



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

38/20

(14/09/2020-18/09/2020)

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	2848/20
Application Type	Permission
Applicant	Iarnrod Eireann Infrastructure, CCE Department
Location	115, Amiens Street, Former Dart Station Hall, Connolly Station, Dublin 1
Registration Date	15/09/2020
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning Permission for works to 115 Amiens Street, Dublin D01 NP44, a former station hall and vaults located within the curtilage of Connolly Station, a Protected Structure. The development consists of: the change of use from vacant motorcycle repair shop and emergency exit from the DART station to use as offices over two storeys; alteration of the exterior of the former station hall to include windows, a set of new entrance doors, curtain walling, external downpipes and rendered external insulation system with brick slips to base and new fascia detail.

Area	Area 3 - Central
Application Number	3391/20
Application Type	Permission
Applicant	Winchurch Investments Ltd
Location	146-147 Phibsborough Road & 10 Eglinton Terrace, Dublin 7
Registration Date	16/09/2020
Additional Information	

Proposal: The development will consist of the demolition of the existing two storey mixed-use buildings at 146-147 Phibsborough Road and a derelict single storey dwelling known as 10 Eglinton Terrace to the rear and construction of new mixed-use development. The proposed development is for a mixed-use block consisting of a restaurant & cafe space together with associated waste management and plant room areas totalling 325 sq.m. at ground floor level. The upper levels will comprise 17 No. apartments above provided in 2.No blocks of six storeys to Phibsborough Road, five storeys to the rear set around a central courtyard space at first floor level containing the lift and access decks. Recessed balconies are provided throughout and projecting balconies are provided to the east elevation of the rear block. The apartments consist of nine one-bedroom apartments and eight two-bedroom apartments totalling 1492 sq.m including external circulation access decks.

The proposed development also consists of 2.No three bedroom two storey townhouses totalling 207 sq.m. with private gardens and 3 No. car parking spaces to the rear. Vehicular access to the development is via the existing entrance to the St. Peter's Square Development while the townhouses are accessed separately via a laneway from Royal Canal Bank.

Proposed landscaping and associated ancillary works include a communal open space, bicycle parking, permeable paving to the existing car parking area where 2. No. Spaces will be dedicated to the apartments in the new development.

Area Area 3 - Central
Application Number 3402/20
Application Type Permission
Applicant TSAF 1 Brunswick GP Limited
Location Unit 4, Ardcairn House, 8, Grangegorman Lower, Dublin 7
Registration Date 18/09/2020

Additional Information

Proposal: The proposed development comprises of a change of use of Unit No. 4 (71.07 sqm) situated at ground floor level of Ardcairn House with frontage onto Grangegorman Lower from its permitted cafe use to restaurant and takeaway use, together with associated internal fitout works to the unit. The proposed development also includes the provision of a fascia sign (measuring approximately 3146mm (w) x 600mm (h) x 94mm (d)) with backlit lettering - 'Pizzabaker' and logo (measuring approximately 375mm in height) to the front of the unit onto Grangegorman Lower.

Area Area 3 - Central
Application Number 3409/20
Application Type Permission
Applicant Kenneth Large
Location 17-21, Church Street East, East Wall, Dublin 3
Registration Date 18/09/2020

Additional Information

Proposal: The proposed development consists of the demolition of an existing 2 storey industrial/office building (331 sq m) and the construction of a 4 and 5 story block of apartments totalling 772 sq m (including roof garden) on a site of 267 sq m consisting of 1 no. studio apartment; 5 no. 1 bedroom apartments; 3 no. 2 bedroom apartments; balconies on the rear elevation at 1st to 4th floor levels; 18 no bicycle spaces; all associated site works and utility connections.

Area Area 3 - Central
Application Number DSDZ3389/20
Application Type Retention Permission
Applicant Meteor Mobile Communications Limited
Location Macken House, Macken Street Upper, Dublin 1
Registration Date 16/09/2020

Additional Information

Proposal: RETENTION: The development consists of an existing telecommunications installation comprising of 3 no. 1.9m antenna and 2 no. dishes on supporting poles including ancillary equipment, equipment cabinets and associated equipment (previously granted under local authority reference DSDZ4025/15) at the roof level. This application relates to lands within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3377/20

Application Type Permission
Applicant Graham Webb & Dorothy Kenny
Location 16, Ballymun Road, Glasnevin, Dublin 9
Registration Date 14/09/2020

Additional Information

Proposal: The development consists of extension at first floor to rear and side of dwelling with associated alterations to existing elevations.

Area Area 3 - Central
Application Number 3379/20
Application Type Permission
Applicant Kevin Redmond
Location 8, Kinvara Drive, Dublin 7
Registration Date 14/09/2020

Additional Information

Proposal: Planning permission for:

- (a) Attic conversion incorporating dormer extension to rear,
 - (b) 1 no. velux roof light to front,
 - (c) All associated site works.
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Area Area 3 - Central
Application Number 3385/20
Application Type Permission
Applicant Mel Byrne
Location 14, Brodir Row, Arbour Hill, Palatine Sq., Dublin 7
D07 V6F4
Registration Date 15/09/2020

Additional Information

Proposal: Planning Permission to convert the existing attic into storage/study at No. 14 Brodir Row, Arbour Hill, Palatine Sq., Dublin D07V6F4. Planning permission also includes 1 no. cabrio plus 1 no. standard rooflight to the north side and 2 no. rooflights to the south side of the roof plus connecting stairs and small bathroom internally.

Area Area 3 - Central
Application Number 3395/20
Application Type Permission
Applicant Sarah McCarthy
Location 196, Botanic Avenue, Glasnevin, Dublin 9
Registration Date 17/09/2020

Additional Information

Proposal: The development will consist of removal of a section of front garden wall and railing and the creation of new vehicular access and car parking space in the front garden, new aluclad hardwood windows to the 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 3398/20
Application Type Permission
Applicant Ann Fitzgerald
Location 70, Swilly Road, Cabra, Dublin 7
Registration Date 18/09/2020

Additional Information

Proposal: The development will consist of building a single storey flat roofed accessible bedroom and bathroom extension at the side of the house. The works also include all associated internal, site and drainage works.

Area Area 3 - Central
Application Number WEB1635/20
Application Type Permission
Applicant Sophia Pearson
Location 37, Faussagh Avenue, Cabra West, Dublin 7, D07 N5N2
Registration Date 17/09/2020

Additional Information

Proposal: The construction of a new vehicular entrance for vehicular access to front garden, landscaping and all ancillary site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0295/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 14/09/2020
Applicant Linda Brennan & Paul Brennan
Location 12, Daneswell Place, Glasnevin, Dublin 9

Additional Information

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

Area Area 3 - Central
Application Number 0296/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 14/09/2020

Applicant Clare McMahon
Location 13, The Village, Drumcondra Road Upper, Drumcondra, Dublin 9

Additional Information

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

Area Area 3 - Central
Application Number 0300/20
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 15/09/2020
Applicant Sonya Lennon & David Smith
Location 25, Nottingham Street, North Strand, Dublin 3

Additional Information

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

Area Area 3 - Central
Application Number 2370/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/09/2020
Applicant Blackhorse Avenue Partnership
Location Blackhorse Avenue Industrial Estate, Blackhorse Avenue, Dublin 7

Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 2589/20

Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/09/2020
Applicant Ladbrokes (Irl) Ltd.
Location 77, Moore Street, Ilac Centre, Henry Street, Dublin
1 D01 KH28

Additional Information Additional Information Received

Proposal: Planning Permission sought for the change of use of existing ground level single storey mid-terrace Bakery/Deli Restaurant use to Licensed Betting Office to include for all associated internal alterations, new shopfront advertising signage & replacement high level projecting sign to front (northeast elevation, new satellite dish installation mounted at roof level and all associated site development works at No. 77 Moore Street, Ilac Centre, Henry Street, Dublin 1 D01 KH28.

Area Area 3 - Central
Application Number 3078/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 15/09/2020
Applicant Hammerson ICAV & Irish Life Assurance plc
Location Unit 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1

Additional Information

Proposal: Planning Permission for development at Unit No. 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1. The development will consist of: the change of use of the ground floor (vacant retail/permitted restaurant) and first floor (storage/permitted restaurant) of Unit No. 32 Coles Lane to a casino (304 sq.m) with ancillary family entertainment (48 sq.m) and circulation (103 sq.m). The total gross floor area of the proposed development is 455 sq.m. The development will utilise the existing mall entrance and a second entrance from Coles Lane which has been constructed under DCC Reg. Ref. 3797/18 (permitted restaurant use has not been implemented). The development also includes staff facilities, toilets, signage, and all other associated ancillary work.

Area Area 3 - Central
Application Number 3089/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 16/09/2020
Applicant Thomas McNicholas
Location 11 Cabra Park, Phibsboro, Dublin 7

Additional Information

Proposal: RETENTION: The proposed area to be retained consists of the single storey ground floor extension with flat roof to the rear of the property (11.2m²) and associated reduction in private open space.

Area Area 3 - Central
Application Number 3091/20
Application Type Permission

Decision	ADDITIONAL INFORMATION
Decision Date	17/09/2020
Applicant	MKN Property Group
Location	Commercial Premises at the Junction of East Wall Road and Alfie Byrne Road, on East Wall Road, Dublin 3, D03 F2H3

Additional Information

Proposal: Permission for the development of lands at an existing commercial premises at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3. The proposed development will comprise of:

- The demolition of two existing vehicle sales commercial buildings and
- The construction of a mixed-use scheme, developed in three blocks over basement, consisting of:

Block A:

15-storey hotel building, with a maximum height of 52.7 metres. Block A will comprise of 195-bedroom suites, conference facilities, a restaurant / bar / lounge, ancillary facilities and substation. The gross floor area of Block A is 6,471 sq.m including 238 sq.m at basement level.

Block B:

8-storey mixed-use building, with a maximum height of 29.4 metres. Block B will comprise of cafe / retail unit (GFA 219 sq.m), (allowing for take-away service) and residential amenity space and substation on the ground floor with vehicular access to the basement, 6 no. office units over the first to third floors (GFA 1,674 sq.m) and 28 no. build-to-rent apartments over the fourth to seventh floors. The apartments will comprise of 16 no. one-bed units and 12 no. two-bed units. Balconies serving residential units shall be provided on all elevations.

Block C:

10-storey apartment building with a maximum height of 33 metres. Block C will comprise of 60 no. build-to-rent apartments consisting 1 no. studio, 29 no. one-bed units and 30 no. two-bed units. Balconies serving residential units shall be provided on all elevations. Together, Block B and Block C will provide 88 no. build-to-rent apartments.

Basement:

The basement serving the three blocks will provide 45 no. car parking spaces, 100 bicycle parking spaces, ancillary hotel and ancillary residential facilities. Access shall be provided to the three blocks via the basement and externally at ground floor level.

The proposed scheme will have vehicular and pedestrian access from East Wall Road, a drop-off area to serve the hotel and associated changes to the public footpath, fire tender egress to the east of Block B and pedestrian access from Alfie Byrne Road and landscaping. The site will also include an urban plaza, riverside walkway with railing, play area and 60 bicycle spaces located at surface level. Photovoltaic panels and ancillary plant shall be provided at roof level.

The proposed development will include signage, roof plant, photovoltaic panels and all associated site works, including connections to services. The gross floor area of the proposed development shall be 15,266 sq.m plus 2,529 sq.m basement, on a site area of 0.38 hectares. The net site area is 0.34 ha.

Area Area 3 - Central
Application Number 3313/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 16/09/2020
Applicant Paul Abbott
Location 65, Ventry Park, Cabra West, Dublin 7, D07 N6Y7

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 3345/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/09/2020
Applicant Sarah McCarthy
Location 196, Botanic Avenue, Drumcondra, Dublin 9

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 3386/19
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 16/09/2020
Applicant Michael Murphy
Location 8, Royal Canal Terrace, Phibsborough Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the construction of a single storey detached garage structure to the rear garden, and a new vehicular access exiting onto a lane way to the rear of Royal Canal Terrace, Dublin 7 all at 8 Royal Canal Terrace, Phibsborough Road, Dublin 7, D07 T1F9, a protected structure.

Area Area 3 - Central
Application Number 4083/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/09/2020
Applicant Irish School of Motoring Ltd
Location Site to the rear of Nos.20-22, Fitzgibbon Street,
Nos. 6-10 Emmet Street and No. 46 Charles Street
Great, Dublin 1

Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number 4327/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 15/09/2020
Applicant EWR Innovation Park Limited
Location Docklands Innovation Park, 128-130 East Wall Road,
Dublin 3

Additional Information Additional Information Received

Proposal: RETENTION: Retention planning permission of the existing uses of Units 2, 7, 9, 13, 14, 15, 17 and 19 at the Docklands Innovation Park, 128-130 East Wall Road, Dublin 3. The proposed development seeks retention of the existing uses on site as follows:

Unit 2 and 7: Cultural/Recreational use (Dance Studio)

Unit 9: Office use

Unit 13: Gym at ground floor level and office use at 1st and 2nd floor level

Unit 14: Educational use (Language School) at ground floor level and office use at 1st and 2nd floor level

Unit 15: Warehouse at ground floor level

Unit 17: Cultural/Recreational use (Dance Studio)

Unit 19: Office use

Area	Area 3 - Central
Application Number	DSDZ2590/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/09/2020
Applicant	Spencer Place Development Company
Location	City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2).

Additional Information Additional Information Received

Proposal: Planning Permission for amendments to previously permitted development, Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18, DSDZ4111/19 at a site of 1.26 hectares located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, North Lotts and Grand Canal Dock SDZ. The proposed development comprises of amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by Reg. Ref. DSDZ4279/18 and Reg. Ref. DSDZ4111/19 comprising of a change of use of the permitted aparthotel development to provide for 68 no. "Build to Rent" shared accommodation units (152 no. bed spaces). There is no change to the permitted number of residential units on the site (326 no.) as part of this amendment. The proposed shared accommodation is in accordance with Specific Planning Policy 9 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". The proposed amendments are as follows:

- Reconfiguration and change of use of the permitted aparthotel development to provide for 68 no. "Build to Rent" Shared Accommodation units (152 no. bed spaces) and communal kitchen, living, dining facilities and resident amenities (6,022 sqm).
- Reconfiguration of ground floor level associated with the Shared Accommodation to provide for communal resident amenities and services including co-working space, concierge, cafe, kitchen/living/dining area, gym and staff facilities.
- Amendments to the facade and elevational treatment to provide for revised entrance detail to the shared accommodation development on the west of Block 3.
- Provision of link bridge at 6th storey (5th floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development;
- Revised undercroft layout to provide for ancillary waste management services.

- Revised landscaping proposal to provide for a new entrance layout to the shared accommodation scheme and revisions to the permitted roof terrace at Block 1 to serve the residential development to provide for a fully enclosed resident amenity space.
- The development also includes SUDs drainage, the provision of a green roof on both blocks, revised plant at roof level, consequential minor amendment to elevations and all site development works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	DSDZ3066/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	14/09/2020
Applicant	Aparthotel Wintertide Sarl
Location	Site of c.0.38 ha formerly known as the " Tedcastles Site", 91-94 North Wall Quay, Mayor Street Upper and Point Square, Dublin 1

Additional Information

Proposal: The development will consist of modifications to permission Reg. Ref. DSDZ4619/19 and DSDZ3800/17 for an aparthotel, to include the following: Reconfiguration of permitted ground floor to the following: Permitted café with ancillary roaster to a meeting room; Reconfiguration of kitchen to add store; New backlit signage suspended internally from ceiling along northern elevation; Internal reconfiguration of back of house area. External alterations to include: New entrance canopy facing onto North Wall Avenue; Removal of bin store shelters, chemical and janitor store and associated shelters along the eastern boundary. All associated site development works, internal modifications and services provision. The remainder of development to be carried out in accordance with permission Reg. Ref. DSDZ4619/19 and DSDZ3800/17.

Area	Area 3 - Central
Application Number	GSDZ3064/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/09/2020
Applicant	Grangegorman Development Agency
Location	To the north of Rathdown House, Grangegorman Lower, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site to the north of Rathdown House, Grangegorman Lower, Dublin 7. Sections of the site are located within the curtilage of two Protected Structures: Rathdown House (a Protected Structure, RPS Ref. 3283 – formerly ‘The Female House’); and Orchard House (a Protected Structure, RPS No. 3286 – formerly ‘The Mortuary’). The site is also located within the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7. The development will consist of: (A) Temporary (5 years) estate accommodation facilities comprising: (i) Multiple single-storey modular prefabricated buildings (combined GFA c.141sqm) to be used as changing and welfare facilities, a kitchenette/canteen, and office use; (ii) The provision of 3 no. bicycle stands (6 no. spaces); and (iii) Minor landscaping and boundary treatment works. (B) Amendments

to the permitted temporary (5 years) sports changing facility (Reg. Ref. GSDZ4601/19) comprising: (i) Relocation of the permitted facility c.93m west and c.1.5m north; (ii) Repositioning (90-degree rotation) of 3no. single storey containers on the east elevation; (iii) Inclusion of an additional single storey container (GFA c.12.5sqm) and a standalone air source heat pump unit; (iv) Modification to the east entrance including new block walls, tarmac surfacing and the repositioning of the permitted security gate; and (v) Adjustments to the existing hoarding opening at the west entrance from c.22.5m to c.7.6m wide. (C) All associated site development works (including drainage and service works) on a site of c.0.2175ha.

Area Area 3 - Central
Application Number WEB1486/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/09/2020
Applicant Nadine Campion
Location 14, Glendhu Park, Navan Road, Dublin 7
Additional Information

Proposal: Nadine Campion seeks Planning Permission at 14 Glendhu Park, Navan Road, Dublin 7 for:

1. Single storey flat roof entrance porch (3.5m²) to Western facade.
 2. Single storey flat roof, ground floor extension (46m²) to Eastern (rear) facade to provide extended family room, lobby, study & bedroom,
 3. 1st floor level pitched roof bedroom extension (17m²) over family room (in part),
 4. Flat roof dormer (6m²) to rear (East) roof slope to existing (non-habitable) attic conversion at 2nd floor level.
 5. Variations to facades & internal layouts, connections to existing services, associated site works and landscaping.
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Area Area 3 - Central
Application Number WEB1494/20
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/09/2020
Applicant Amie Hughes
Location 113, Saint Attracta Road, Cabra, Dublin 7
Additional Information

Proposal: Demolition of existing single storey extension to rear and the construction of a double storey extension to rear with a single storey porch extension to front. Conversion of attic space to storage with a dormer window to rear roof plane.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2926/20
Appeal Type Written Evidence
Applicant Savareen Limited
Location 97, North Circular Road, Dublin 7 (D07 WV84, D07K1WD, D07 Y10D, D07 RX88, D07 VN53, D07 X9P6, D07 Y7V2, D07 NF22)

Additional Information

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

(i) retention permission for the removal of non-original stud partition walls, kitchenettes and bathroom ware; and (ii) permission for: (a) the reconfiguration of non-original internal walls to facilitate new kitchenettes and bathrooms in each flat; (b) reduction in number of flats from 10 no. to 9 no; installation of new and upgraded fire-rated internal doors in original style; installation of fire slabs under floorboards; and removal / replacement / reconfiguration of non-original fire-rated stud partition walls to each of the 9 no. existing apartments and stair landing areas; (c) installation of upgraded services including electrics, plumbing, fire and burglar alarms, intercoms, CCTV and data/phone points; (d) repair and restoration of original features including window surrounds, painted timber shutter boxes, skirting and plasterwork; (e) replacement of all non-original windows with one over one double glazed sash windows; (f) making good of damaged walls, floorboards, fireplaces and plasterwork; (g) provision of gas boiler and hot water cylinder; and (h) all ancillary works necessary to facilitate the development. The development does not result in any change to the floor area or footprint of the building.

Area Area 3 - Central
Application Number 2935/20
Appeal Type Written Evidence
Applicant Pairc an Chrocaigh Cuideachta Faoi Theorainn Rathaiochta
Location Lands off Clonliffe Road (formerly part of the Holy Cross College Lands), Clonliffe Road, Drumcondra, Dublin 3

Additional Information

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

pedestrian crossing and traffic lights). The development to be applied for is within the Holy Cross College landholding which includes a number of buildings on the Dublin City Council record of protected structures, including the following: the main College Building (1863); Holy Cross Church; the South Link Building; the Ambulatory; the Assembly Hall and the Red House, ref. 1901 and 1902 respectively, all at the Clonliffe College lands, Clonliffe Road, Drumcondra, Dublin 3.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	4679/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	07/09/2020
Applicant	PI Hotels & Restaurants Ireland Ltd
Location	Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0

Additional Information

Proposal: PI Hotels & Restaurants Ireland Ltd intends to apply for permission for development to amend a previously permitted mixed-use hotel, gym / retail scheme (Dublin City Council Reg. Ref. 4110/17; ABP Ref. PL29N.301416) on a site of 0.127 hectares at Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0. The site is bound: to the north by Wolfe Tone Park; to the south by Abbey Street Upper; to the east by Jervis Street; and to the west by Wolfe Tone Street. The proposed development, which provides for alterations to the permitted building, comprises: a reduction in the size of the permitted basement level (from 1.090 sqm floor area permitted to 324 sq m floor area now proposed), including the omission of the permitted gym at this level (providing for a change of use from gym to hotel-related use and attenuation tank (273 sq m)); the provision of a mezzanine level between ground and first floor levels to provide additional hotel bedrooms, ancillary areas and circulation (413 sq m floor area proposed); internal alterations to the permitted ground, first, second, third, fourth, fifth and sixth floor levels, including the provision of additional floor area to provide hotel-related use in the permitted void at first floor level and a reduction in the size of the permitted lightwell (resulting in an additional 99 sq m floor area at this level) and a reduction in the size of the permitted lightwell from second to sixth floor levels (resulting in an additional 45 sq m in total across these floors); alterations to the permitted plant areas at roof level and the introduction of hotel floor area comprising bedrooms ancillary areas and circulation space at this level (474 sq m floor area proposed); the change of use of the permitted gym / retail unit at ground floor level to hotel-related use (120 sq m); and alterations to the permitted finished floors levels of the building from basement to sixth floor levels. The proposed development will result in a hotel with related hotel facilities including restaurant, public bar, reception and seating areas, work space, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking. The total gross floor area of the building increases by 265 sq m (from 7,547 sq m permitted to 7,812 sq m proposed) with the number of hotel bedrooms increasing by 26 no. (from 180 no. permitted to 206 no. proposed), resulting in an eight storey building (including set-backs at Seventh Floor Level), excluding mezzanine level, over basement. The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

*****Amendment to Week 37/20*****



Dublin City Council

SECTION 5 EXEMPTIONS

38/20

(14/09/2020-18/09/2020)

Area Area 3 - Central
Application Number 0322/20
Application Type Section 5
Applicant Gardiner Street Properties Ltd,
Location 7 - 10, Gardiner Street Upper, Dublin 1
Registration Date 16/09/2020

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; Whether in respect of each of the works listed in points 1 to 7, proposed to 7 - 10 Gardiner Street Upper (Protected Structure RPS ref. 3095 3096 3097 3098) as set out in detail in the accompanying schedule of works constitutes development, and is any such development exempted development

1. Works to front elevations
2. Works to rear elevations
3. Works to roof.
4. Works to Interior.
5. Works to rear Garden.
6. Works to rear shed, stores and outhouses.
7. Moisture strategy.

Area Area 3 - Central
Application Number 0327/20
Application Type Section 5
Applicant HSE Estates Departments
Location Connolly Norman House, 224 North Circular Road, Dublin
7
Registration Date 15/09/2020

Additional Information

Proposal: EXPP, PROTECTED STRUCTURE; Removal of ridge tiles, hip tiles & slates coverings, clean down fully and set aside for re-use.

Lay new breathable roofing membrane to entire roof and replace all battens.

Reinstate all ridge and hip tiles, slate coverings.

Localised replacement of damaged/ missing / delaminated slate will be required and will be done using natural slate coverings to match existing (not artificial slate).

Brickwork repairs to chimney stacks including repointing using lime mortar, replacement of flaunching's, etc.

Redecoration of eaves joinery including replacement of localised moulded timber profiles to soffits and timber repairs.

Repairs to leaking cast iron gutters and downpipes

Replacement of 1 no. roof lights with 'conservation' type roof light.

Flat roof refurbishment to the rear single storey annex including new lead counter flashing.
