



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

47/19

(18/11/2019-22/11/2019)

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)

(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	3769/19
Application Type	Permission
Applicant	Danring Limited
Location	Seabank House, East Wall Road, Dublin 3, D03 K6X5
Registration Date	19/11/2019
Additional Information	Additional Information Received

Proposal: Planning permission for changes to the north elevation, to include replacement of 2no. windows with doors, remodelling of entrance on East Road to include demolition of existing external stair tower and change of use of off-license to public house, all at Seabank House, East Wall Road, Dublin 3, D03 K6X5.

Area	Area 3 - Central
Application Number	3992/19
Application Type	Permission
Applicant	Danring Limited
Location	Seabank House, East Road, Dublin 3
Registration Date	20/11/2019
Additional Information	Additional Information Received

Proposal: Planning permission for the change of use at first floor level from an existing licensed premises to residential accommodation comprising 4no. 1 bedroomed and 1no. 2 bedroom apartments and change of use of second floor level office to residential accommodation comprising 4no. 1 bedroomed apartments plus communal roof garden at Seabank House, Eastwall Road, Dublin 3. Permission is also sought for revisions to the elevation facing East Road, to include new windows at first and second floor level, new entrance and windows at ground floor level and removal of the existing stair tower.

Area	Area 3 - Central
Application Number	4483/19
Application Type	Permission
Applicant	Dublin Port Company
Location	Terminal 4 North Lands, Dublin Port, Dublin 1, bounded by Bond Road, Tolka Quay Road & Promenade Road
Registration Date	18/11/2019
Additional Information	

Proposal: The proposed development will consist of the demolition of 10 no. redundant buildings (c. 6830sqm) and removal of temporary structures including portacabins and general site clearance (an existing substation and pump house will remain in situ) to optimise the use of the site as a multi-functional storage yard (primarily for heavy goods vehicles) and facilitate wider infrastructural upgrades to provide additional capacity within the Port. The proposed development will also include: construction of vehicular check-in booths (c. 30sqm); an open-air blockwork electrical enclosure; amendments to boundary treatments including provision of 4m high security fencing (including 1.5m high retaining walls) on the northern, eastern and southern boundaries; 4m high security fencing fixed to the existing masonry wall along the western boundary with Bond Road; 3 no. new 12m wide automatic vehicular sliding gates and re-building of 1 no. existing 9m wide automatic vehicular sliding gate; provision of 14 no. high mast lighting columns (30m high) and 54 no. perimeter lighting columns (12m high); installation of 9 no. CCTV columns

(18m high); installation of new pavement, underground drainage, attenuation, interceptors, water services and electrical infrastructure; installation of new wash bay and fuel spill areas; installation of pedestrian barriers; and all associated site and development works on a site of c. 9.52ha.

Area Area 3 - Central
Application Number 4493/19
Application Type Permission
Applicant Anne O'Neill
Location 9, Doon Avenue, Dublin 7, D07 A4A6
Registration Date 20/11/2019

Additional Information

Proposal: The development consists of permission to demolish existing single storey garage attached to the side of existing dwelling house with minor internal alterations and to construct a 2 no. two storey semidetached dwelling house and all associated site development works.

Area Area 3 - Central
Application Number 4508/19
Application Type Permission
Applicant Inismore Portfolio GP Limited
Location 89-94, Capel Street, Dublin, 1
Registration Date 22/11/2019

Additional Information

Proposal: RETENTION: The retention of elevational changes to the previously approved office development (granted under Reg. Ref. 2085/19), including revised front elevations to ground floor level and associated internal alterations and revised rear elevation that included replacement windows at ground floor level from that previously approved under Reg. Ref. 2085/19.

Area Area 3 - Central
Application Number 4515/19
Application Type Permission
Applicant Lilacstone Limited
Location No. 297 North Circular Road, Phibsborough, Dublin 7.
The site incorporates a Protected Structure (a house) known as 'Stone Villa'
Registration Date 22/11/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development will principally consist of: the conversion, renovation and alteration of Stone Villa (a Protected Structure) (257 sq m) to accommodate 3 no. apartments (2 no. 1 bedroom units and 1 no. 2 bedroom unit) and the construction of 29 no. apartments in 2 no. new blocks (part 3 to part 4 no. storeys in height) to the rear of the Protected Structure as follows: Block A (1,263 sq m) comprises 15 no. apartments (4 no. 1 bedroom units and 11 no. 2 bedroom units) and Block B (1,009 sq m) comprises 14 no. apartments (7 no. studios, 2 no. 1 bedroom units and 5 no. 2 bedroom units). The scheme provides a total of 32 no. apartments with a gross floor area of 2,529 sq m. The development will also include the widening of the existing vehicular entrance onto North Circular Road; 9 no. car parking spaces; bicycle parking; ESB substation; bin storage; hard and soft landscaping; pedestrian access; boundary

treatments; solar panels; balconies (facing all directions); plant areas; external lighting; and all other associated site works above and below ground.

Area Area 3 - Central
Application Number 4523/19
Application Type Permission
Applicant Irish Residential Properties REIT PLC
Location Unit 1, The Barley Store, Baker's Yard, Portland Street North, Dublin 1
Registration Date 22/11/2019

Additional Information

Proposal: RETENTION: Retention Permission & Planning permission for development at this site Unit 1, Barley Store, Baker's Yard, Portland Street North, Dublin 1. The development consists of Retention Permission for change of use from ground floor office unit to crèche (65.4m²) and the combination of this unit with existing ground floor crèche (64m²) to form new larger crèche incorporating revised internal layout total 132.6m² and associated external play area 52.7m²).

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4484/19
Application Type Permission
Applicant Madeleine & Kevin Lavin
Location 29, St. Eithne Road, Cabra, Dublin 7
Registration Date 18/11/2019

Additional Information

Proposal: Permission for changes to approved Planning Permission granted under Reg. Ref. 3728/19. The changes consist of increasing the length of first floor extension to rear by 1.05 meters, which gives, a total depth of the first floor extension of 5.150 meters, and additional two number velux flat roof windows all to rear.

Area Area 3 - Central
Application Number WEB1511/19
Application Type Permission
Applicant Mark Langrell
Location 17, Langrishe Place, Dublin 1
Registration Date 18/11/2019

Additional Information

Proposal: A) A small single and two story flat roof extension to the rear

B) Attic conversion to include roof windows to the front roof slope and a hipped roof dormer to the rear

C) Alterations to the front elevation, Internal modifications and associated site work.

Area Area 3 - Central
Application Number WEB1673/19
Application Type Permission
Applicant Patricia Ryan
Location 180, Home Farm Road, Dublin 9, D09 F9T1
Registration Date 18/11/2019

Additional Information

Proposal: Planning permission is sought for alteration to previous permission 4437/18 consisting of side utility room extension, front first floor extension and alterations to roof to one detached two storey house to side of 180 Home Farm Road, Dublin 9. D09 F9T1 by Patricia Ryan.

Area Area 3 - Central
Application Number WEB1679/19
Application Type Permission
Applicant Mr. Frank. Wilson
Location 5, Sarsfield Street, Phibsborough, Dublin 7
Registration Date 20/11/2019

Additional Information

Proposal: Alterations and extensions to existing two storey end of terrace house consisting of partial demolition of existing two storey return at rear, construction of single storey flat roofed bay window extension to side, construction of two storey extension to rear, replacement of all windows with new up and down sliding sash windows including additional new window to gable elevation, miscellaneous works to existing boundary walls and railings and all associated site works

Area Area 3 - Central
Application Number WEB1681/19
Application Type Permission
Applicant Darragh White
Location 13 Saint Ita's Road, Botanic Avenue, Dublin 9
Registration Date 21/11/2019

Additional Information

Proposal: New vehicular access to front of two storey terraced dwelling.

Area Area 3 - Central
Application Number WEB1682/19
Application Type Retention Permission
Applicant Micheal and Teresa Horan
Location 5, Whitworth Road, Drumcondra, Dublin 9
Registration Date 21/11/2019

Additional Information

Proposal: RETENTION: The works consist of a wall to house gas and electrical meter boxes at the front of the house.

Area 3 Strategic Housing Developments

Area	Area 3 - Central
Application Number	SHD0027/19
Application Type	Strategic Housing Development
Applicant	Seven Cabra Real Estate Limited
Location	Former CIE Lands, 2-4 Carnlough Road, Cabra, Dublin 7
Registration Date	19-Nov-2019

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanala

Seven Cabra Real Estate Limited intend to apply to An Bord Pleanala for permission for a strategic housing development at former CIE Lands, 2-4 Carnlough Road, Cabra, Dublin 7. The site is located to the south of Faussagh Avenue, to the north of Cabra Road, to the west of a rail line and to the east of Carnlough Road. The development also includes works to the road junction at Carnlough Road and Cabra Road. The proposed development will consist of: Construction of 485 no. residential units (484 no. apartments and 1 no. house) comprising of 33 no. studios, 137 no. 1 bed, 271 no. 2 bed and 44 no. 3 bed units and a neighbourhood centre. The proposed development will comprise of 9 no. Blocks (A-I) ranging in height from part single / part 2 no. storey to 8 no. storeys.

- Block A will comprise of 89 no. apartment units, consisting of 22 no. 1 bed and 67 no. 2 bed units and a neighbourhood centre comprising of 4 no. units, comprising of Unit 1, retail/café/restaurant use (120.6sq.m.), Unit 2 a convenience supermarket with ancillary off licence (1627sq.m.), and Unit 3 retail/café/restaurant use (230sq.m.), and 1 no. gym unit (617.9sq.m.),
- Block B will comprise of 24 no. apartment units, consisting of 24 no. 2 beds and the provision of residential amenity space and a creche facility (351.9sq.m.) at ground floor level,
- Block C will comprise of 24 no. apartment units, comprising of 1 no. 1 bed, 15 no. 2 bed and 8 no. 3 beds.
- Block D will comprise of 120 no. apartment units, comprising of 17 no. studios, 44 no. 1 beds, 53 no. 2 beds and 6 no. 3 beds and the provision of resident lounges and communal terraces at roof level.
- Block E will comprise of 24 no. apartment units, comprising of 5 no. 1 bed, 11 no. 2 beds and 8 no. 3 beds.
- Block F will comprise of 123 no. apartment units, comprising of 16 no. studios, 49 no. 1 beds, 52 no. 2 beds and 6 no. 3 beds and the provision of resident lounges and communal terraces at roof level.
- Block G will comprise of 80 no. apartments, comprising of 16 no. 1 beds, 49 no. 2 beds and 15 no. 3 beds.
- Block H will comprise of resident amenity space including meeting rooms, postal storage, reception, co working space and cinema room (382.2sq.m),
- Block I will comprise of 1 no. 3 bed two storey house at No. 2 Carnlough Road.

The proposed development will also include 403 no. car parking spaces (375 no. at basement level (305 no. to serve the residential units and 70 no. to serve the retail units) and 28 no. at surface level (20 no. to serve the residential units and 8 no. to serve the retail units) and 488 no. bicycle parking spaces (368 no. at basement level and 120 no. at surface level), public and communal open space, private open space associated with each residential unit, landscaping, children's play area, fascia signage associated with each retail unit, resident amenities including gym, meeting rooms, postal storage centre, and reception, co working spaces, resident lounges and roof top terraces, a service/loading bay located to the rear of Block A along the western boundary of the site, 3 no. substations and switch rooms, pump room, access gates to the north access point off Faussagh Avenue, upgrades to the road junction at Carnlough Road and Cabra Road, provision of PV Panels at roof level of all blocks and all associated ancillary site development works necessary to facilitate the development. The proposed development will amend and supersede the development currently being undertaken on site, pursuant to and in accordance with Strategic Housing Planning Permission Ref: ABP-300492-17. The site is zoned Z1 - Sustainable Residential Development and Z3 - Neighbourhood Centre in the Dublin City Development Plan 2016- 2022 under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant:
www.hamiltongardensshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observation in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts

(S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie .

Area 3 Decisions

Area Area 3 - Central
Application Number 0496/19
Application Type Section 5
Decision Refuse Exemption Certificate
Decision Date 18/11/2019
Applicant John Sisk & Sons (Holdings) Ltd
Location Hammond Lane, Church Street, Smithfield, Dublin 7
Additional Information

Proposal: EXPP: Whether the establishment of a construction compound at the subject site, associated with the construction of Reg. Ref. 2024/16 (ABP Ref. PL.29N.246933 for the duration of construction phase of same, is or is not exempt development.

Area Area 3 - Central
Application Number 0508/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 22/11/2019
Applicant Double S Housing Ltd
Location Montpelier Square, Montpelier Hill, Dublin 7
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.

Area Area 3 - Central
Application Number 0510/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 22/11/2019
Applicant Mater Misericordiae University Hospital
Location 61, Eccles Street, Dublin 7
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.

Area Area 3 - Central
Application Number 0525/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 22/11/2019
Applicant Tom Quinn
Location rear 2/3 Blessington Street Dublin 7 (3 Blessington Court) D07 FK70

Additional Information

Proposal: SHEC: construction of 3 storey apartment building (289m²) comprising 2 two-bedroom apartments and 1 one-bedroom apartment with entrance and ancillary accommodation at ground floor level.

Area Area 3 - Central
Application Number 0528/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 22/11/2019
Applicant Pat O'Ceallaigh
Location rear 35 Manor Street Dublin 7 off Shea's Lane

Additional Information

Proposal: SHEC: 1 no 2-storey detached 4-bedroom dwelling house.

Area Area 3 - Central
Application Number 2476/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/11/2019
Applicant Laughteen Limited
Location 87/88, Mabbott Lane, Dublin 1

Additional Information

Proposal: The development will consist of: -> Demolition of an existing warehouse shed structure and single storey return located on Mabbot Lane to the rear of properties 87 and 88 Gardiner Street Lower; > Construction of a new 6-storey over ground level structure providing additional hotel bedroom accommodation with connection to the existing hotel at 89-90 Gardiner Street Lower (Protected Structures), Dublin 1; > All associated ancillary works.

Area Area 3 - Central
Application Number 3433/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2019
Applicant Glenveagh Living Limited
Location site of c. 0.5 ha which forms part of the Castleforbes

Additional Information

Additional Information Received

Proposal: Permission for development on a site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff Street Upper to the south, CIE railyard to the north and east, and Castleforbes Business Park to the west. The development consists of the following: The proposed development consists of the demolition and partial demolition of all existing structures and the construction of a commercial office building and a 270 bedroom hotel. The commercial office building, to the west of the site, ranges in height from 6 to 9 storeys plus plant zone (maximum height of c.40m) with a total gross floor area of c. 10,265sq.m. The ground floor includes office entrance, foyer, lobby and coffee dock, lifts and circulation areas, plant & communications room, and sub-station. There is an external terrace of 170 sq.m located on the 7th floor on the southern elevation onto Sheriff Street Upper. Plant is located at a screened roof level. Cycle parking is located at ground level, with 84 spaces provided with associated facilities, and 28 visitor spaces provided in the associated public realm. The hotel, to the east of the site, contains 270 bedrooms and ranges in height from 7 to 10 storeys (maximum height of c.35.21m) with total gross floor area of c. 9,644 sq.m. The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a restaurant/breakfast area with associated seating area, work zone, kitchen, bedrooms, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors two to nine typically contain bedrooms, linen and clearing stores, lifts and circulation areas. Part of the eighth floor and the ninth floors, and tenth floor contain screened plant areas. 30 cycle parking spaces are provided in the associated public realm. The two buildings are located onto Sheriff Street Upper around a landscaped central courtyard which is partially publicly accessible. A new shared service access route is provided from Sheriff Street Upper to the west of the site to a centralised service zone and associated storage area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper. The proposed development also includes for the provision of plant at roof level; PV panels; green roofs; new ESB substations; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

Area	Area 3 - Central
Application Number	3506/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/11/2019
Applicant	William Hughes
Location	111, Broombridge Road, Cabra, Dublin 7
Additional Information	Additional Information Received

Proposal: Permission for single storey extension to side and front and associated site works.

Area	Area 3 - Central
Application Number	4060/19
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	18/11/2019
Applicant	Sitric Developments
Location	62A, Sitric Road, Stoneybatter, Dublin 7
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
Decision GRANT RETENTION PERMISSION
Decision Date 18/11/2019
Applicant Hedigans Ltd
Location The Brian Boru, 5, Prospect Road, Glasnevin, Dublin 9

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 4064/19
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/11/2019
Applicant Louise Loddick
Location 31, Saint Eithne Road, Cabra East, Dublin 7

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 4068/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 19/11/2019
Applicant Retirement Asset Holdings DAC
Location Corner Building 41 Abbey Street Upper & 18 Liffey Street Lower, Dublin 1

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 4069/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/11/2019
Applicant Peter Kellegher
Location 70, Ashington Court, Navan Road, Riverston, Dublin 7
(Eircode D07 E7R7)

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 4081/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 20/11/2019
Applicant Claddagh Ring Limited
Location 68, O'Connell Street Upper, North City, Dublin 1,
D01P8Y9

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
Decision ADDITIONAL INFORMATION
Decision Date 20/11/2019
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

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
Decision	REFUSE PERMISSION
Decision Date	20/11/2019
Applicant	Ard Services Limited
Location	Circle K Glasnevin Service Station, Finglas Road, Glasnevin, Dublin 11

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	4091/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/11/2019
Applicant	The Commissioners of Public Works in Ireland
Location	Rose Cottage, Ordnance Survey Road, Phoenix Park, Dublin 15, D15 CA4T

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 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 reconstituted 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 4092/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/11/2019
Applicant Your Home from Home Limited
Location 3, Wood Lane, Dublin 7, D07 TC2D

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 4094/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/11/2019
Applicant Daragh Keogh and Marian Smyth
Location 109 Home Farm Road, Drumcondra, Dublin 9, D09 TN59

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 Area 3 - Central
Application Number 4099/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 21/11/2019
Applicant Lennie Fitzgerald Investments Ltd

Location The Homestead Bar, 50 Quarry Road, Cabra, Dublin 7

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
Decision GRANT PERMISSION
Decision Date 21/11/2019
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).

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 4354/19
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/11/2019
Applicant Alon Salman
Location "Shouk Restaurant", 40, Drumcondra Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: RETENTION: planning permission sought for "Shouk Restaurant" 40 Drumcondra Road Lower, Drumcondra, Dublin 9. For Alon Salman.

Area Area 3 - Central
Application Number DSDZ4087/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/11/2019
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

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	DSDZ4111/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/11/2019
Applicant	Spencer Place Development Company Limited
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

Proposal: Planning permission for amendments to previously permitted development, Reg. Ref.DSDZ2896/18 and as amended by DSDZ4279/18 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 comprising of:

- Reconfiguration of the permitted residential development, reducing the number of apartment units from 349 no. to 326 no. comprising of (163 no. 1 beds and 163 no. 2 bed units).
- Removal of the southern elevation of block 1 over the Irish Water Pumping Station;
- Block 1 will comprise of 201 no. residential units (96 no. 1 beds and 105 no. 2beds);
- Block 2 will comprise of 125 no. residential units (67 no 1 beds and 58 no. 2 beds) and an Aparthotel of 100 no. bedrooms. (there is no change to the number of bedrooms proposed within the aparthotel)
- Amendments to the façade and elevational treatment to provide for revised balconies and modulation
- The proposed amendments will result in revisions to all elevations including revised location and provision of private balconies/terraces;
- Provision of link bridge at 6th storey (5th storey) connecting block 1 and block 2;
- Revised location and increase in internal residential amenity space associated with the development and the provision of external communal roof terraces;
- Revised under croft layout and increase in area by 366 sq.m. overall (an increase of 416sqm on block 1and a decrease of 50sqm on block 2) to include 78 no. car parking spaces and 726 no. cycle parking spaces; and an increase in plant area;
- Revised landscaping throughout the scheme as a result of the proposed amendments and revised boundary treatments along the street frontages;
- Provisions of 102 no. surface level visitor bicycle parking spaces;
- The development also includes, SUDs drainage, the provision of a green roof on both blocks, revised plant at roof level, consequential minor amendments and all associated site development works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1477/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/11/2019
Applicant	Elizabeth Geday
Location	36, Park Road, Ashtown, Dublin 7
Additional Information	Additional Information Received
Proposal:	A new build domestic 2 storey, 2 bedroom house with associated site works to the gable end of the existing property.

Area	Area 3 - Central
Application Number	WEB1673/19
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/11/2019
Applicant	Patricia Ryan
Location	180, Home Farm Road, Dublin 9, D09 F9T1

Additional Information

Proposal: Planning permission is sought for alteration to previous permission 4437/18 consisting of side utility room extension, front first floor extension and alterations to roof to one detached two storey house to side of 180 Home Farm Road, Dublin 9. D09 F9T1 by Patricia Ryan.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3840/19
Appeal Type Written Evidence
Applicant Sea Strand Properties Ltd.
Location 96-99, Amiens Street, Dublin 1

Additional Information

Proposal: The proposed development consists of amendments to parent permission PA.Reg. Ref. 3996/18. The amendments include: The provision of an additional floor resulting in an increase from the permitted 4-storey front block on Amiens Street with 5th and 6th setback storeys to 5-storey with 6th and 7th setback storeys. This results in an additional 17 bedrooms or 584 sqm to the permitted hotel development. Parapet height on Amiens Street will increase from 17.535 to 20.612m. Increased height of ground floor by 77mm resulting in a maximum overall height of 27.714m.

Area Area 3 - Central
Application Number 3890/19
Appeal Type Written Evidence
Applicant Colm Wu
Location Block K, The River Centre, Rathborne Place, Dublin 15

Additional Information

Proposal: The development will consist/consists of a change of use from retail use to 1 No. 91.4 sqm restaurant use (with ancillary takeaway) at ground floor level; and associated new ventilation extract grill to the front of the building.

Area Area 3 - Central
Application Number WEB1519/19
Appeal Type Written Evidence
Applicant Derrol O' Neill
Location 179C, Cabra Road (Accessed off Quarry Road), Cabra, Dublin 7

Additional Information

Proposal: The demolition of existing single storey commercial building (47 Sq. M) and construction of a part single storey, part two storey, one bedroom detached dwelling (66 Sq. M) and all associated site works.

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

47/19

(18/11/2019-22/11/2019)

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North Central Area	222 8870	

Area Area 3 - Central
Application Number 0533/19
Application Type Section 5
Applicant Mater Misericordiae University Hospital
Location Estates & Facilities Department, Mater Misericordiae University Hospital, Eccles Street, Dublin 7
Registration Date 18/11/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Works consist of opening up works within the main stairwell of the Mater Misericordiae hospital building in order to inform the design of structural remedial works to the main staircase.

The proposed opening up works are as follows:

1. Temporary propping to be installed to the quarter landings of the stairs.
 2. Timber skirting's around the entirety of the stairwell to be removed.
 3. 200x200mm patch of plaster to be removed at skirting level in seven locations.
 4. 200x200mm patch of plaster to be removed on arched soffit of first stair flight.
 5. 200x200mm area of existing bulkhead under first floor landing to be opened up.
 6. Drill probing to be carried out in all opened up areas to determine embedment depth of tread or landing.
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