



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**44/19**

(28/10/2019-01/11/2019)

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)

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**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.**

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South Central Area	2225200	
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## Area 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 4317/19  
**Application Type** Permission  
**Applicant** Wings International Cuisine Ireland Ltd.  
**Location** Ground Floor, Wolfe Tone Lofts, 32-36, Wolfe Tone Street, Dublin 1  
**Registration Date** 29/10/2019

**Additional Information**

**Proposal:** Permission for development at ground floor, Wolfe Tone Lofts, 32-36 Wolfe Tone Street, Dublin 1. The development will consist of proposed 3 no. retractable canvas awnings (manual) to shopfront area.

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**Area** Area 3 - Central  
**Application Number** 4325/19  
**Application Type** Permission  
**Applicant** Gladstone Salons Ltd  
**Location** 363, North Circular Road, Phibsborough, Dublin 7  
**Registration Date** 30/10/2019

**Additional Information**

**Proposal:** The development encompasses the change of use of the ground floor level of the premises from office use to restaurant use, modifications to the south facade comprising the removal and of the existing window, plinth, signboard and entrance door and the installation of a new shop window, overhead and projecting signage, recessed entrance lobby serving the proposed restaurant/takeaway and new entrance door serving the existing first floor office, the construction of a single storey flat roofed extension to the rear of the premises.

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**Area** Area 3 - Central  
**Application Number** 4327/19  
**Application Type** Retention Permission  
**Applicant** EWR Innovation Park Limited  
**Location** Docklands Innovation Park, 128-130 East Wall Road, Dublin 3  
**Registration Date** 30/10/2019

**Additional Information**

**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.

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**Area** Area 3 - Central  
**Application Number** 4328/19  
**Application Type** Permission  
**Applicant** James McGettigan  
**Location** 77, Queen Street, Dublin 7  
**Registration Date** 30/10/2019

**Additional Information**

**Proposal:** RETENTION & PERMISSION: Planning permission for the amalgamation and change of use of the vacant shop unit at ground floor, stores at basement level and bedroom accommodation at first and second floors with existing McGettigans Public House and Guest Accommodation at 78 Queen Street, forming an enlarged public bar at ground floor (additional floor area 40.75sq mts) and the retention of additional 2 no. bedrooms with en-suites at first and second floor levels with associated alterations including part removal of wall, relocation of stairs, alterations to shopfront and new signage at 77 Queen Street, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4329/19  
**Application Type** Permission  
**Applicant** Michael Kearns  
**Location** 8, O'Connell Street Lower & No. 3 Harbour Court,  
Dublin 1  
**Registration Date** 31/10/2019

**Additional Information**

**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.

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**Area** Area 3 - Central  
**Application Number** 4332/19  
**Application Type** Permission  
**Applicant** Colm McGreal  
**Location** 34, Frederick Street North, Dublin 1  
**Registration Date** 31/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of change of use to one residential unit and restoration works including - new removable partitions - creation of reception rooms, bedrooms, bathrooms, study, kitchen/dining room, laundry, bicycle store and other storage - installation of electrical radiators - installation of external insulation on gable wall from 1st floor to top floor - internal insulation of external walls - fire protection to all floors - new floor screed, at basement level - replacement of existing

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window by external door to rear basement level - replacement of existing door by window to rear basement level - restoration and replacement of windows where necessary - installation of secondary glazing - replacement of entry door - proposed new door to front at basement level - new internal stairs from basement to ground floor - new external stairs and pedestrian gate to front - upgrade of plumbing and electrical systems - replacement of internal doors - repair / restoration / decommission of fireplaces - structural repairs to balconettes, walls and flat roof - removal of modern flat roof to basement at front - all other related works.

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### **Area 3 DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 4321/19  
**Application Type** Permission  
**Applicant** Eleanor McGrath  
**Location** No. 120 Tolka Road, Drumcondra, Dublin 3  
**Registration Date** 29/10/2019

**Additional Information**

**Proposal:** The development will consist of permission for a new vehicular entrance and parking.

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**Area** Area 3 - Central  
**Application Number** 4324/19  
**Application Type** Permission  
**Applicant** Peter Tansey  
**Location** 253, North Circular Road, Dublin 7  
**Registration Date** 30/10/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for alterations to a previously granted permission Ref. No. 2282/17 to a protected structure at 253 North Circular Road, Dublin 7, D07 E4P5. Alterations to include: Changes to lower ground floor layout; hard landscaping; rear elevation window sizes and cladding finish.

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**Area** Area 3 - Central  
**Application Number** 4340/19  
**Application Type** Permission  
**Applicant** Paul James Gough  
**Location** 41, Ratoath Road, Cabra, Dublin 7  
**Registration Date** 31/10/2019

**Additional Information**

**Proposal:** Planning permission is sought for removal of existing garden shed and alteration/extension of the existing two storey end of terrace house at 41 Ratoath Road, Cabra, Dublin 7, D07 X5AO, comprising construction of a new single storey and two storey hipped roof and flat roof extension to the rear and side of the existing house, with associated modifications to existing fenestration and site development.

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**Area** Area 3 - Central  
**Application Number** 4345/19  
**Application Type** Permission  
**Applicant** Rory Conroy  
**Location** 1, Ashington Close, Navan Road, Dublin 7  
**Registration Date** 31/10/2019

**Additional Information**

**Proposal:** Planning permission for the construction of a two storey extension to the side of the existing dwelling with associated siteworks and elevation amendments.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0479/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 29/10/2019  
**Applicant** THPI Ltd  
**Location** 197, North Circular Road, Dublin 7

**Additional Information**

**Proposal:** SHEC: Demolition of existing rear boundary wall and partial demolition of existing side boundary wall to Annamoe Parade. - 2 no. two storey one bed dwellings to the rear of No. 197 (A Protected Structure) with screened external deck areas at first floor level and gardens at ground floor level. - Associated entrances to the proposed dwellings from Annamoe Parade. - And all associated connections to public services, new boundary walls, fences, external storage, site, landscaping and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 0485/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 29/10/2019  
**Applicant** Concept Fusion Ltd  
**Location** Swimming Pool Site, St. Vincent's CBS Secondary School, Finglas Road, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** SHEC: demolition of derelict St. Vincent's swimming pool and the construction of 5no. residential units.

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**Area** Area 3 - Central  
**Application Number** 0503/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 01/11/2019  
**Applicant** Red Rock 1920BS Ltd  
**Location** 19-20, Blackhall Street, Smithfield, Dublin 7

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## Additional Information

**Proposal:** SHEC: provision of 1 no. additional apartment within the recently approved apartment development at ground floor level (replacing a previously approved office): conversion of 1 no. previously approved 3-bed apartment into 3 no. 1-bed apartments and associated extension at fifth floor level; and other internal/external alterations to the previously approved development. The proposed amendments increase the total no. of apartments from 36no. to 39no.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2840/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/10/2019
<b>Applicant</b>	Property Promotions Limited
<b>Location</b>	146 Connaught Street, Dublin 7
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** Permission for demolition of all existing buildings on site. - Construction of a part 2-storey, part 3-storey, part 4-storey apartment building to accommodate 20 no. apartments comprising 12 no. 1-bed and 8 no. 2-bed units with associated balconies. - Pedestrian entrances from Connaught Street and the laneway off Shandon Crescent. - Vehicle lay-by adjoining laneway off Shandon Crescent. - Landscaping, bicycle parking, boundary treatments and all associated site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3933/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/10/2019
<b>Applicant</b>	OCES Property Holdings Ltd
<b>Location</b>	13-15 Earl Place and 94 & 95 Marlborough Street, Dublin 1

## Additional Information

**Proposal:** A proposal was previously approved (Reg.Ref. 3442/16) for the redevelopment of a circa 0.64 hectare site centered on the Clerys buildings, 18-27 O'Connell Street Lower, Sackville Place, Earl Place and Earl Street North, Dublin 1. This proposal was for a mixed-use development including retail, office, restaurants, bars, hotel, refurbishments and public realm upgrades to Earl Place. Within that application, a hotel was approved which involved a) the demolition of 13-15 Earl Place (the former Clerys warehouse building) and the construction of a setback 7-storey building (23.21m in height), 176 bedroom hotel with a Gross Floor Area of 8337m<sup>2</sup> to include ancillary cafe/restaurant/bar uses and ancillary facilities and b) the retention and refurbishment of 94 and 95 Marlborough Street for use as part of the hotel. Permission is now sought to make changes to the approved hotel building at Earl Place. The changes are a) change the ground and first floor facade articulation; b) remove 4 bedrooms from the ground floor and increase the restaurant size; c) eliminate the pedestrian connection from hotel to main development at 1st floor level; d) provide an additional bay to levels 5 and 6 and add two additional set back floors at levels 7 and 8 so as to provide a 9 storey building with 37 additional bedrooms; e) alterations to all facades including change of brick colour, adding brick expression on the gable end, and change in articulation of the facade. The revised hotel building (30.995m in height) will have 203 bedrooms with a gross floor area of 9350m<sup>2</sup> and will be built within the same footprint of the area permitted to be demolished at 13-15 Earl Place and approved previously for hotel. The total floor area has increased by 1664m<sup>2</sup> from the original planning area. There

are no changes proposed to 94 and 95 Marlborough Street, which will operate as part of the completed hotel containing 10 bedrooms as previously approved.

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**Area** Area 3 - Central  
**Application Number** 3936/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 30/10/2019  
**Applicant** Cuisle Properties Ltd.  
**Location** 5, Campbell's Lane, Ballybough, Dublin 1

**Additional Information**

**Proposal:** Planning Permission to demolish the remains of a single storey derelict workshop/garage, and construction of a two storey, flat roofed, one bedroom/bathroom/kitchen/living/dining room mews dwelling, including all ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 3943/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 31/10/2019  
**Applicant** Michael Munnely  
**Location** 56, Faussagh Avenue, Cabra East, Dublin 7

**Additional Information**

**Proposal:** Planning permission comprising the construction of two-storey detached building comprising 2 no. two-bedroom apartments (1 no. on ground-floor and 1 no. on first-floor), provision of a 6m<sup>2</sup> balcony on east elevation serving bedroom 1 in each apartment, provision of private open space for each apartment (37.08 sq.m to serve 1 no. apartment and 37.81 sq.m to serve the other apartment) at roof level with timber clad screen, provision of 2 no. car parking spaces, provision of 2 no. bicycle parking spaces in bicycle store and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3952/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/10/2019  
**Applicant** Board of Ozanam House  
**Location** 53, Mountjoy Square West, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for alterations and repair works consisting of (1) conversion of an existing roof valley access dormer window to provide an automated opening vent to the internal stairs, (2) construction of a new internal door opening and removal of a partition and a small internal window at third floor level, (3) the removal of a modern door and screen at second floor level, (4) upgrade of internal doors for improved fire resistance, (5) provision of new fire rated screen to front basement windows, (6) installation of additional emergency lighting internally, (7) brick repair and repointing of the front exterior wall, (8) repair and repainting of front exterior windows and first floor

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metal railings and basement area metal railings and (9) repair of the rear exterior wall render and repair and repainting of rear exterior windows.

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**Area** Area 3 - Central  
**Application Number** DSDZ3925/19  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/10/2019  
**Applicant** Marcus Stewart  
**Location** 4, Castleforbes Road, Dublin 1

**Additional Information**

**Proposal:** RETENTION: On foot of the previous retention permission application (DSDZ2571/18) and Further Information submission, retention permission for an extension at ground and first floors of the rear return (N-W corner of site), adjacent to the rear of Alexander Terrace; including modification of the door opening at ground floor and integration of a window, and new window at first floor level. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

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**Area** Area 3 - Central  
**Application Number** DSDZ3949/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/10/2019  
**Applicant** Nurture Childcare Ltd.  
**Location** Unit 14, Pakenham House, Park Lane and Sheriff Street, Spencer Dock, Dublin 1

**Additional Information**

**Proposal:** Planning permission for change of use for an existing retail use to crèche. The application relates to a development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock). The proposed development comprises of:

- Change of use from retail to crèche (420m<sup>2</sup>);
  - External enclosed play area (44m<sup>2</sup>) associated with crèche;
  - Façade signage to Park Lane and Sheriff Street;
  - Internal reconfiguration to provide for classrooms, sleeping room, staff, cooking, and washing facilities;
  - All associated site development works necessary to facilitate the development.
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**Area** Area 3 - Central  
**Application Number** WEB1621/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/10/2019  
**Applicant** Carol Winters  
**Location** 3A, Kenmare Parade, Dublin 7

**Additional Information**

**Proposal:** Demolition of an existing 2 story extension t.f.a. 11.9sqm and construction of a new 2 story extension of t.f.a. 15.4sqm resulting in an additional 3.5msq at first floor area

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## Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3722/19  
**Appeal Type** Written Evidence  
**Applicant** Fiona Kelly  
**Location** 3, Royal Canal Terrace, Phibsborough Road, Dublin 7

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of an increased hard standing in the front garden to accommodate an additional car parking space and associated modified landscaping; provision of a sliding gate incorporating an original salvaged section of wrought iron gate and the reinstatement of a long demolished brick pier at boundary to match original piers to the front boundary wall.

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**Area** Area 3 - Central  
**Application Number** 3849/19  
**Appeal Type** Written Evidence  
**Applicant** Michael Anglim  
**Location** Premises at the corner of Blackhorse Avenue and Dunard Road, Dublin 7

### **Additional Information**

**Proposal:** Planning permission for the change of use of a small vacant ground floor shop unit to provide three additional student bedrooms as an addition to the previously approved professionally-managed ground floor student accommodation (reg ref: ABP 300940-18). The works will include removing the existing shop front on the west elevation and replacing it with a rendered wall with two new windows; installing new windows to the north and east elevations; enlarging the previously granted communal walled garden, which will now include a glass covered cloister link to the main residency and secure bicycle parking; relocating the bin store into the front car park; minor internal and external modifications; additional landscaping and all necessary services alterations required.

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## Area 3 Appeals Decided

**None**

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## SOCIAL HOUSING EXEMPTION CERTIFICATES

44/19

(28/10/2019-01/11/2019)

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0508/19
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Double S Housing Ltd
<b>Location</b>	Montpelier Square, Montpelier Hill, Dublin 7
<b>Registration Date</b>	01/11/2019

**Additional Information**

**Proposal:** SHEC: permission for the construction of a 6 storey apartment block comprising: (A) 15 apartments made up of 12 x 1 bed, 2 x 2 bed duplex and 1 x 3 bed duplex with lift and common circulation areas (B) hard landscaped communal courtyard with public lighting, bin lockup and bike stands (C) hard landscaped private yard with secure bike parking (D) pedestrian access to proposed scheme through existing archway of Montpelier Square apartments, and all associated site works.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

44/19

(28/10/2019-01/11/2019)

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**Area** Area 3 - Central  
**Application Number** 0509/19  
**Application Type** Section 5  
**Applicant** Conor Doherty & Sarah Gleeson  
**Location** 55, Manor Street, Stoneybatter, Dublin 7  
**Registration Date** 29/10/2019

**Additional Information**

**Proposal:** EXPP: refurbishment of existing house, demolish ground floor bathroom/shed; extend existing kitchen build 1st storey room over extended kitchen with pitched roof to existing dwelling.

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**Area** Area 3 - Central  
**Application Number** 0510/19  
**Application Type** Section 5  
**Applicant** Mater Misericordiae University Hospital  
**Location** 61, Eccles Street, Dublin 7  
**Registration Date** 30/10/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: the proposed development consists of the following: repair and re-decoration of historic and modern replica timber sliding sash windows.

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