



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

36/20

(31/08/2020-04/09/2020)

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	2928/20
Application Type	Retention Permission
Applicant	Pin Qin He
Location	17, Capel Street, Dublin 1
Registration Date	03/09/2020
Additional Information	Additional Information Received

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	3281/20
Application Type	Permission
Applicant	Vision Wave Limited
Location	No. 3 Parnell Street, Nos. 4, 5 & 6 Parnell Street and Nos. 58 & 59 Capel Street, Dublin 1
Registration Date	31/08/2020
Additional Information	

Proposal: PROTECTED STRUCTURE: No. 3 Parnell Street (a Protected Structure RPS. 6422) and Nos. 4, 5 & 6 Parnell Street (a corner site with Jervis Lane Upper Dublin 1) and Nos. 58 & 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear).

The development will consist of:

- (1) demolition of Nos. 58 and 59 Capel Street (excluding the front west-facing facades, the rear east-facing facade of the building to rear of 58 Capel Street fronting Jervis Lane Upper, shared party wall between properties and the original internal structure of No. 58),
- (2) demolition of existing single storey structures comprising Nos 4-6 Parnell Street,
- (3) internal and external alterations to the existing three storey, over basement building at No. 3 Parnell Street (a protected structure) to accommodate new hotel development with original brickwork to be cleaned and repointed and new traditional style timber windows to be provided in existing opes on front (north facing) facade, existing chimney stack to be retained and refurbished; part-removal of internal partitions/walls to facilitate reconfiguration/refurbishment of ground floor, first floor and second floor levels of No. 3 Parnell Street to facilitate proposed entrance foyer/lobby, bedrooms and connection (including new feature atrium to rear of existing building) to new hotel development, provision of replacement shop front on No. 3 Parnell Street with associated lighting, signage and new glazed canopy above replacement shopfront,
- (4) alteration of fenestration, refurbishment and extension by 1 no. storey of rear east-facing facade at 58 Capel Street, refurbishment of front west-facing facade at Nos. 58 & 59 Capel Street to original state with existing brickwork and cleaned and repointed along with the installation of new traditional-style timber windows to replace existing non-original windows; provision of replacement shopfronts to Nos. 58 & 59 Capel Street with associated lighting and signage;
- (5) construction of a part-five, part-six, part-seven storey (maximum height 25.36 metres from ground level) and over basement 94-bedroom contemporary hotel on the overall site comprising the following:
 - (i) whiskey lounge (30 sq. m.) with associated service bar, wine cellar (20 sq.m.) with associated service bar, toilets, spa facilities including steam room & sauna with associated reception area, toilets, changing

rooms and office/accounts/admin space, kitchen /food preparation areas, bicycle store, luggage store, linen store and associated laundry wash area, plant, storage, water storage attenuation tank and staff facilities at basement level;

(ii) hotel entrance foyer, lobby/reception, check-in area, atrium, restaurant (162 sq.m.) accessible via Parnell Street and Jervis Lane Upper with associated kitchen space, lounge/bar/coffee area (148 sq.m.) external courtyard/seating area (64 sq.m.), cocktail/wine bar (46 sq.m) sub station and wheelchair accessible toilets at ground floor level;

(iii) provision of 94 no. hotel bedrooms at ground, first, second, third, fourth, fifth and sixth floor levels;

(iv) residents private lounge/bar (66 sq.m.) at sixth floor level with balcony area(36 sq.m.) to the northern & eastern elevations . Room No. 503 at fifth floor level will be served by balcony on the northern & eastern elevations and Room nos. 602 & 603 at sixth floor level will be served by balconies on the southern elevation. A light well is provided from ground to fourth floor level on the southern elevation within the south-eastern corner of the site,

(6) other works proposed as part of the development include:

(a) roof plant;

(b) facade treatments to new hotel development to include brick and glazing detail with metal cladding on all elevations;

(c) SuDs drainage;

(d) all associate site works necessary to facilitate the development

Area	Area 3 - Central
Application Number	3308/20
Application Type	Permission
Applicant	Colin Daly, Nicola Daly and Andrew Haydon
Location	76, 76G & 280 Bannow Road, Cabra, Dublin 7
Registration Date	03/09/2020

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 and 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 demolition of the existing single storey warehouse unit and racing pigeon club unit at 76G Bannow Road (known as the Dublin Circus

Centre and Cabra Racing Pigeon Club Building) and the demolition of all associated structures on site in order to facilitate the development. The subject site is bounded by Bannow Road to the south, 'The Coach House' and Hamilton Square to the west, Broombridge LUAS stop and maintenance depot to the north and a gated service laneway which provides separate access to Cabra Racing Pigeon Club's Clubhouse to the east.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2903/20
Application Type Permission
Applicant Brian & Jacinta Clarke
Location 9, Villa Park Road, Navan Road, Dublin 7
Registration Date 01/09/2020
Additional Information Additional Information Received
Proposal: The development will consist of widening a pedestrian entrance to provide vehicular access to existing front boundary wall and dishing of public footpath.

Area Area 3 - Central
Application Number 3284/20
Application Type Permission
Applicant Valerie Maguire
Location 33 Kempton Heath, Navan Road, Dublin 7
Registration Date 31/08/2020
Additional Information
Proposal: Planning permission for the following works:
(a) demolition of existing single storey lean-to element to rear
(b) proposed combination of single storey mono-pitched and single storey flat roof extensions to rear and protruding to the side of the existing building
(c) associated internal modifications and site works

Area Area 3 - Central
Application Number 3288/20
Application Type Permission
Applicant Gerard Hiney
Location 4, Northbrook Terrace, North Strand, Dublin 3
Registration Date 31/08/2020
Additional Information
Proposal: The development will consist of partial demolition of existing rear single storey return and construction of a rear 2 storey flat roof return. Consisting of breakfast bar / kitchen area to ground floor and bathroom to first floor. The extension will be finished in smooth render to ground floor and timber cladding to first floor with a flat roof with gravel ballast, the existing return to be retained will retain its existing slate roof finish with 1 no roof light to be installed. Along with associated site works.

Area Area 3 - Central
Application Number 3313/20
Application Type Permission
Applicant Paul Abbott
Location 65, Ventry Park, Cabra West, Dublin 7, D07 N6Y7
Registration Date 04/09/2020

Additional Information

Proposal: The development will consist of: The conversion of existing attic space for non-habitable use, minor internal modifications to existing first floor to incorporate a new stairwell, construction of a dormer window to the rear elevation on two storey terraced house and all associated site works.

Area Area 3 - Central
Application Number 3317/20
Application Type Retention Permission
Applicant Mayo Homes Ltd.
Location 153, Clonliffe Road, Drumcondra, Dublin 3
Registration Date 04/09/2020

Additional Information

Proposal: RETENTION: Retention Permission at No. 153 Clonliffe Road, Drumcondra, Dublin 3. The area to be retained consists of the single storey ground floor extension to the rear of the property with monopitch roof that we believe was constructed approximately 10 years ago.

Area Area 3 - Central
Application Number 3318/20
Application Type Retention Permission
Applicant Gary Boland
Location 400, Carnlough Road, Cabra, Dublin 7
Registration Date 04/09/2020

Additional Information

Proposal: RETENTION: Retention Permission at No. 400 Carnlough Road, Cabra, Dublin 7. The areas to be retained consist of the attic conversion with rear dormer along with alterations to front piers and gates. The works were carried out in 2013.

Area Area 3 - Central
Application Number 3321/20
Application Type Permission
Applicant Ron & Lorraine Wainwright
Location 9, Croaghpatrick Road, Dublin 7
Registration Date 04/09/2020

Additional Information

Proposal: Permission for the construction of a ground floor extension to the side, in place of a garage and a rear extension with a pitched roof and roof lights and all ancillary works necessary to facilitate the development at 9 Croaghpatrick Road, Navan Road, Dublin 7, D07 A0E6.

Area Area 3 - Central
Application Number WEB1602/20
Application Type Retention Permission
Applicant Colin and Anita Vance
Location 16 Riverston Gardens, Riverston Abbey, Navan Road,
Dublin 7
Registration Date 03/09/2020
Additional Information
Proposal:

The development consists of a variation to the existing grant of planning permission (Ref WEB/1204/19) including: 1. Enlargement of the rear dormer extension to 4m wide and 1.7m high, including new opaque window to rear elevation

Area 3 Decisions

Area Area 3 - Central
Application Number 0282/20
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 01/09/2020
Applicant Mr Seamus Brennan
Location Unit 53, Barrow Road, Dublin Industrial Estate,
Glasnevin, Dublin 11

Additional Information

Proposal: EXPP: Building of a 215mm solid concrete dividing wall between Unit 53 & Unit 53A barrow Road. The wall was constructed over 15 years ago.

Area Area 3 - Central
Application Number 0285/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 03/09/2020
Applicant Alpina Base Investment Management
Location 33 & 35, Cabra Road, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Works include the following: 1. Tiling and decoration, sanitary replacement of existing washrooms. 2. Roof repair to a leak on the valley. 3. Repair to existing cast iron and steel railings. 4. Ground works to the rear of the property, remediation of levels to protect the structure from water ingress. 5. Repair to flat roof to the rear, not part of original historic fabric. 6. Painting and decoration.

Area Area 3 - Central
Application Number 2984/20
Application Type Permission

Decision GRANT PERMISSION
Decision Date 31/08/2020
Applicant Lisa Collins
Location 16, West Road, East Wall, Dublin 3, D03 K288

Additional Information

Proposal: Permission for alterations to previously approved application number WEB1090/19. Works include the demolition of existing rear ground floor extension as previously approved; the construction of a new amended rear extension at ground floor level; construction of a reduced first floor rear extension, including new windows to the rear of proposed extension and the side elevation of existing house, material changes and all other associated renovation and landscape and site development works to this end of terrace house.

Area Area 3 - Central
Application Number 3010/20
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 04/09/2020
Applicant Mel Kilrane
Location No. 39, North Circular Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the repairs and renovations of the existing property (protected structure) to facilitate an independent one-bedroom apartment at basement level and a three-bedroom dwelling at ground and first floor levels including: 1) Repair & refurbish the front external entrance door. 2) Provision of new timber sash windows at basement level to match original. 3) Installation of internal wall around basement stairs to form compartmentation between basement and ground floor level. 4) Partial construction and refurbishment of stairs from ground floor level to first floor level. 5) Removal of existing kitchens at basement and ground floor levels including removing internal partitions and replace with new kitchens. 6) Removal of existing bathroom fittings at basement and first floor level and replace with new bathroom fittings. 7) Installation of en-suite facilities in bedrooms at basement and first floor levels. 8) Repair damaged ceilings at ground and first floor levels. 9) Repair gutters and 10) Provision of 3 no. bin stores to rear of property (protected structure) for the complete development. Planning permission is also sought to renovate/repair the existing outbuildings to the rear of the property (protected structure) to 1 no. one bedroom apartment including the construction of new roof structures, internal modifications and elevational changes, connection to all public services and all ancillary site development works.

Area Area 3 - Central
Application Number 3014/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/08/2020
Applicant Niall Kelly
Location 7 Walsh Road, Drumcondra, Dublin 9, D09 A974

Additional Information

Proposal: Permission for development at the same address which will consist of: creating a vehicular access to the front of the residence by partially removing the front boundary wall and railings and widening the existing pedestrian access, and all associated site development works to front.

Area Area 3 - Central
Application Number 3052/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 02/09/2020
Applicant Ronan Quinlan & Sarah Fleming
Location 72, Iona Road, Drumcondra, Dublin 9, D09 P2T2

Additional Information

Proposal: RETENTION: The development consists of retention permission sought for as constructed single storey flat roof shed located to the rear of 72 Iona Road, Drumcondra, Dublin 9, D09 P2T2 which includes three rooms, brickwork finish, masonry block finish, internal roof overhang, 15.4m² gross area, SuDs drainage and all associated ancillary works to facilitate the development. A single storey flat roof shed was previously approved at this same location measuring 11.4m² total gross area (Planning Application Reference: 2288/19).

Area Area 3 - Central
Application Number 3095/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/09/2020
Applicant Rocca Ventures Real Estate Ltd.
Location The Forge (Block G), Smithfield Market, Smithfield, Dublin 7 (bounded to the north by King Street North and to the south by Cooper's Way and Cooper's Yard)

Additional Information

Proposal: Permission for development at a c. 0.0666 ha site at The Forge (Block G), Smithfield Market, Smithfield, Dublin 7 (bounded to the north by King Street North and to the South by Cooper's Way and Cooper's Yard). The development will comprise the change of use of the first floor level (475 sqm), second floor level (535 sq m) and third floor level (535 sq m) from medical/healthcare to office use. The total area of the proposed change of use from medical/healthcare to office use is 1,545 sq.m. The development will not affect the use of the ground floor level of the building.

Area Area 3 - Central
Application Number 3248/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/09/2020
Applicant RSS Irish Estates Ltd
Location Lands at the rear of 28 Frederick Street North, Dublin 1, D01 T2W5

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.

Area Area 3 - Central
Application Number 4237/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/09/2020
Applicant Lark Finance Limited and SM Blackhorse Limited
Location 353 & 363 Blackhorse Avenue, Dublin 7, which is generally bound by Blackhorse Avenue to the South and Villa Park Road to the west

Additional Information Clarification of Add. Information Recd.

Proposal: The proposed development will consist of a residential development of 33 no. residential units comprising of: 2 no. 3 storey, 4-bedroom semi-detached houses with balconies to rear elevation of houses at second floor level and 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no. apartments (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation; 2 no. communal roof terraces will be located at fourth floor level; 1 no. ESB substation and switch room; waste storage area; entrance lobbies; 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); Landscaping; public lighting; boundary treatment; 27 no. surface level car parking spaces; 12 no. surface level bicycle parking spaces; new vehicular access from Villa Park Road; pedestrian access from Villa Park Road and Blackhorse Avenue; and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

Area Area 3 - Central
Application Number WEB1424/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/08/2020
Applicant Intesa Sanpaolo Harbourmaster III S.A.
Location International House, 3 Harbourmaster Place, Financial Services Centre, Dublin D01 K8F1.

Additional Information

Proposal: The development will consist of the installation of two back lit signages of the company logo placed on the south and west elevations, both positioned between the third and fourth floor and all ancillary site works.

Area Area 3 - Central
Application Number WEB1428/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/08/2020
Applicant Shines Investments Ltd
Location Wellington Court, Mountjoy Street, Dublin 7
Additional Information

Proposal: Amalgamation of units C5 & C6 & Change of use of units C5 & C6 from retail use to medical surgery use at Wellington Court, Mountjoy Street, Dublin 7.

Area	Area 3 - Central
Application Number	WEB1584/20
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	02/09/2020
Applicant	Colin and Anita Vance
Location	16, Riverston Gardens, Riverston Abbey, Navan Road, Dublin 7

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

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

Area	Area 3 - Central
Application Number	2309/20
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	@31/08/2020
Applicant	Paul Pugh
Location	101, Clonliffe Avenue, Dublin 3, D03, KH21

Additional Information

Proposal: Planning permission - the development will consist of: alterations to the previously approved development (Reg. Ref. 3195/19) which permitted the construction of a 47.5 sq.m. one bed, two storey dwelling and creation of a new vehicular entrance. The proposed alterations consist of:

- (i) 1 no. additional bedroom at 1st floor level and an increase in overall floor area at ground and 1st floor levels resulting in a 70 sq.m. two bedroom contemporary flat roofed dwelling;
 - (ii) 1 no. new window at ground- floor and 2 no. new windows at first-floor level on the west elevation; and
 - (iii) all ancillary works necessary to facilitate the development.
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Area	Area 3 - Central
Application Number	3847/19
Appeal Decision	AMEND CONDITIONS
Appeal Decision Date	@01/09/2020
Applicant	Luke Gardiner Ltd.

Location

30 Mountjoy Square, Dublin 1

Additional Information

Additional Information Received

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

36/20

(31/08/2020-04/09/2020)

Area Area 3 - Central
Application Number 0306/20
Application Type Social Housing Exemption Certificate
Applicant Laura Chen
Location 13, Annesley Place, Fairview, Dublin 3
Registration Date 31/08/2020
Additional Information
Proposal: SHEC; 1 bed apartment at ground floor & 3 bed duplex apt at 1st & 2nd floor



Dublin City Council

SECTION 5 EXEMPTIONS

36/20

(31/08/2020-04/09/2020)

Area Area 3 - Central
Application Number 0311/20
Application Type Section 5
Applicant Collen Investment Ltd
Location 11, Ormond Quay Lower, Dublin 1
Registration Date 01/09/2020
Additional Information
Proposal: EXPP; PROTECTED STRUCTURE, To open up and expose parts of the structure & fabric

Area Area 3 - Central
Application Number 0314/20
Application Type Section 5
Applicant Dublin Civic Trust
Location 67, Arran Street East,, Rear of 18 Ormond Quay Upper,
dublin, 7
Registration Date 02/09/2020
Additional Information
Proposal: EXPP, PROTECTED STRUCTURE; Repair of existing historic timber sash box frames at second and third floor levels and repair of existing x1 sash (c.1760s)
Reinstatement of missing sashes to precise historic dimensions.
Removal of breeze-blocks to window apes and associated repair to reveals.
