



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**37/20**

(07/09/2020-11/09/2020)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2495/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Performance Retail International Limited T/A Asics
<b>Location</b>	43/44 Lower O'Connell Street, Dublin 1
<b>Registration Date</b>	10/09/2020
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE - A Protected Structure within the O'Connell Street Architectural Conservation Area. The development will consist of the fit-out of the Ground Floor area as a footwear/clothing retail unit. The works also include for the restoration of the original historic ceiling including the provision of 3 no. 900mm wide x 300mm high internally and halo illuminated signs consisting of 180mm high stainless steel individual letters and 300mm high stainless steel logo all halo illuminated with internal LED fittings to stand off fascia by 35mm. The proposed signage to be located over the existing entrance door and on the Lower O'Connell Street and Middle Abbey Street elevations.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2582/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Irish Life Assurance Public Limited Company (PLC)
<b>Location</b>	Talbot Mall, Talbot Street, Dublin 1
<b>Registration Date</b>	08/09/2020
<b>Additional Information</b>	A.I Article 35 Received
<b>Proposal:</b>	Planning permission for development at a site of approximately 1,791 sq m at the Talbot Mall, Talbot Street, Dublin 1 for a new supermarket. The proposed development seeks permission to convert the existing Talbot Mall into a supermarket with ancillary bakery (1,740 sq m, total gross floor area) and part off-licence sales area (92 sq m, gross floor area); comprising the demolition and removal of existing internal walls to accommodate new supermarket fit out works, ancillary storage, freezer and chiller areas, sales floor, customer service area, staff and customer facilities, and lighting and ducting; connections to drainage and water services; internal plant room; rooftop plant; general improvement works to the existing open-air, external waste collection facilities/bin cage and staff car parking area (2 no. spaces) (51 sq m, gross floor area) and associated site development works. Vehicular access and egress to the proposed development for delivery and servicing purposes will continue to be from Marlborough Place.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2596/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Ruirside Development Ltd
<b>Location</b>	Capel Site, Pelletstown, Ashtown, Dublin 15
<b>Registration Date</b>	07/09/2020
<b>Additional Information</b>	Clarification of Add. Information Recd.
<b>Proposal:</b>	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 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).

---

**Area** Area 3 - Central  
**Application Number** 3341/20  
**Application Type** Permission  
**Applicant** Dargans (Chemist) Limited  
**Location** 18/19 Berkeley Street, Dublin 7, D07 NR74  
**Registration Date** 08/09/2020  
**Additional Information**

**Proposal:** Planning permission to extend the pharmacy shop at 19 Berkeley Street, Dublin 7, D07 NR74 into part of 18 Berkeley Street, Dublin 7, D07 TK76.

---

**Area** Area 3 - Central  
**Application Number** 3352/20  
**Application Type** Permission  
**Applicant** Wilex Developments Ltd.  
**Location** A site of approx. 0.1024ha accessed from Shea's Lane and to the rear of No. 27, 28 & 29 Manor Street, (all protected structures), Dublin 7  
**Registration Date** 09/09/2020  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this a site of approx. 0.1024ha accessed from Shea's Lane and to the rear of No. 27, 28 & 29 Manor Street, (all protected structures), Dublin 7. The development will consist of construction of a new 3 and part 4 storey apartment development consisting of 20 no. apartments (7 no. 1 beds, 10 no. 2 beds, 2 no. 3 beds and 1 no. studio units). Each residential unit has associated private open space in the form of a balcony or terrace and a communal open space. A total of 30 no. bicycle spaces are proposed and 1 no. set down car space. A single storey structure is proposed for a waste management and bicycle storage area along with associated bike shelter structures. The development shall be accessed from Shea's Lane. The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, attenuation proposals; permeable paving; all landscaping works; boundary treatments; shared surface footpath and roadway; and electrical services.

---

---

**Area** Area 3 - Central  
**Application Number** 3356/20  
**Application Type** Permission  
**Applicant** Rocca Ventures Real Estate Ltd.  
**Location** The Forge (Block G), Smithfield Market, Smithfield,  
Dublin 7 (bounded to the north by King Street North &  
to the south my Cooper's Way & Cooper's Yard)  
**Registration Date** 09/09/2020

**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 sq m), 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** 3358/20  
**Application Type** Permission  
**Applicant** RSS Irish Estates Ltd.  
**Location** Lands at the rear of 28, Frederick Street North,  
Dublin 1, D01 T2W5  
**Registration Date** 10/09/2020

**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 facade alterations including an increase in parapet height of c. 1m
3. Material alterations are proposed to the roof level plant area of the development, in comparison to that previously consented.

---

**Area** Area 3 - Central  
**Application Number** 3360/20  
**Application Type** Permission  
**Applicant** Keogh Hospitality Management Limited  
**Location** 28, Eden Quay, Dublin 1  
**Registration Date** 10/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of change of use from existing paved area to outdoor seating area for use by customers of 'The Wiley Fox', to comply with social distancing guidelines as defined by the Department of Health and the HPSC. This will include the erection of 4 no. removable canvas screens, supported by metal posts, and the placement of tables and chairs.

**Area** Area 3 - Central  
**Application Number** 3371/20  
**Application Type** Permission  
**Applicant** RSS Developments Limited  
**Location** Lands to the rear of No. 3 Henrietta Lane, Dublin 1  
**Registration Date** 11/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at lands at 3 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 3 Henrietta Street, Dublin 1. The site area is 0.0307 hectares. The development will consist of the construction of a 4 level apartment building, setback from the boundary to 4 Henrietta Lane and access from Henrietta Lane. The development sets back to a 3 level building as it faces the parent structure to 3 Henrietta Street. The development will consist of 9 no. apartments, comprising of 3 no. studio units, 6 no. 2-bed units. Ancillary residential functions including bin storage and bicycle storage are accommodated at ground level. The total development area is 734msq.

---

**Area** Area 3 - Central  
**Application Number** DSDZ3347/20  
**Application Type** Permission  
**Applicant** Spencer Place Development Company Limited  
**Location** Site at the junction of North Wall Quay and New Wapping Street, Spencer Dock Dublin 1.  
**Registration Date** 09/09/2020

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for amendments to a previously permitted planning permission Reg. Ref. DSDZ23449/19 for development at a site of 135 hectares located at the junction of North Wall Quay and New Wapping Street, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application now includes the former British Rail Hotel on 58-59 North Wall Quay, a protected structure (RPS 5838) and associated granite walls, railing, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839). The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed development relates to Building 1A (former British Rail Hotel RPS 5838 and 5839) The proposed amendments are as follows:

- Provision of external services comprising emergency services to all building elevations of Building 1A at ground floor level;
- Provision of external up lights integrated into the paving surrounding the building;
- Provision of external lighting comprising of LED strip and linear adjustable lighting to all building elevations at Building 1A at all floor levels;
- Provision of AOV at roof level and revisions to lift overrun;
- Relocation of permitted emergency access doors in the north east core from the east elevation to the north elevation;

The development also includes all associated site development works necessary to facilitate the development.

---

**Area** Area 3 - Central  
**Application Number** DSDZ3350/20

**Application Type** Permission  
**Applicant** KWCI GP Limited  
**Location** Coopers Cross, City Block 3 (including 8, Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1.  
**Registration Date** 09/09/2020

**Additional Information**

**Proposal:** Permission at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 (including No. 8 Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Mayor Street Upper to the south, undeveloped lands to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' - as amended by DCC Reg. Ref. DSDZ2626/20) comprising: - Minor adjustments to basement layout to facilitate additional bicycle parking provision (increase from 640 to 744 no. spaces) and proportional increase of welfare facilities resulting in plant moving to roof level, minor adjustments to parking layout and the including of additional storage area and security room. Modifications of the public realm including adjustments to landscaping design and layout associated with the pedestrian split level street between Building 1 (Block 3E) and Building 2 (Block 3F) with alterations to the northern and southern steps and omission of roof light to 'exhibition space' in basement below; Inclusion of an awning over the entrance to the retail units in Building 1 (Block 3E) fronting the pedestrian split-level street between Building 1 (Block 3E) and Building 2 (Block 3F); Minor adjustments to the external lightwells associated with Building 1 (Block 3E) and Building 2 (Block 3F); Minor adjustments to size and layout of ESB substations in Building 1 (Block 3E) and Building 2 (Block 3F); Minor adjustments to the floor layout of Building 1 (Block 3E) and Building 2 (Block 3F) including minor modifications to the size of atriums and associated minor alteration to the facade at the entrances to both buildings fronting Mayor Street Upper; Increase in the area of the plant enclosure at roof level (no attended change to overall permitted building heights); and all associated and ancillary site development works, landscaping works and boundary treatment works or as otherwise permitted under DCC Reg. Ref. DSDZ4087/19 (as amended by DCC Reg. Ref. DSDZ2636/20). The adjustments result in a gross floor area of 47.257 sq.m including basement (an overall increase in gross floor area by 500 sq.m). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

---

### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3334/20  
**Application Type** Permission  
**Applicant** Sarah Fortune  
**Location** 25, Drumcliffe Drive, Cabra, Dublin 7  
**Registration Date** 08/09/2020

**Additional Information**

**Proposal:** The development will consist of the construction of a ground floor extension and a second storey extension over an existing single storey to the rear and internal refurbishment to the existing dwelling and all associated site works.

**Area** Area 3 - Central  
**Application Number** 3345/20  
**Application Type** Permission  
**Applicant** Sarah McCarthy  
**Location** 196, Botanic Avenue, Drumcondra, Dublin 9  
**Registration Date** 09/09/2020

**Additional Information**

**Proposal:** The development will consist of the removal of section of front garden wall and railing to form new opening and a car parking space in the existing front garden, new aluclad hardwood windows to front and rear, demolition of small porch to rear and construction of a single storey kitchen extension with partial second storey bathroom extension overhead including minor internal alterations, landscaping, drainage and ancillary site works.

---

**Area** Area 3 - Central  
**Application Number** 3348/20  
**Application Type** Permission  
**Applicant** Albert Smith  
**Location** 11, Stella Avenue, Dublin 9 D09 KX40  
**Registration Date** 09/09/2020

**Additional Information**

**Proposal:** Planning Permission sought for vehicular access to front garden, new piers, gates, dished footpath, landscaping and associated works at 11 Stella Avenue, Dublin 9 D08 KX40.

---

**Area** Area 3 - Central  
**Application Number** 3363/20  
**Application Type** Permission  
**Applicant** Brian & Theresa Allen  
**Location** 39, St. James' Avenue, Clonliffe Road, Dublin 3  
**Registration Date** 10/09/2020

**Additional Information**

**Proposal:** The development will consist of the forming of a new vehicular access at front with gates and resurfacing part of existing front garden for parking.

---

**Area** Area 3 - Central  
**Application Number** WEB1616/20  
**Application Type** Permission  
**Applicant** Michael Mullen  
**Location** 46, St Patrick's Road, Drumcondra, Dublin 9, D09 X5C1  
**Registration Date** 09/09/2020

**Additional Information**

**Proposal:** The works consist of the conversion of loft space into habitable rooms with a new rear facing dormer window and velux, the demolition of part of the rear garage, and internal refurbishment works.

---

## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0306/20
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	10/09/2020
<b>Applicant</b>	Laura Chen
<b>Location</b>	13, Annesley Place, Fairview, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC; 1 bed apartment at ground floor & 3 bed duplex apt at 1st & 2nd floor

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2749/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/09/2020
<b>Applicant</b>	New Century House (Luxembourg) Holding Sarl
<b>Location</b>	New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7

**Additional Information** Additional Information Received

**Proposal:** Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west.

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.
- Provision of new part double height reception space to the rear elevation.
- Relocation of existing bank branch to the north east corner of the ground floor resulting in a change of use from office to bank in this area.
- Reduction of the existing bank branch from 216sqm to 187sqm.
- Change of use of former bank branch to office use at ground floor level (147 sqm).
- Provision of new universally accessible pedestrian entrance to bank branch from street level along the northern elevation of the building.
- Provision of refurbished entrance to the office development to the north elevation fronting Mayor Street Lower.
- Provision of additional mechanical plant at roof level.
- Minor infill to office floor plate at 5th floor level resulting in an increase of 79 sqm of office floor space overall.
- Minor reconfiguration of internal office floor plates.
- Reconfiguration of basement level to provide ancillary office amenities and additional bike parking spaces (195 no. spaces) and 49 carpark spaces including 7no. new electric car charge points and 3 no. new universally accessible parking bays.
- Upgrade of the hard and soft landscaping within the courtyard area and provision of new canopy area to courtyard on the southern elevation and provision of new screen to courtyard along the southern boundary of the site.



- Minor alternations to the hard landscaping to the north of the development fronting Mayor Street Lower.
  - The proposed development also includes accessible terraces at 5th floor level to the north, east and west, and all other associated site development works necessary to facilitate the development.
- The proposed development will result in an increase in gross floor area from 12,223 sqm to 12,365 sqm.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2965/15/X2
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	07/09/2020
<b>Applicant</b>	Lidl Ireland GmbH
<b>Location</b>	32, Old Cabra Road, Northside, Dublin 7

**Additional Information**

**Proposal:** EXT. OF DUR.: Permission for development at 12-32 Old Cabra Road and 8-16 Annamoe Road, Dublin 7 (Lands comprising PH Ross Builders Merchants and Home Improvement Centre and site to rear of 1-7 Annamoe Road, Known as 1A Annamoe Road) (0.837ha). The development will consist of a mixed use development comprising the following elements: (1) A supermarket incorporating ancillary bakery and off-licence area of 1251sq.m (net retail sales area) and associated accommodation within a building of 2555sq.m gross floor area. The supermarket is located over a surface level undercroft car park containing 81no. car parking spaces and connection from the car park to the retail above is contained within a circulation area (via travelators, lift and stair cores). The proposed building is a three storey equivalent structure with a maximum height of 9.8 metres. The supermarket includes an external delivery/service area and dock leveller; (2) A cafe (95sq.m) fronting onto the Old Cabra Road; (3) Retail (bathroom/tile) showroom and DIY/Hardware Store (900sq.m) with 7no. car parking spaces and dedicated external delivery area; (4) 4no. 3 bed terraced houses and ancillary accommodation with a single access off Annamoe Road with 6 no. car parking spaces. Vehicular access to the retail/commercial elements is via the Old Cabra Road and Annamoe Road. Permission is also sought for boundary treatments, hard and soft landscaping, signage and all associated site and development works. The proposed development involves demolition of all existing buildings (2185sq.m) fronting onto the Old Cabra Road and the warehouse type structures to the rear.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3023/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	08/09/2020
<b>Applicant</b>	Massey Bros Funeral Homes Ltd.
<b>Location</b>	88A and 88B, Cabra Road, Dublin 7

**Additional Information**

**Proposal:** Construction of proposed amendments to an existing ground floor funeral home, amendments to an existing first floor apartment and the installation of new external signage. The proposed works will include:

- Amendments to the layout of the existing ground floor funeral home to provide for the reconfiguration of the existing 2 no. chapels including the installation of 2 no. new proposed double doors to the north elevation, relocation of the kitchenette, proposed new accessible WC, revised reception area, revised access corridor including the installation of a new double door to the east elevation and the removal of the

- existing fenestration throughout and the installation of new double glazed window sections.
- b) Amendments to the existing first floor apartment for the demolition of an existing entrance and stair measuring 4.6 sq.m, the construction of a new entrance, stair and lift measuring 16 sq.m and the removal of the existing fenestration throughout and the amendments and installation of new double glazed window sections.
- c) Backlit external signage including logo to the east elevation.
- d) All landscaping and ancillary site works to facilitate the development.

**Area** Area 3 - Central  
**Application Number** 3032/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/09/2020  
**Applicant** Bridget Brennan Talbot  
**Location** 14, St Finbars Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** The development will consist of the construction of a two storey detached three bedroom dwelling with front single storey entrance porch, velux roof window to the rear, boundary alterations to include for new pedestrian and vehicle access gates and pillars, dished footpath for vehicular entrance and all associated site works to the side of 14 St Finbars Road, Cabra, Dublin 7.

**Area** Area 3 - Central  
**Application Number** 3036/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/09/2020  
**Applicant** Independant Trust Company  
**Location** 78, Dorset Street Upper, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought by Independent Trust Company as Trustee of Delta Fund I001088 for change of use from shop with residential above to single dwelling of three storey over basement terraced building, modification of existing shopfront and new railing to front boundary, internal alterations and restoration including upgrading of existing services, and all associated site work.

**Area** Area 3 - Central  
**Application Number** 3042/20  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 10/09/2020  
**Applicant** Michele Quinn  
**Location** 5, Irvine Terrace, East Wall, Dublin 3

**Additional Information**

**Proposal:** RETENTION: Retention Permission for first floor bedroom and rooflight at No. 5 Irvine Terrace, East Wall, Dublin 3, D03 HW21.

---

**Area** Area 3 - Central  
**Application Number** 3043/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/09/2020  
**Applicant** Law Library Properties Ltd.  
**Location** Former Dowlings Pharmacy, The Distillery Building,  
145-151 Church Street, Dublin 7

**Additional Information**

**Proposal:** Permission for change of use from retail unit to office use together with replacement glazed screen onto Church Street at Former Dowlings Pharmacy, Distillery Bulding, 145-151 Church St., Dublin 7.

---

**Area** Area 3 - Central  
**Application Number** 3044/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/09/2020  
**Applicant** The National Transport Authority  
**Location** Bus Stop No. 7672, Broombridge Luas Stop, Broombridge  
Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** Permission to erect a 5.2m x 1.85m x 2.8m high stainless steel and glass bus shelter with 2 no. internally illuminated advertising panels each of 2 sq. metre area on the public footpath at Bus Stop No. 7672, Broombridge Luas Stop, Broombridge Road, Cabra, Dublin 7.

---

**Area** Area 3 - Central  
**Application Number** 3053/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/09/2020  
**Applicant** Rosemary Hand and Morgan Jones  
**Location** 35, Drumcondra Road Upper, Dublin 9, D09 K3K8

**Additional Information**

**Proposal:** Planning permission is sought for construction of a single storey extension to the rear of an existing two storey terraced house including all associated site works.

---

**Area** Area 3 - Central  
**Application Number** 3061/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/09/2020  
**Applicant** Hill Street Limited Partnership  
**Location** 38-42 Hill Street and 36A Great George's Street,  
Dublin 1

---

### Additional Information

**Proposal:** Permission for development on a site of 0.16 ha. The development consists of the amendment and extension of a shared accommodation scheme as permitted under DCC Reg. Ref.: 3546/19, An Bord Pleanála Ref.: ABP-306181-19. The application proposes to incorporate the adjacent site at 38 Hill Street into permitted development and make subsequent internal alterations. The development consists of: 1. The demolition of existing structure on the site of 38 Hill Street (floor area of c.186sqm) and the construction of an extension to the existing permitted scheme containing an additional 21no. bed spaces and ranging in height from 1 to 6 storeys. The total no. of bed spaces for the scheme will be increased from 129 as permitted to 150 including an increase in accessible bed spaces from 2 to 8. 2. The reconfiguration of the permitted ground floor layout to incorporate the additional site area and to include additional communal facilities and amenities for all residents comprising, reception area, laundry, communal lounge/social space, co-working spaces, activities room, storage. A decrease in the permitted publicly accessible café unit from c.79sqm to c.73sqm is also proposed. 3. The first to fifth floors will contain an additional 4-5 no. bed spaces on each level and the second to fourth floors will each contain a new shared amenity space of c.35sqm fronting onto Hill Street. 4. Reconfiguration of the permitted shared amenity space at second to fourth floors to provide for additional cooking stations. An additional c.35sqm shared amenity space at roof level to the existing permitted external roof terrace onto Hill Street. 5. Primary pedestrian access to the development will continue to be from Hill Street with secondary controlled pedestrian and cycle only access from existing access on North Great George's Street. An increase in permitted cycle parking from 72 to 78 spaces. 6. The total additional floor space is c.885sqm. The proposed development also includes for amendments to the provision of green roofs, signage and other associated site development works above and below ground. Permission is also sought for the removal of Condition 2 of the Order, as issued by An Bord Pleanála, Ref.: ABP-306181-19 relating to the requirement for cooking hobs in all units.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3094/20
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	09/09/2020
<b>Applicant</b>	Elaine Hennessy
<b>Location</b>	43, Montpelier Gardens, Dublin 7

### Additional Information

**Proposal:** RETENTION: Retention Planning Permission for development at this site 43 Montpelier Gardens, Dublin 7, D07 E205. Retention permission will consist of changes to previous approved planning reference 4664/18. The first floor extension was built with flat roof 400mm above the gutter line with parapet wall and all ancillary works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4329/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/09/2020
<b>Applicant</b>	Michael Kearns
<b>Location</b>	8, O'Connell Street Lower & No. 3 Harbour Court, Dublin 1
<b>Additional Information</b>	Additional Information Received

---

**Proposal:** PROTECTED STRUCTURE: The development will consist of: (1) Change of use of the upper floors within no. 8 O'Connell Street Lower from residential along with change of use of the existing commercial floorspace within no. 3 Harbour Court to provide for a boutique hotel consisting of an overall total of 23 number en-suite bedrooms on first, second, third and fourth floor of No. 8 O'Connell Street and to the ground, first, second and third floor of No. 3 Harbour Court. (2) Associated internal reconfiguration works to provide for the boutique hotel to include provision of a reception area, wc, kitchen, bicycle/storage area at the ground floor of no. 3 Harbour Court, associated signage to the exterior no. 3 Harbour Court, change of finishes externally to existing link corridor between no. 8 O'Connell Street Lower & No. 3 Harbour Court, upgrading of existing internal lift within no. 8 O'Connell Street Lower and alterations to roof finishes and replacement of windows to No. 3 Harbour Court, connection to existing site services and all associated and ancillary works. (3) The development will also include for provision of 1 no. 1 bed apartment at second floor level within no. 8 O'Connell Street Lower.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1443/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/09/2020
<b>Applicant</b>	Chadwicks Group Limited
<b>Location</b>	Unit 132, Slaney Road, Dublin Industrial Estate, Dublin 11

**Additional Information**

**Proposal:** The development will consist of the widening of the existing vehicular access at the front (north) of the site along Slaney Road, installation of new gates to suit the widened vehicle entrance, the creation of a new pedestrian access with associated gate at the front (north) of the site along Slaney Road and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1455/20
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	09/09/2020
<b>Applicant</b>	Philip Sheridan
<b>Location</b>	97, Oxmantown Road, Stoneybatter, Dublin 7, D07 X0A4

**Additional Information**

**Proposal:** RETENTION: The development consists of retention of a single storey extension to the rear of dwelling and all associated internal & external works relating to the above.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1459/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/09/2020
<b>Applicant</b>	Dara Lysaght
<b>Location</b>	1, St. Mura's Terrace, Strangford Road East, East Wall, Dublin, D03 N2W6

---

### **Additional Information**

**Proposal:** Demolition of existing single-storey lean-to bathroom and outhouses to rear, internal renovations with new replacement windows and doors to front and rear, new roof light to rear, new window in rear gable at first floor, new single storey extension with two roof lights, comprising of dining room, utility and bathroom, new vehicular entrance gate to rear laneway and all associated landscaping and drainage works.

---

**Area** Area 3 - Central  
**Application Number** WEB1475/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/09/2020  
**Applicant** Ciara & Craig Murphy  
**Location** 47, Seaview Avenue East, Eastwall, Dublin 3

### **Additional Information**

**Proposal:** The development will consist of the conversion of an existing granny flat in rear garden to being part of the family house. Works include the construction of a new glazed walkway to the north-west boundary, addition of two new rooflights and all other associated renovation and landscape works to this terraced house.

---

**Area** Area 3 - Central  
**Application Number** WEB1478/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/09/2020  
**Applicant** Sean O'Sullivan and Sofie Loscher  
**Location** 55, Charleville Avenue, Ballybough, Dublin 3, D03 EK77

### **Additional Information**

**Proposal:** Amendment of the previously approved application Ref WEB1485/19 to include: Re-sized front door and window opening, new hardwood front door and sash window, and one rooflight.

---

**Area** Area 3 - Central  
**Application Number** WEB1482/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/09/2020  
**Applicant** Ellen Kirk  
**Location** 15, Ard Righ Road, Stoneybatter, Dublin 7, D07 C1W8

### **Additional Information**

**Proposal:** Planning permission for demolition of existing rear extension and construction of a new part two storey part single storey extension to the rear and internal modifications at ground and first floor level of existing two storey terraced dwelling at no. 15 Ard Righ Road, Stoneybatter, Dublin 7.

---

## Area 3 Appeals Notified

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4741/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Cuisle Properties Ltd
<b>Location</b>	23/24, Rutland Place North, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for the demolition of a single storey flat roofed storage building and the construction of 5 no. one bedroom apartments at 23/24, Rutland Place North, Dublin 1. The proposed development is a proposed infill development of a brownfield site and consists of a two storey slated pitched roof building fronting onto Rutland Place North and finished in materials matching the existing streetscape. There are three apartment units on ground floor level and two located at first floor level. There is access to one apartment at ground floor level on Rutland Place North and access to the other two apartments is located to the rear of the building. Access to the two first floor apartments is also located at the rear of the building. The entrance to the site from Rutland Place North is constructed in rendered pillars and double timber gates together with a pedestrian side gate. There is a single storey bicycle store with 15 bicycle spaces. The bicycle store is flat roofed and rendered walls externally. Recreational shared open space is provided to the rear of the development with landscaped open space and all ancillary services.

---

## Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2008/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@08/09/2020
<b>Applicant</b>	Enda McHugh
<b>Location</b>	13, Synnott Place, Dublin 7, D07 E7N5
<b>Additional Information</b>	

**Proposal:** RETENTION: of an existing studio apartment at basement level together with existing external staircase that services same as currently constructed together with seeking full planning permission for the proposed installation of a window on the existing side elevation to service the existing studio apartment at basement level and all ancillary site works.

---



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

37/20

(07/09/2020-11/09/2020)



<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0326/20
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	RSS Developments Ltd
<b>Location</b>	Site to rear, 3, Henrietta Street, DUBLIN 1
<b>Registration Date</b>	11/09/2020

**Additional Information**

**Proposal:** SHEC; Permission for development at lands at 3 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 3 Henrietta Street, Dublin 1. The site area is 0.0307 hectares. The development will consist of the construction of a 4 level apartment building, setback from the boundary to 4 Henrietta Lane and access from Henrietta Lane. The development sets back to a 3 level building as it faces the parent structure to 3 Henrietta Street. The development will consist of 9 no. apartments, comprising of 3 no. studio units, 6 no. 2-bed units. Ancillary residential functions including bin storage and bicycle storage are accommodated at ground level. The total development area is 734msq.

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

37/20

(07/09/2020-11/09/2020)

**Area** Area 3 - Central  
**Application Number** 0315/20  
**Application Type** Section 5  
**Applicant** T. Stafford and Sons Ltd  
**Location** 11A, Frederick Street North, Dublin 1  
**Registration Date** 07/09/2020

**Additional Information**

**Proposal:** EXPP: There are no works proposed to facilitate the change of use from a funeral home to a florist shop.

---

**Area** Area 3 - Central  
**Application Number** 0317/20  
**Application Type** Section 5  
**Applicant** Roseview Lodgings Ltd  
**Location** 47 & 48, Hardwicke Street, Dublin, 1  
**Registration Date** 09/09/2020

**Additional Information**

**Proposal:** EXPP PROTECTED STRUCTURE; External; 1. Removal of no, 3 non external security grills to upper ground floor windows.

Internal; 2. Renewal of all internal sanitary-ware within extant locations and on a like for like basis. Existing drainage routes to be used.

3. Replacement of internal non-original flush timber doors with new timber fire doors and frames throughout.

4. Repaint existing non-original windows and entrance doors throughout; both internally and externally and on a like for like basis.

5. Removal of existing carpet to stairs and landings, where present. Provision of new timber flooring to landings.

---

**Area** Area 3 - Central  
**Application Number** 0324/20  
**Application Type** Section 5  
**Applicant** Lise Underwood  
**Location** 17 North Great George's Street,, Dublin 1.  
**Registration Date** 11/09/2020

**Additional Information**

**Proposal:** EXPP;PROTECTED STRUCTURE; repair works including; restoration of front facade brickwork; repairs to brickwork of rear facade; repair of valley & parapet gutters; refurbishment of replacement windows; incidental repairs related to the above; isolated roof timber repair, isolated making good of plaster, slate repair/ reinstatement/ replacement.

---