



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

39/19

(23/09/2019-27/09/2019)

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

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

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

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area 3 COMMERCIAL

Area	Area 3 - Central
Application Number	2863/19
Application Type	Permission
Applicant	Clive Corrigan
Location	Rear, 107, North Circular Road, on St. David's Terrace, Dublin 7
Registration Date	25/09/2019
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the construction of a new infill two-storey dwelling house, with 2 no. rooflights on the inner slopes of the roof, solar panels, off-street parking for one car, new mains water connection, new drainage connection to the public sewer and associated site works to a site at the rear of 107 North Circular Road on St. David's Terrace, Dublin 7, formerly in the curtilage of 107 North Circular Road (A Protected Structure).

Area	Area 3 - Central
Application Number	3416/19
Application Type	Permission
Applicant	VHI Healthcare
Location	Mercantile Building, 26 - 27, Eden Quay, Dublin 1; Abbey Street Old and part of Scots Church, Abbey Street, Dublin 1
Registration Date	27/09/2019
Additional Information	Additional Information Received

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

Area	Area 3 - Central
Application Number	3505/19
Application Type	Permission
Applicant	Enda Mchugh

Location 13, Synnott Place, Dublin 7, D07 E7N5

Registration Date 27/09/2019

Additional Information Additional Information Received

Proposal: Permission is sought for change of use of storage area to rear of building to a 2 bedroom mews type dwelling circa 65m², with rooftop terrace circa 10m², with internal modifications and associated site works

Area Area 3 - Central

Application Number 4052/19

Application Type Permission

Applicant Mr. Liu Yongshao

Location 21, Eden Quay, Dublin 1

Registration Date 23/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission is sought for the change of use of the first floor of the premises from commercial to residential & the provision of 1 no. one bedroom apartment on the existing 1st floor level of this protected structure.

Area Area 3 - Central

Application Number 4060/19

Application Type Permission

Applicant Sitric Developments

Location 62A, Sitric Road, Stoneybatter, Dublin 7

Registration Date 24/09/2019

Additional Information

Proposal: Permission is sought for change of use of existing ground floor shed from commercial to residential and to add first and second floor residential accommodation over, projecting to front and rear, with diagonal vertical slate cladding to front first floor and corrugated metal to recessed second floor, with private open space at rear ground floor and at front second floor level, to fit new recessed front door at ground floor and form new circular window and applied metal façade to existing ground floor brick.

Area Area 3 - Central

Application Number 4062/19

Application Type Retention Permission

Applicant Hedigans Ltd

Location The Brian Boru, 5, Prospect Road, Glasnevin, Dublin 9

Registration Date 24/09/2019

Additional Information

Proposal: RETENTION: Retention permission is sought for a retractable canvas roof and ancillary site works to the rear of The Brian Boru, 5 Prospect Road, Glasnevin, Dublin 9 (previously approved under Reg. Ref. 3844/10 for a period of 3 years and Reg. Ref. 2961/14 for a period of 5 years). The proposed structure is located over an existing long established beer garden/patio in use for the consumption of food and drink.

Area Area 3 - Central
Application Number 4068/19
Application Type Permission
Applicant Retirement Asset Holdings DAC
Location Corner Building 41 Abbey Street Upper & 18 Liffey Street Lower, Dublin 1
Registration Date 25/09/2019

Additional Information

Proposal: Planning permission is sought for a change of use, the proposed development will consist of the change of use to the currently vacant upper floors (1st to 3rd floor) from 'office' to 'commercial short-term residential letting' to provide 6 no. studio units for short term letting, associated lobby areas, lift facility, replacement of windows, additional glazed rooflights, alterations to the internal layout, signage and all associated works.

Area Area 3 - Central
Application Number 4081/19
Application Type Permission
Applicant Claddagh Ring Limited
Location 68, O'Connell Street Upper, North City, Dublin 1, D01P8Y9
Registration Date 26/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: the developments consists of: alterations to the existing shop front, new advertisement signage at front fascia elevation at O'Connell Street Upper, all associated site and ancillary works at this address in accordance with the plans submitted.

Area Area 3 - Central
Application Number 4083/19
Application Type Permission
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
Registration Date 26/09/2019

Additional Information

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 4085/19
Application Type Permission
Applicant Ard Services Limited
Location Circle K Glasnevin Service Station, Finglas Road,
Glasnevin, Dublin 11
Registration Date 26/09/2019

Additional Information

Proposal: The development will consist of: (i) Change of use from retail use to retail use with ancillary off-licence use, (ii) Associated alteration of existing retail unit, and (iii) All associated site and development works.

Area Area 3 - Central
Application Number 4092/19
Application Type Permission
Applicant Your Home from Home Limited
Location 3, Wood Lane, Dublin 7, D07 TC2D
Registration Date 27/09/2019

Additional Information

Proposal: Your home from home limited intend to apply for planning permission for development at a site of c. 208 sq m at 3 Wood Lane, Dublin 7, D07 TC2D. The proposed development will consist of: the demolition of all existing onsite buildings including a two-storey terrace house (3 Wood Lane, Dublin 7, D07 TC2D) vacant, galvanised steel shed and ancillary outbuildings; and the construction of a new aparthotel development. The development will consist of a 3 to 3.5 storey (over lower ground/basement) aparthotel comprising 18 no. aparthotel bedrooms and related ancillary floorspace (c. 689 sq m, including basement), including visitor reception area, luggage and bicycle store, passenger lift, staff break room, staff changing/toilet/shower facilities, managers office laundry room, basement bin store with dedicated bin/goods lift and internal circulation space, and outdoor terrace area (accessible from proposed bedroom unit 11). The development will also include piped infrastructure and ducting; green roof areas for drainage attenuation purposes; plant room (at basement level); landscaping within proposed courtyard/lightwell areas; boundary treatments; changes in level and all associated site development and excavation works above and below ground.

Area Area 3 - Central
Application Number 4099/19
Application Type Retention Permission
Applicant Lennie Fitzgerald Investments Ltd
Location The Homestead Bar, 50 Quarry Road, Cabra, Dublin 7
Registration Date 27/09/2019

Additional Information

Proposal: RETENTION: permission for a 29m2 single storey conservatory with apex roof containing 4no rooflights, located at the rear of The Homestead Bar, 50 Quarry Road, Cabra, Dublin 7.

Area Area 3 - Central
Application Number 4100/19
Application Type Permission
Applicant Irish Student Fund (Dublin) II - Circular Student Ireland Limited
Location 274, North Circular Road, Dublin 7, D07 W9E8. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road).
Registration Date 27/09/2019

Additional Information

Proposal: We Irish Student Fund (Dublin) II - Circular Student Ireland Limited, intend to apply for planning permission for development at this circa 1.3635 ha site located at 274 North Circular Road, Dublin 7 D07 W9E8. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road).

The proposed development will consist of the temporary use of Blocks A, B, G, H & J for tourist or visitor accommodation in the period to 31st May 2020, commencing from the date of a final grant of permission. After such times, the original condition 3 of Reg. Ref.: 4262/16 (ABP Ref: PL29N.248726) will apply. Blocks C, D, E & K will remain in use as student accommodation. There are no physical changes proposed to the permitted development.

Area Area 3 - Central
Application Number DSDZ4087/19
Application Type Permission
Applicant KWCI Limited Partnership
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 27/09/2019

Additional Information

Proposal: KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partnership intends to apply for 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 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 development consists of 2 no. commercial blocks over 2 no. level basement (45,328 sq.m gross floor area - inclusive of basement) in the following arrangement: - Building 1 (Block 3E): is a part 5 storey, part 6 storey block above ground building (with 5th floor set back) of c. 11,851 sq.m gross floor area of predominantly office floorspace. A terrace is proposed at Lower Ground Floor adjacent to the adjoining Middle Park and also on the fifth floor. Building 2 (Block 3F): is a part 5 storey, part 6 storey block over ground building (with 5th floor set back) of c. 32,622 sq.m gross floor area of predominantly office floorspace also with a 304sq.m Townhall Space with 2 no. retail/cafe/restaurant units c. 110 sq.m gross floor area and c. 147 sq.m gross floor area respectively (1no. unit fronting onto the new pedestrian street/Mayor Street Upper at ground floor level and 1 no. unit fronting onto Castleforbes Road at ground floor). A terrace is proposed at 5th floor. 2no. external lightwells are proposed along the front facade where this addresses Mayor Street Upper over the basement footprint. 1 no. retail/cafe/restaurant unit c. 294 sq.m gross floor area at lower ground floor level fronting onto the new pedestrian street. There are two levels of accommodation below

ground (lower ground and basement, level -1) spanning under both buildings including 8,762 sq.m gross floor area of office and exhibition space, together with ancillary plant, services, car parking, motorcycle parking and bicycle parking (including associated cycling welfare facilities). The proposed development for which permission is sought also includes: - provision of a split level pedestrian street located between Building 1 (Block 3E) and Building 2 (Block 3F) connecting Mayor Street Upper to Alexandra Terrace (which includes a portion to lower ground floor) and also to the adjoining Middle Park; vehicular and bicycle access to basement via ramp from Castleforbes Road; provision of 91 no. car parking spaces in basement; provision of 640 no. bicycle parking spaces and associated shower and changing facilities at basement level; provision of 6 no. motorcycle parking spaces at basement level; revision of the east west route (Alexandra Terrace) to include set down area and reduction in road width to one-way street onto Castleforbes Road; upgrade of footpath onto Mayor Street Upper; provision of 2 no. ESB sub-stations (1 no. sub-station per building); demolition of existing vacant single storey structure (approx. 707sqm) at No. 8 Castleforbes Road and all associated and ancillary site development, infrastructural, landscaping and site boundary works. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area Area 3 - Central
Application Number WEB1556/19
Application Type Permission
Applicant Kane's Supermarket Ltd
Location Supervalu, 27-32, Talbot Street, Dublin 1
Registration Date 24/09/2019
Additional Information

Proposal: The development will consist of alteration to existing corporate signage as follows: 2 No. 3.25m x 0.6m signs, 1 No. 2.7m x 0.6m sign and 2no. 0.72m x 0.72m projecting signs on front (Talbot Street) elevation. 2 No. 3.25m x 0.6m signs on side (James Joyce Street) elevation; 1 No. 3.25m x 0.6m sign on rear (Foley Street) elevation at this site SuperValu, 27-32 Talbot Street, Dublin 1.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3118/19
Application Type Retention Permission
Applicant Derek and Paula Duffy
Location 9, Richmond Parade, Dublin 1
Registration Date 26/09/2019
Additional Information Additional Information Received

Proposal: RETENTION: the development consists of a part single storey and part 2-storey extension at the rear of the house and all associated internal and drainage works.

Area Area 3 - Central
Application Number 4047/19
Application Type Retention Permission
Applicant Ellen Rowley and Stephen Quinn
Location 11, Foster Terrace, Dublin 3

Registration Date 23/09/2019

Additional Information

Proposal: RETENTION: planning permission for the construction of a 14.68sq.m. first floor extension to the rear, a bedroom, with the replacement of the existing roofs including new additional rooflights to the front and rear, thermal upgrading of the building fabric and all associated works. Retention permission is sought for the existing front rooflight.

Area Area 3 - Central

Application Number 4064/19

Application Type Retention Permission

Applicant Louise Loddick

Location 31, Saint Eithne Road, Cabra East, Dublin 7

Registration Date 24/09/2019

Additional Information

Proposal: RETENTION: The development consists of the retention of an existing two-storey extension with pitched roof to the rear of the two-storey terraced dwelling house and all associated site works.

Area Area 3 - Central

Application Number 4069/19

Application Type Permission

Applicant Peter Kellegher

Location 70, Ashington Court, Navan Road, Riverston, Dublin 7
(Eircode D07 E7R7)

Registration Date 25/09/2019

Additional Information

Proposal: Planning permission is sought for (a) proposed attic roof space conversion with dormer windows to rear, raise up existing side wall and change of roof profile from hip roof to a dutch hip roof (b) two storey extension to rear at ground and first floor together with alterations to plans and elevations and associated site works.

Area Area 3 - Central

Application Number 4091/19

Application Type Permission

Applicant The Commissioners of Public Works in Ireland

Location Rose Cottage, Ordnance Survey Road, Phoenix Park,
Dublin 15, D15 CA4T

Registration Date 27/09/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of restoration and repairs to existing 2 storey cottage and external w.c., comprising repairs to the existing structure and fabric and the following alterations and modifications: 1) remove modern front/south elevation dormer window and replace with a conservation rooflight: 2) replace 2 no. existing modern rooflights in west elevation with conservation rooflights and replace modern dormer window in south elevation with conservation rooflight: 3) replace existing modern fibre cement roof slates and ridges with natural stone roof slates and clay ridge tiles and re-instatement of small extended sections of veranda roof either side of the front porch gable. Reinstatement of a decorative perforated painted timber barge panel to front porch. 4) Replace modern pvc rainwater goods

with metal rainwater goods, 5) replace 6no. existing ground floor modern windows and concrete cills with 5 no. timber vertical sliding sash windows and 1 no. casement window, all with stone cills. 6) Replace modern timber front porch door and sidelights with slimline steel doubled door and sidelights. 7) Replace modern timber inner front door and side lights with timber double door and sidelights. 8) Relocating kitchen to rear western dining room. 9) Remove modern timber floor on battens in kitchen. 10) Replace all modern cementitious external wall renders with lime render and remove modern cover slips to timber framing on sides of front porch. 11) Replace modern door and architrave to bottom of stairs with sheeted door. 12) Replace all modern flush panel doors with sheeted timber doors. 13) Remove 4 no. modern reconstitute stone tile fireplace surrounds and hearths including back boiler to kitchen to ground floor, reinstating brick arched range opening and installation of 3 no. modern appropriate fireplace surrounds. 14) Modifications to first floor layout, to include a new service room, converting near inner bedroom to ensuite bathroom and timber sheeting to modern existing and new wall partitions to first floor. 15) Removal of glazed modern screen to upper part of original partition at side of stairs at first floor level. 16) Remove modern oil-fired boiler, housing, flue and pvc oil storage tank. 17) Demolition of 4 no. modern timber ruinous outbuildings(a garage and 3 no. sheds, c43sqm), and construction of a single storey garden shed (c 5sqm)18) installation of new plumbing, heating and electrical services and general repairs. 19) all associated site works.

Area	Area 3 - Central
Application Number	4094/19
Application Type	Permission
Applicant	Daragh Keogh and Marian Smyth
Location	109 Home Farm Road, Drumcondra, Dublin 9, D09 TN59 (a two-storey mid-terrace house)
Registration Date	27/09/2019

Additional Information

Proposal: Development to consist of; demolition of existing single storey extension (11m2), plus new ground-floor extension (29 m2) part flat-roofed with glazed rooflight, and new first-floor extension (19 m2) over with pitched-roof, plus, hard and soft landscaping and associated works, all to the rear.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0355/19
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	23/09/2019
Applicant	St. Finbarr's Boys National School
Location	St. Finbarr's Boys National School, 69 - 119, Kilkieran Road, Cabra West, Dublin 7
Additional Information	Additional Information Received

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

Area	Area 3 - Central
Application Number	0397/19

Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 24/09/2019
Applicant Brian Judge & Sinead Moran
Location 27, Munster Street, Phibsborough, Dublin 7, D07 KV56
Additional Information
Proposal: EXPP: (1) Demolition of existing return/chimney stack. (2) New single storey rear extension. (3) Cor-ten steel shading frame. (4) Internal works. (5) Landscaping works. (6) Roof upstand to include proposed rooflight.

Area Area 3 - Central
Application Number 0420/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 23/09/2019
Applicant Liam McInerney
Location 378a, North Circular Road, Phibsborough, Dublin 7
Additional Information
Proposal: SHEC: The construction of a 2 to 4 storey over basement mixed-use building, accessed via a pedestrian entrance on the North Circular Road, to include 5 no. residential units (3no. 3-bed, 1no. 2-bed & 1no. studio), with roof-terraces, inset-balcony & garden space, 2 commercial units, 16 no. bicycle parking spaces at ground & lower-ground levels and associated site works.

Area Area 3 - Central
Application Number 0424/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 23/09/2019
Applicant Gary Costello
Location Plot of ground on Charlemont Lane, Rear of 47-49, Howth Road, Dublin 3
Additional Information
Proposal: SHEC: Construction of 4 no. two storey dwellings.

Area Area 3 - Central
Application Number 2896/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/09/2019
Applicant Peter McVerry Trust
Location 26, 27 & 28, Upper Sherrard Street, Dublin 1
Additional Information Additional Information Received
Proposal: Permission is sought for works to consist of the following: Change of use of the three properties from office use to residential (other) (807m²), to provide 12 no. 1 bed apartments in 3 no. three storey over raised basement buildings.

Internal works: material alterations throughout, including the removal of the single stair from lower ground to ground floor in all properties to create accessible units at lower ground floor, removal of the party wall at first floor return between No. 27 and 28 to provide a communal space for residents; and repairs and services internally to all properties.

External Works: remove existing clear corrugated sheet covered pergolas to the rear of No. 26 and 27; replacement of existing uPVC windows with new vertical sliding timber sash windows to the front and rear of No. 28, details to match the existing windows No. 26 and 27; conversion of the window off the main staircase at second floor rear return to a doorway on all properties to provide access to the new roof terraces formed at the return with glazed balustrades, replacing the modern glazed roof structure to No. 26 and 28 and adaption of the existing slate roof to No. 27; conversion of four windows on the rear returns to doorways to provide access to the four new external staircases providing the upper floors with access to the communal garden; adaption of the north face of the rear main roof pitch to allow for a new automatic opening vent (AOV) over the main staircase in all properties; formation of new opes in garden walls at the rear between properties; new accessible ramp to the front of No. 26 and 27 to replace the existing ramp; new accessible external platform lift at the front of No. 28 providing access to the lower ground floor; new hard and soft landscaping proposal; eight new bicycle parking spaces; new enclosed ventilated refuse store; and all associated site services. the proposal will result in residential (other) use throughout No. 26, No. 27 and No. 28 providing accommodation in the form of twelve one-bedroom units, shared communal space and caretakers office.

Area	Area 3 - Central
Application Number	3262/19
Application Type	LAW
Decision	OBSERVATIONS
Decision Date	26/09/2019
Applicant	Dublin City Council
Location	Rutland Street School, Rutland Street Lower, Dublin 1

Additional Information

Proposal: Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposal to carry out the renovation and redevelopment of the existing building known as the 'Rutland Street School' and site for use as a community hub. The redevelopment includes the construction of a new four storey stair core space and plant rooms within the existing courtyard area on the west facing elevation of the building along with the construction of a new c. 275 square metre semi-buried single storey building adjoining the existing building. The total area of redevelopment is c. 3,100 square metres.

The renovation and redevelopment works include roofing works, external brick repairs / cleaning, timber window refurbishment of existing windows including new double glazing and secondary glazing, new metal windows and doors in existing blocked up openings, refurbished existing railings along Rutland Street including increased railing height, new gates and railings to the north and south of the existing building to control access, stone repairs, existing metalwork (weathervane, ventilation grills, downpipes, etc.) refurbished / reinstated, new building services, refurbished / new flooring, internal plaster work, new internal walls / glazing and fire protection of the steel frame structure (columns, walls and floors).

The proposal will locate a range of uses within the building and site including Dublin City Council's Area Offices, community groups including a crèche, community gardens, local radio station, enterprise incubator units and a café / community hall. Generally the proposed community hub will be in use from 7am to 6pm, 7 days a week, with evening uses for some of the end-users and the café / community hall.

The site within the red line boundary is also being redeveloped. This will include the redevelopment of the road and footpath at the front of the building - wider footpath, adjustment of levels to allow for universal

access into the main building entrances, new road surface, maintaining two-way traffic on Rutland Street and associated landscaping. The existing building known as the 'School on Stilts' at the rear of the Rutland Street School is to be removed to allow for the redevelopment of the larger site for community uses, gardens and a terrace area for the café. The external space is to be developed with the following key uses:

- Café terrace
- Community garden
- Half-court ball court
- NorthEast Community gardens for growing fruit and vegetables including pond, poly tunnel, raised beds and composting area
- Significant greening of the external playground and garden area
- Cycle stands, bin stores, ESB substation and switch room
- Parking spaces for five mini-buses and two disabled parking spaces

The proposal includes both an Appropriate Assessment Screening Report and an Environmental Impact Assessment Screening Report.

Area	Area 3 - Central
Application Number	3346/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/09/2019
Applicant	Triode Newhill LHP Limited
Location	1, Talbot Street, Marlborough Street, Dublin 1, D01 P6H2
Additional Information	Additional Information Received
Proposal:	Change of use from retail to cafe/restaurant with ancillary take away use at ground floor and basement and associated works.

Area	Area 3 - Central
Application Number	3649/19
Application Type	Retention Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	24/09/2019
Applicant	Dawn Taverns Ltd.
Location	E.McGrath, Public House, 30, Faussagh Avenue, Cabra, Dublin 7
Additional Information	
Proposal:	PERMISSION & RETENTION: Planning permission for alterations to existing gents toilet and stairs at front to provide new staircase to first floor with new access/exit door direct to pavement level, new toilets and retention of attic conversion to 2 bedrooms with bathroom, dormer window to rear and 2 rooflights to front over existing first floor living area.

Area	Area 3 - Central
Application Number	3653/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	25/09/2019

Applicant After Care Recovery Group (ACRG Ltd)
Location 48, Seville Place, North Dock, Dublin 1

Additional Information

Proposal: The development consists of a new 20sqm single storey rear extension with a flat roof over, minor internal alterations with all associated site and ground works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3655/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/09/2019
Applicant easyHotel Ireland Ltd.
Location 28-31 Benburb Street & 6-9 Wood Lane, Dublin 7

Additional Information

Proposal: The development will consist of alterations to previously approved Planning Permission, Planning Authority Ref. 2692/16, An Bord Pleanala Ref. PL29N.247314. The alterations to include: a reduction in the floor to floor heights of the proposed development; the addition of a single floor of hotel bedroom accommodation providing for a three to seven storey Hotel building (progressively set back at its fourth and seventh storeys) resulting in a net increase of building height from currently permitted 20.6 metres above existing ground level to a proposed main roof parapet height of 21.8 metres above existing ground level; provision of a screened rooftop plant enclosure and lift over-run; omission of the previously permitted basement level of 730 sq m gross floor area; alterations to internal layouts including relocation of lifts and staircases resulting in an increase in bedroom room numbers from the currently permitted 96 No. bedrooms to a proposed 160 No. bedrooms; alterations to hotel public areas at Ground Level including omission of Hotel Restaurant and Kitchen; repositioning of the Hotel Public Entrance on the proposed West elevation to Benburb Street to allow for the inclusion of a separate Cafe/restaurant unit of 292 sq m gross floor area at the corner of Benburb Street and Wood Lane; revisions to previously approved elevations; the omission of 3 no. currently permitted car parking spaces; an increase from currently permitted 10 No. bicycle parking spaces to a proposed 20 No. bicycle parking spaces; revisions to hard and soft landscaping proposals to Benburb Street and Wood Lane; amended signage; revisions to location of ancillary plant, stormwater attenuation and ESB sub-station together with revisions to site development and site excavation works above and below ground. The alterations give a reduction in the previously permitted gross floor area of 3,904 sq m to a proposed gross floor area of 3,655 sq m.

Area Area 3 - Central
Application Number 3656/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/09/2019
Applicant Capel Capital Limited
Location 5, Talbot Street, Dublin 1

Additional Information

Proposal: Permission for A) the change of use of basement and ground floor levels from retail to a ground floor restaurant with basement level storage and sanitary facilities including alterations to signage on shop front. B) The construction of an independent access door and stairway to service the upper floors.

Area Area 3 - Central
Application Number 3658/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/09/2019
Applicant Aidan & Breege Grufferty
Location 29, Claremont Crescent, Glasnevin, Dublin 11

Additional Information

Proposal: Permission is sought to convert existing attic to 2 no. bedrooms, bathroom and storage and to from new attic windows to front, gable and rear.

Area Area 3 - Central
Application Number 3664/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/09/2019
Applicant Mater Misericordiae University Hospital
Location Mater Misericordiae University Hospital, Eccles Street, Dublin 7

Additional Information

Proposal: Planning permission for the construction of a single storey Ophthalmology Operating Theatre Department and Acute Medical Observation Unit (to include 2 Operating Theatres, 13 Observation bays and support accommodation) and other minor associated works including roof top plantroom. The demolition of a temporary steel framed walkway and timber deck and removal of various mechanical plant will be required to facilitate the development. The development is located at the Hospital level 0 in the external courtyard between the McGivney Wing to the west and the Whitty Wing to the East and will connect to both Wings. This is within the centre of the Mater Hospital Campus, Eccles Street, Dublin 7 and had a total floor area of 744m². The works form part of the ongoing enabling works for the development of the Hospitals facilities.

Area Area 3 - Central
Application Number 3667/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 25/09/2019
Applicant PIM Investments Ltd
Location Apartment 2, Unit 3, Parnell Court, 1, Granby Row, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought to construct a roof garden (11m²) with a sun room (21m²) to provide amenity open space for Apartment No. 2 in Unit 3 at Parnell Court, 1 Granby Row, Dublin 1. The roof garden will be enclosed by an opaque glass balustrade (1.8m) and the roof garden and sun room will be accessed by a new internal stairs from Apartment 2.

Area Area 3 - Central
Application Number 3673/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/09/2019
Applicant Board of Management of St. Patrick's Boys N.S.
Location St. Patrick's Boys National School, Millbourne Avenue,
Drumcondra, Dublin 9

Additional Information

Proposal: Planning permission is sought for the construction of a single storey 77sqmts extension to the north of the existing school to accommodate 1 no. classroom with en-suite w.c.'s, a 12.5sqmts extension to the west of the school to form a new entrance lobby, internal alterations and associated site works.

Area Area 3 - Central
Application Number 3675/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/09/2019
Applicant Ruth and Ronald Vallenduuk
Location 16, Whitworth Road, Drumcondra, Dublin, D09 Y5Y2

Additional Information

Proposal: Planning permission for a single storey extension to rear and side of the house.

Area Area 3 - Central
Application Number 3774/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd.
Location On the public footpath at Dorset Street, (outside No. 13 Dorset Street, opposite Eccles Place), Dublin 1

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosks with a new Telephone Kiosk with integral Communication Unit and a 1.53 sq. metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3778/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd.
Location On the public footpath at Talbot Street, (near junction with Amiens Street), Dublin 1

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosks with a new

Telephone Kiosk with integral Communication Unit and a 1.53 sq. metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3780/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd.
Location On the public footpath at Abbey Street, (outside the Peacock Theatre), Dublin 1

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosks with a new Telephone Kiosk with integral Communication Unit and a 1.53 sq. metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3786/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd
Location On the public footpath at Mary Street, Dublin 1 (East of junction with Capel Street)

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosk with a new telephone kiosk with integral communication unit and a 1.53 sq.metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3789/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd
Location On the public footpath at North Circular Road, Dublin 1 (Outside The Big Tree Public House, near the junction with Dorset Street)

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosk with a new telephone kiosk with integral communication unit and a 1.53 sq.metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3792/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd
Location On the public footpath at Bolton Street, Dublin 1
(Northeast of junction with Capel Street)

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosks with a new telephone kiosk with integral communication unit and a 1.53 sq.metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3798/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/09/2019
Applicant Eircom Ltd
Location On the public footpath at Dorset Street Lower, Dublin
1 (Outside no. 46 Dorset Street, near Tesco Express)

Additional Information

Proposal: The development will consist of the replacement of the existing telephone kiosk with a new telephone kiosk with integral communication unit and a 1.53 sq.metre Digital Display Screen. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

Area Area 3 - Central
Application Number 3988/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 25/09/2019
Applicant Irish Student Fund (Dublin) II - Circular Student Ireland Limited
Location 274, North Circular Road, Dublin 7, D07 W9E8

Additional Information

Proposal: Planning permission for development at this circa 1.3635 ha site located at 274 North Circular Road, Dublin 7 D07 W9E8. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road). The proposed development will consist of the temporary use of Blocks A, B, G, H & J for tourist or visitor accommodation in the period to 31st May 2020. After such times, the original condition 3 of Reg. Ref.: 4262-16 (ABP Ref: PL29N.248726) will apply. Blocks C, D, E & K will remain in use as student accommodation. There are no physical changes proposed to the permitted development.

Area Area 3 - Central
Application Number WEB1334/19
Application Type Permission
Decision GRANT PERMISSION

Decision Date 27/09/2019
Applicant Sean & Michelle McCarrick
Location 5, Cremore Road, Glasnevin, Dublin 11
Additional Information Additional Information Received

Proposal: Demolition of existing single storey side garage, in its place construction of additional 27sqm single storey flat roofed rear and side extension to existing semi-detached mid terrace dwelling. New 15sqm main attic conversion to include new internal stairs, velux roof window to side facing roof hip whilst retaining existing main chimney breasts. Demolition of existing unused rear chimney breast to rear annex and new 17sqm rear annex attic extension to include rear facing window, internal refurbishment and all associated site works to side and rear including new front yard gate to match existing railings.

Area Area 3 - Central
Application Number WEB1466/19
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 24/09/2019
Applicant Alex Uiuu
Location 24, Drumcondra Road Lower, Drumcondra, Dublin 9, known locally as "Define Barber"

Additional Information

Proposal: RETENTION: Retention Permission for elevation alterations to existing shopfront, comprising:

- a) Change of shopfront design and position of entrance door.
- b) New advertising lettering and signage, to read 'Define Barber' in place of 'Barber Shop' .

Area Area 3 - Central
Application Number WEB1473/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/09/2019
Applicant Games Workshop Group PLC
Location Unit 3, Liffey Street, Dublin, D01 K199

Additional Information

Proposal: Works involved with removal of the existing shopfront façade, feature piers and plinth, glazing and entrance door and replacing with new modern fascia, piers and shopfront glazing to ground

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 2878/19
Appeal Type Written Evidence
Applicant Yan Chen & Gou Wang Zhou

Location 16, Mountjoy Square, Dublin, D01 N6Y7

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission for alterations, repair and change of use of an existing four storey over basement terrace house from single dwelling to 5 no. apartments consisting of 2 no. 1 bed basement/entry level duplex units and 3 no. 2 bed units, one at each of the three upper floors. Removal of existing and insertion of new stairs from basement to ground level as well as from second to third floor and replacement of roof over. Formation of a new access point through the railings and steps to basement area at the front, new external steps and revised area at basement at the rear of house. New access steps to the common rear garden. Formation of bike shed/bin store and revised layout of existing pedestrian gates to the rear laneway.

Area Area 3 - Central

Application Number 3393/19

Appeal Type Written Evidence

Applicant QMK Dublin Ltd

Location Nos.17, 18 and 19, Moore Lane, Dublin 1

Additional Information

Proposal: Permission for development to amend a previously permitted hotel (DCC Reg. Ref. 3303/18, the 'parent permission'; which has been subsequently amended by DCC Reg. Ref. 4352/18; ABP Ref. 303553-19) at this site of c. 603 sqm at Nos. 17, 18 and 19 Moore Lane, Dublin 1. The development will consist of the provision of 2 no. additional floors (804sqm) (with setbacks along Parnell Street and Moore Lane, respectively) to the permitted 7 no. storey (including lower ground floor level) hotel building resulting in a 9 no. storey building with a gross floor area of 4,857sqm (including a lower ground floor level of 517sqm). The development will result in an additional 33 no. additional bedrooms (increasing the total number of bedrooms from 141 no. permitted to 174 no. proposed). The development will also include: amendments to the permitted internal layout to the fifth and sixth floor levels; associated elevational changes; the provision of SUDs measures, including a sedum roof; rooftop plant; and all ancillary development above and below ground.

Area 3 Appeals Decided

None

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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PLANNING INFORMATION SESSIONS

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

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	



Dublin City Council

SECTION 5 EXEMPTIONS

39/19

(23/09/2019-27/09/2019)

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area Area 3 - Central
Application Number 0456/19
Application Type Section 5
Applicant Cheadle Property Limited
Location 10, Duck Lane, Smithfield, Dublin 7
Registration Date 27/09/2019
Additional Information
Proposal: EXPP: change of use as a restaurant to that as a shop.

Area Area 3 - Central
Application Number 0458/19
Application Type Section 5
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
Registration Date 26/09/2019
Additional Information
Proposal: SHEC: infill residential development of 8 no. duplex apartments.
