF R3 and close the doorway between FF R6 and the stairs; new connecting door between rooms SF R2 and R3.

Construction of: single storey building to the rear and a three storey extension to the side, new light timber partitions forming new shower rooms throughout, new wall forming a lobby to the BF Hall, new plumbing, heating and electrics using existing routes throughout, new painted timber sash windows throughout, new waterproofing system to new basement insulated concrete floor slab and basement walls, breathable lime-based insulation to right-hand 'wing' external walls; new hard and soft landscaping to entire site, additional railings to secure the site to the front left corner and a new sliding gate inside the front railings.

Clean, repair and paint cast iron railings to the front; clean granite steps, cills and string course; decorate previously decorated elements inside and out, local repairs to plaster cornices including the replacement of a short length to room FF R1 and all associated works.

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**Area** Area 3 - Central  
**Application Number** 3268/20  
**Application Type** Retention Permission  
**Applicant** PHPI Navan Road Ltd  
**Location** Navan Road Primary Care Centre at Aras Slainte, Navan  
Road, Dublin 7, D07 HR22  
**Registration Date** 28/08/2020

**Additional Information**

**Proposal:** RETENTION: Planning permission is sought for the retention of 3no. existing stainless steel signs:

one at third floor level on the southwest elevation facing the Navan Road: one at third floor level of the northwest elevation; and one at first floor level on the southwest elevation of the lower block and the retention of the existing totem sign at the car park at the west of the building Navan Road Primary Care Centre. Retention planning permission is also sought for 15 no. parking spaces to the rear.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3274/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Cathedral Leisure Limited
<b>Location</b>	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
<b>Registration Date</b>	28/08/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: permission for development of a hotel at this 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 No. 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 Meeting House 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 floorspace (1,512 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, blockwork services enclosures, infill floor and ceiling sections, stair enclosures, atrium, block fabric to original openings, later windows, doors, services, fittings and concrete floors); upper gable fabric of No.133b Capel Street in addition to the limited removal of original fabric to facilitate permeability, improved functioning and connectivity (including the provision of openings in existing masonry); change of use of building fabric to be retained (2,805 sq m) from current commercial uses (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 2,694 sq m to facilitate a development with a gross floor area of 5,499 sq m (a total 1,182 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 shopfronts, replacement of floor slabs throughout (principally relating to archaeological and architectural investigations which will be subject to separate license); reconfiguration of internal spaces 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, replacement and re-routing of services, structural interventions, fire safety interventions, reconstruction of upper gable fabric of No.133b Capel Street in brick; general architectural modifications and internal and external works for the repair, maintenance and upgrading of the buildings.

The development includes bicycle parking spaces; hard and soft landscaping including courtyards and inaccessible upper level outdoor planted spaces; the provision of upper level private terraces facing east; 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 Meeting House Lane and No.23 Little Mary Street.

**Area** Area 3 - Central  
**Application Number** 3277/20  
**Application Type** Retention Permission  
**Applicant** Les Buissonnets Ltd. trading as Pharmacy O'Regan  
**Location** 36A, Talbot Street, Dublin 1  
**Registration Date** 28/08/2020

**Additional Information**

**Proposal:** RETENTION: Permission is sought for the retention of a single storey extension at ground floor level to the rear of existing retail premises to provide additional storage for the existing pharmacy at 36a Talbot Street, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** DSDZ3273/20  
**Application Type** Permission  
**Applicant** KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund  
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**Location** Coopers Cross, City Block 3 and Northbank House,  
Sheriff Street Upper, New Wapping Street & Mayor  
Street Upper, North Lotts, Dublin 1.  
**Registration Date** 28/08/2020

**Additional Information**

**Proposal:** Permission at a site (c. 1.55 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexander Terrace and Castleforbes Road to the east. The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (the 'parent permission') comprising - Addition of 21 no. bicycle parking spaces (total 484 no.) and reconfiguration of the internal layout of the Facilities Management Area at basement level. Modification to the landscaping design and layout of the residents' courtyards located at ground level between Blocks 3A1/3A2 and 3A2/3B1. Modification to the landscaping design and layout of the residents' roof terraces located on Blocks 3A1/3A2/3B1, and 3D2/3E2. Minor design amendment to east-west street and the north-south streets to facilitate fire tender access (no attendant change to permitted clear street width or alignment. Design amendments to the facades of Block 3A1 / 3A2 / 3E2 (materials and fenestration) including minor adjustments to the parapet heights arising from proposed change of materials (no attendant change to permitted overall building height). Amendments to Block 3D1 townhouses, including minor adjustment of block position (moving north), change to material finish of facades (brick to render) and to roof profile (asymmetric to standard pitch and removal of 9 no. roof lights on western pitch) and associated material finish (zinc to slate). Minor amendments to alignment and sizing of services associated with wastewater, surface water and water supply. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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**Area 3  
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3241/20

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**Application Type** Permission  
**Applicant** Ennisleix Developments Ltd  
**Location** 4 Preston Street, Dublin 1  
**Registration Date** 25/08/2020

**Additional Information**

**Proposal:** PROTETED STRUCTURE: Planning permission consists of:

- (1) the renovation of the existing dilapidated dwelling house,
- (ii) Internal repairs and refurbishment works to the existing building,
- (iii) reinstatement of main roof, timber sash windows, front entrance door, front railings and repair of all external elevations to the existing building,
- (iv) the construction of a new 3 storey over basement extension to the rear,
- (v) all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3250/20  
**Application Type** Permission  
**Applicant** David McDonnell  
**Location** 26, Darling Estate, Dublin 7  
**Registration Date** 26/08/2020

**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 3255/20  
**Application Type** Permission  
**Applicant** Dong Lin  
**Location** 240 St. Attracta Road, Cabra, Dublin 7  
**Registration Date** 26/08/2020

**Additional Information**

**Proposal:** Permission for a first floor pitched roof extension over existing extension to rear.

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**Area** Area 3 - Central  
**Application Number** 3263/20  
**Application Type** Permission  
**Applicant** Stephen & Lisa McEvoy  
**Location** 29, Glenarriff Road, Navan Road, Dublin 7  
**Registration Date** 27/08/2020

**Additional Information**

**Proposal:** Planning permission for proposed attic conversion to storage room with new flat roof dormer to rear and replacement of existing hipped roof with new mini hipped roof and gable wall also new single storey ground floor kitchen / dining / living room extension to rear and all associated site works.



**Area** Area 3 - Central  
**Application Number** 3278/20  
**Application Type** Permission  
**Applicant** Oliver & Adrienne Butler  
**Location** 42, Clare Road, Drumcondra, Dublin 9, D09 R1X0  
**Registration Date** 28/08/2020

**Additional Information**

**Proposal:** Planning Permission is sought for a single storey to conservatory extension to the rear of the existing dwelling house.

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**Area** Area 3 - Central  
**Application Number** WEB1584/20  
**Application Type** Retention Permission  
**Applicant** Colin and Anita Vance  
**Location** 16, Riverston Gardens, Riverston Abbey, Navan Road, Dublin 7  
**Registration Date** 25/08/2020

**Additional Information**

**Proposal:** RETENTION: The development consists of a variation to the existing grant of planning permission (Ref WEB/1204/19) including: Enlargement of the rear dormer extension to 4m wide and 1.7m high, including new opaque window to rear elevation

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**Area** Area 3 - Central  
**Application Number** WEB1589/20  
**Application Type** Permission  
**Applicant** Tony & Denise Maher  
**Location** 113, Saint Mary's Road North, Eastwall, Dublin 3  
**Registration Date** 27/08/2020

**Additional Information**

**Proposal:** The development will consist of the construction of a single storey extension to the front of the property and all other associated renovation and landscape and site development works to this terraced house.

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**Area** Area 3 - Central  
**Application Number** WEB1591/20  
**Application Type** Permission  
**Applicant** Carmel Thompson  
**Location** 8D, Ballybough Avenue, Dublin 3  
**Registration Date** 27/08/2020

**Additional Information**

**Proposal:** Retention Completion Permission & Planning Permission  
For development at this site No.8D Ballybough, Avenue, Ballybough, Dublin. D03 V6P9  
The development will consist of retention completion permission for new rear single storey extension and new windows in existing gable at ground floor Level and also permission for internal modifications and attic conversion with rear dormer window and removal of chimney.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0273/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 24/08/2020  
**Applicant** BOL Property Limited  
**Location** 32, Charles Street Great, Dublin 1  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of windows to front elevation (Charles Street Great)

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**Area** Area 3 - Central  
**Application Number** 0275/20  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 27/08/2020  
**Applicant** Cignal Infrastructure Ltd  
**Location** O'Shea's Hotel, 71-73, Lower Gardiner Street, Dublin 1  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Install telecommunications equipment at roof level of O'Shea's Hotel.

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**Area** Area 3 - Central  
**Application Number** 0279/20  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 27/08/2020  
**Applicant** Gary Boland  
**Location** 400, Carnlough Road, Cabra, Dublin 7  
**Additional Information**  
**Proposal:** EXPP: Attic dormer constructed to rear of house along with removal of pier between vehicular gate and pedestrian gate to create single access all constructed in 2013.

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**Area** Area 3 - Central  
**Application Number** 2596/20  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 26/08/2020  
**Applicant** Ruirside Development Ltd  
**Location** Capel Site, Pelletstown, Ashtown, Dublin 15  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development at a site (c.1.66 Ha) known as the 'Capel' site, Pelletstown, Ashtown, Dublin 15. The site forms part of the wider 'Capel' site, and is bounded generally by Rathborne Avenue to the north and west, existing residential development adjoining Rathborne Drive and Royal Canal Way to the

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east and the remainder of the development permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) to the south, at Pelletstown, Ashtown, Dublin 15. The development will consist of minor amendments to the development permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) comprising changes to house types to 92 dwellings as follows: 25no. 2 storey, 3 bedroom house type units each of c. 105.3sq.m (Types HAL, HA, HALM, HAM and HAR) to replace 25no. house type C units (2 storey, 3 bedroom); 17no. 3 storey, 4 bedroom house type units of c. 150.8sq.m (Types HB and HBM) to replace 12no. house type F units (3 storey, 4 bedroom) and 5no. 2 storey, 3 bedroom house type D units; 22no. 3 storey, 4 bedroom house type units each of c. 153.2sq.m (Types HCL, HC, HCM and HCR) to replace 22no. house type E units (3 storey, 4 bedroom); 10no. 3 storey, 4 bedroom house type units of c. 167.5sq.m (Types HDL and HDR) to replace 6no. house type K units (3storey, 4 bedroom), 1no. house type B unit (2 storey, 3 bedroom) and 3no. house type A units (2 storey, 3 bedroom); 18no. 2 storey, 3 bedroom house type units each of c. 102.8sq.m (type HEL, HELM, HERM and HER) to replace 6no.house type K units (3 storey, 4 bedroom) and 12no. house type A units (2 storey, 3 bedroom). A new substation (c. 11.5sqm) is also proposed with associated drop kerb access. All houses will include solar panels on the roofs, as previously permitted. Some minor changes to the arrangement of car parking spaces associated with the amendments to the 92 houses are also proposed. The amendments will not impact on the permitted street layout or overall number of houses permitted under DCC Reg. Ref. 3666/15 (ABP PL29N.246373).

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**Area** Area 3 - Central  
**Application Number** 2950/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/08/2020  
**Applicant** Craig Martin  
**Location** 100, Carnlough Road, Cabra, Dublin 7  
**Additional Information**

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

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**Area** Area 3 - Central  
**Application Number** 2959/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/08/2020  
**Applicant** David and Caroline O'Donoghue  
**Location** 33, Kinvara Park, Navan Road, Dublin, 7  
**Additional Information**

**Proposal:** The development will consist of a porch and a two storey extension to the side of the house with one rooflight and finishes to complement the existing dwelling.

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**Area** Area 3 - Central  
**Application Number** 2962/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 26/08/2020  
**Applicant** Peter Loughran  
**Location** No. 129 Villa Park Gardens, Ashtown, Dublin 7, D07

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**Additional Information**

**Proposal:** RETENTION: The development consists of alterations and extension to an existing two storey mid terrace dwelling resulting in an increase in habitable floor area of 5.8m<sup>2</sup>. The works comprise of the following: a) change of use from an existing ground floor garage to proposed living room. b) the construction of a single-storey extension to the proposed living room and existing entrance hall forming a new entrance porch to the front. c) consequential elevation alterations and d) all associated site works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2963/20
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	27/08/2020
<b>Applicant</b>	Michael and Peter Marron
<b>Location</b>	Rear of 21, Cabra Road, Dublin 7 D07 R5V9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: Proposal to rear (unprotected) outbuildings of a PROTECTED STRUCTURE (NIAH 50060216/ Dublin City RPS Ref No. 1054)

1. Demolition of existing derelict print house, at rear of site, which was previously granted permission for upgrading (Plan Ref 3821/17)
2. Proposed Construction of Two-Storey Apartment Building with four (4) individual dwelling units: Two (2) x 2 Bedroom Units and Two (2) x 3 Bedroom Units. Two ground level terraces and two first floor balconies.
3. This proposal is to replace two existing light industry/storage Grants of permission on the site. (DCC Plan Ref 3281/17) & (DCC Plan Ref 3044/18).
4. Development to include use of existing rear access with existing entrance onto Cabra Road. Landscaped public open space, Solar Panels, 2 x Setdown parking spaces (with EV charging) and enclosed bicycle storage for all units.
5. SuDS and foul drainage, landscaping, boundary treatments and all other associated site works.
6. All proposed works are within the curtilage of protected structure 21 Cabra Rd (NIAH 50060216). All works are to the rear of 21 Cabra Rd. There are no proposed works to the protected structure.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2965/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/08/2020
<b>Applicant</b>	Gary Scully
<b>Location</b>	22, Oriel Street Lower, North Dock, Dublin 1

**Additional Information**

**Proposal:** The development will consist of an attic conversion to include storage and wc with a dormer roof construction to the rear and velux roof light to the front, removal of existing chimney, internal refurbishment to existing dwelling and all associated site works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2972/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION

**Decision Date** 28/08/2020  
**Applicant** Eavan Walsh and David Wright  
**Location** 27, Shandon Crescent, Dublin 7, D07 V2K3

**Additional Information**

**Proposal:** The development will consist of the addition of a flat roof dormer to the rear of the existing roof and associated internal alterations.

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**Area** Area 3 - Central  
**Application Number** 3210/20  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/08/2020  
**Applicant** Colin Daly, Nicola Daly & Andrew Haydon  
**Location** 76 & 280 Bannow Road, Cabra, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** 4524/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/08/2020  
**Applicant** Remcoll Capital Limited  
**Location** Leech Papers, 1A - 1C, Shamrock Place, Dublin 1 D01  
NV67

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**Additional Information**

## Additional Information Received

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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2970/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/08/2020
<b>Applicant</b>	SFDC Ireland Limited
<b>Location</b>	c.1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at a c.1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, the east by New Wapping Street, the south by North Wall Quay and the west by an unnamed street and a green open space known as 'Central Square'. The application site includes the former British Rail Hotel at 58-59 North Wall Quay (Protected Structure) (RPS 5838) and its associated granite walls, railings, gates and adjoining setts (Protected Structure) (RPS 5839). The application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area. The development will consist of: permission for the installation of new business identification signage (6no. signs in total) on a development previously permitted under Reg. Ref. DSDZ2661/17 (and subsequently amended under Reg. Refs. DSDZ4184/18 and DSDZ2774/20). The proposed signage comprises the following: Sign no. 1: a wall-mounted, illuminated, aluminium letter sign affixed to the northern elevation of Building 3, measuring 7.5m in width and 1.7m in height (total area approx. 12.75 sqm); Sign no. 2: a wall-mounted, illuminated, aluminium letter sign affixed to the western elevation of Building 1B, measuring 7.5m in width and 1.7m in height (total area approx. 12.75 sqm); Sign no. 3: a wall-mounted, illuminated, aluminium letter sign affixed to the southern elevation of Building 4, measuring 7.5m in width and 1.7m in height (total area approx. 12.75 sqm); Sign no. 4: a wall-mounted, illuminated, aluminium 'cloud logo' sign affixed to the southern elevation of Building 3, measuring 3.2m in width and 2.2m in height (total area approx. 7sqm); Sign no. 5: a wall-mounted, illuminated, aluminium 'cloud logo' sign affixed to the southern elevation between Buildings 1B and 4, measuring 3.2m in width and 2.2m in height (total area approx. 7sqm); Sign no. 6: a wall-mounted, illuminated, aluminium 'cloud logo' sign affixed to the southern elevation between Buildings 1A and 4, measuring 3.2m in width and 2.2m in height (total area approx. 7sqm).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1416/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/08/2020
<b>Applicant</b>	Padraig Mc Donnacha

**Location** 50, Old Cabra Road, Dublin 7, D07 F4A4

**Additional Information**

**Proposal:** The construction of a single storey (24sq.m.) domestic extension to the rear (north) of 50 Old Cabra Road, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1417/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/08/2020  
**Applicant** Breda Nolan  
**Location** 71, Clonliffe Avenue, Ballybough, Dublin 3

**Additional Information**

**Proposal:** The development will consist of the construction of a ramp to the front of the house, as well as the construction of a single-storey extension to the rear of the house.

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**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 4483/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 25/08/2020  
**Applicant** Dublin Port Company  
**Location** Terminal 4 North Lands, Dublin Port, Dublin 1, bounded by Bond Road, Tolka Quay Road & Promenade Road

**Additional Information**

**Proposal:** The proposed development will consist of the demolition of 10 no. redundant buildings (c. 6830sqm) and removal of temporary structures including portacabins and general site clearance (an existing substation and pump house will remain in situ) to optimise the use of the site as a multi-functional storage yard (primarily for heavy goods vehicles) and facilitate wider infrastructural upgrades to provide additional capacity within the Port. The proposed development will also include: construction of vehicular check-in booths (c. 30sqm); an open-air blockwork electrical enclosure; amendments to boundary treatments including provision of 4m high security fencing (including 1.5m high retaining walls) on the northern, eastern and southern boundaries; 4m high security fencing fixed to the existing masonry wall along the western boundary with Bond Road; 3 no. new 12m wide automatic vehicular sliding gates and re-building of 1 no. existing 9m wide automatic vehicular sliding gate; provision of 14 no. high mast lighting columns (30m high) and 54 no. perimeter lighting columns (12m high); installation of 9 no. CCTV columns (18m high); installation of new pavement, underground drainage, attenuation, interceptors, water services and electrical infrastructure; installation of new wash bay and fuel spill areas; installation of pedestrian barriers; and all associated site and development works on a site of c. 9.52ha.

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