



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**49/19**

(02/12/2019-06/12/2019)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3416/19
<b>Application Type</b>	Permission
<b>Applicant</b>	VHI Healthcare
<b>Location</b>	Mercantile Building, 26 - 27, Eden Quay, Dublin 1; Abbey Street Old and part of Scots Church, Abbey Street, Dublin 1
<b>Registration Date</b>	03/12/2019
<b>Additional Information</b>	Clarification of Add. Information Recd.

**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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3471/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Phil Fahey
<b>Location</b>	28, Dowth Avenue, Cabra, Dublin 7
<b>Registration Date</b>	02/12/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission to erect a 2 storey dwelling joining the side of the existing dwelling at 28 Dowth Avenue, Cabra, Dublin 7, D07 E3V5 and the creation of a new vehicular entrance with dished curbs to the front of the proposed new 2 storey dwelling together with all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3656/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Capel Capital Limited
<b>Location</b>	5, Talbot Street, Dublin 1
<b>Registration Date</b>	03/12/2019
<b>Additional Information</b>	Additional Information Received

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**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.

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**Area** Area 3 - Central  
**Application Number** 3707/19  
**Application Type** Permission  
**Applicant** Paul Kiernan  
**Location** Saint Alphonsus Avenue to the rear of No. 18 Saint Alphonsus Road Lower, Dublin 9  
**Registration Date** 06/12/2019  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of

- Demolition of the existing boundary wall and garage structure to Saint Alphonsus Avenue
  - The construction of a new two storey 3 bedroom dwelling with part single storey element to the rear
  - Construction of new boundary wall and gates with relocation of existing vehicular access and creation of new pedestrian access from Saint Alphonsus Avenue
  - All associated site, drainage, landscaping and ancillary works.
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**Area** Area 3 - Central  
**Application Number** 4588/19  
**Application Type** Retention Permission  
**Applicant** Dormist Ltd.  
**Location** "Bonobo", 119-121 Church Street Upper, Dublin 7.  
**Registration Date** 02/12/2019  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE & RETENTION: Planning Permission for developments at "Bonobo", 119-121 Church Street Upper (a Protected Structure - Ref. 1544), Dublin 7. The developments which are sought to be retained are (a) the use of the private open space to the rear and side of the property as a public seating and dining area ancillary to the licensed premises "Bonobo"; (b) the use of the metal clad structure within the private open space to the rear and side of property as a kitchen and serving area ancillary to the licensed premises "Bonobo"; (c) two canopy-type structures within the private open space to the rear and side of the property partially covering the seating and dining area ancillary to the licensed premises "Bonobo". The developments for which planning permission are being sought are external acoustic upgrades and associated site works in the public seating and dining area ancillary to the licensed premises "Bonobo".

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**Area** Area 3 - Central  
**Application Number** 4590/19  
**Application Type** Permission  
**Applicant** Sarah Ryan

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**Location** 110, Amiens Street, Dublin 1

**Registration Date** 02/12/2019

**Additional Information**

**Proposal:** Planning permission for change of use of ground floor unit (50 sq.m) from retail to cafe at 110 Amiens Street, Dublin 1.

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**Area** Area 3 - Central

**Application Number** 4614/19

**Application Type** Permission

**Applicant** Gerald Dolphin

**Location** Aughrim Place / Rear of 128, North Circular Road,  
Dublin 7

**Registration Date** 04/12/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for the sub-division of the rear garden at 128 North Circular Road (Protected Structure) and for the construction of a 3 bedroom 2 storey mews dwelling with integrated garage (total floor area circa 125.8m<sup>2</sup>) fronting onto Aughrim Place, all boundary treatments and all associated on and off site development works on a site of circa 0.013ha at Aughrim Place/Rear of 128 North Circular Road, Dublin 7.

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**Area** Area 3 - Central

**Application Number** 4616/19

**Application Type** Retention Permission

**Applicant** Sackville Hosue Properties Limited

**Location** Sackville House, Sackville Place, Earl Place and  
Marlborough Street, Dublin 1

**Registration Date** 04/12/2019

**Additional Information**

**Proposal:** RETENTION: The development will consist of retention and alterations to previously approved development, Plan Ref. No. 3919/15, for changes to window design and shop front forming part of the facade facing Marlborough Street, increase of retail/restaurant/cafe space from 86 sqm to 107sqm and reduction of bedrooms from 158 to 157.

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**Area** Area 3 - Central

**Application Number** 4617/19

**Application Type** Retention Permission

**Applicant** ERAC Ireland Limited

**Location** 10A Russell Street,, Dublin 1.

**Registration Date** 04/12/2019

**Additional Information**

**Proposal:** RETENTION: permission is sought for the following works: (i) indoor, ground floor level, car wash area (80sqm) ancillary to existing car rental facility. The car wash area will comprise 1 no. power washer, 1 no. 8m x 5m wash pad with associated grated gully, silt trap, and petrol/oil interceptor; and (ii) all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4620/19  
**Application Type** Retention Permission  
**Applicant** Spencer Leisure Investments Limited  
**Location** The Spencer Hotel, North Wall Quay, IFSC, Dublin 1  
**Registration Date** 04/12/2019

**Additional Information**

**Proposal:** RETENTION: the development will effect North Wall Quay and Excise Walk. The development consists of the following: Retention of the internal illumination of 3 no. signs on two entrance canopies along Excise Walk and the internal illumination of 1 no. sign above the main entrance along North Wall Quay.

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**Area** Area 3 - Central  
**Application Number** 4621/19  
**Application Type** Permission  
**Applicant** Oriental Pantry Supermarket Ltd  
**Location** 60-61, Middle Abbey Street, Dublin 1  
**Registration Date** 04/12/2019

**Additional Information**

**Proposal:** The development will consist of the change of use of the ground floor and basement from the permitted retail to retail with cafe/restaurant area, new pinned signage to existing front elevation in lieu of existing original signage and associated ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4624/19  
**Application Type** Permission  
**Applicant** Changegroup ATMS Limited  
**Location** 1, O'connell Street Lower, Dublin 1  
**Registration Date** 04/12/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of new ATM at the ground floor corner window with integrated signage. This is a Protected Structure.

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**Area** Area 3 - Central  
**Application Number** 4646/19  
**Application Type** Permission  
**Applicant** Department of Education & Skills  
**Location** Site located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1  
**Registration Date** 06/12/2019

**Additional Information**

**Proposal:** Permission for development at a site located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1. The site is part of SDRA 10 in the Dublin City Development Plan 2016-2022 and part of the masterplan granted planning permission by An Bord Pleanala in 2011. The development will consist of: 1. The construction of the new 3,029sq.m primary

school building varying in height from 4 and 5 storey on the Dominick Street Lower frontage to 2 storey on the Dominick Place and Granby Place frontages, to accommodate 16 no. classrooms and ancillary accommodation; the new building will about the side gable of 20 Dominick Street Lower (a Protected Structure), as required by the Masterplan, 2. A new front site boundary onto Dominick Street Lower comprising lightweight steel frames on a granite base, and satin stainless steel mesh to an overall height of 2.15m, with a dedicated pedestrian access gate. 3. New signage comprising a wall mounted perforated metal panel above the main building entrance at Dominick Street Lower, 4. 72 no. bicycle parking spaces located behind the boundary on to Granby Place, accessed by a new gated entranceway from Granby Place and new side-entrance from Dominick Place. 5. A c.663 sq.m external play area at ground level in the centre of the site. 6. A c.917 sq.m external play areas located at the roof level of the four-storey building fronting onto Dominick Street Lower and of the two-storey part fronting onto Dominick Place and Granby Place. 7. All associated ancillary site development and landscaping works.

**Area** Area 3 - Central  
**Application Number** DSDZ4605/19  
**Application Type** Permission  
**Applicant** FR Coffee Bar  
**Location** Unit 13, Hill of Down House, Spencer Dock, Dublin 1  
**Registration Date** 03/12/2019

**Additional Information**

**Proposal:** The application relates to a development within a Strategic Development Zone Planning Scheme area. The proposed development comprises of: Change of use to cafe/restaurant (70m<sup>2</sup>); Relocation of existing entrance door on the western elevation and provision of new entrance door to the southern elevation. Provision of new curtain walling system facade to the south and west elevations. Provision of fascia signage area to match new curtain walling system to the western elevation and the provision of window openings to the southern elevation and all other ancillary site development works necessary to facilitate the development.

**Area** Area 3 - Central  
**Application Number** DSDZ4637/19  
**Application Type** Permission  
**Applicant** Triode Newhill LHP Limited  
**Location** Spar Retail Unit, Retail Unit A, Building R, Spencer Dock, Mayor Street Lower, Dublin 1  
**Registration Date** 06/12/2019

**Additional Information**

**Proposal:** Planning permission sought for provision of off-licence (8 sqm), subsidiary to the main retail use at Spar Retail Unit, Retail Unit A, Building R, Spencer Dock, Mayor Street Lower, Dublin 1. The application relates to a proposed development within an SDZ Planning Scheme Area.

**Area** Area 3 - Central  
**Application Number** GSDZ4601/19  
**Application Type** Permission  
**Applicant** Grangegorman Development Agency  
**Location** At a site to the north of Rathdown House (a Protected Structure, RPS Ref. 3283 - formerly 'The Female

House'), Grangegorman Lower, Dublin 7

**Registration Date**

02/12/2019

**Additional Information**

**Proposal:** Temporary (5 year) permission for development at a site to the north of Rathdown House (a Protected Structure, RPS Ref. 3283 - formerly 'The Female House'), Grangegorman Lower, Dublin 7. The site is located within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69ha at Grangegorman, Dublin 7. There are several Protected Structures within the Grangegorman SDZ. The temporary development will comprise of: 1. Multiple single-storey modular prefabricated buildings (combined GFA c.455sq.m) to be used as sports changing and welfare facilities, a reception, and equipment storage. The modular units will be positioned around a central open-air courtyard. An emergency access gate and perimeter fence are proposed along the west elevation. 2. A single-storey container to be used as a plant room (GFA c.12.5sq.m). 3. A water storage tank. 4. Minor landscaping works and the provision of bicycle stands. 5. All associated site development works (including drainage and service works) on a site of c.0.16ha.

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**Area**

Area 3 - Central

**Application Number**

GSDZ4602/19

**Application Type**

Permission

**Applicant**

Grangegorman Development Agency

**Location**

at a site to the south-east of The Clock Tower (a Protected Structure, RPS Ref. 3288), Grangegorman Lower, Dublin 7

**Registration Date**

02/12/2019

**Additional Information**

**Proposal:** Temporary (5 year) permission for development at a site to the south-east of The Clock Tower (a Protected Structure, RPS Ref. 3288), Grangegorman Lower, Dublin 7. The site is located with the overall Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7. There are several Protected Structures within the Grangegorman SDZ. The temporary development will comprise of: 1. The construction of the single-storey building (c.355sq.m) for educational related uses including a printmaking workshop and associated support spaces, administrative areas, welfare facilities and circulation space. The building will have a predominantly sawtooth roof and a partial flat roof. The roof will also include photovoltaic panels. 2. The construction of a single-storey flat roof building to be used as a plant room (c9sq.m). 3. Minor landscaping works and the provision of bicycle stands. 4. All associated site development works (including drainage and service works) on a site of c.0.075ha.

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### Area 3 DOMESTIC

**Area**

Area 3 - Central

**Application Number**

4595/19

**Application Type**

Permission

**Applicant**

Mark Duggan & Cherie Clarke

**Location**

19, Ferguson Road, Drumcondra, Dublin 9

**Registration Date**

02/12/2019

**Additional Information**

**Proposal:** RETENTION & PLANNING: The development consists of the retention of existing vehicular access to front of existing two storey terraced dwelling to create off street parking space and provision of new



permeable paving surfacing, soft landscaping, concrete footpath dishing and new front boundary wall and pier and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4610/19  
**Application Type** Retention Permission  
**Applicant** Denise Fitzsimons  
**Location** 96, Newgrange Road, Dublin 7  
**Registration Date** 03/12/2019

**Additional Information**

**Proposal:** RETENTION: Planning permission is sought for retention for an entrance porch to the fore, a two-storey extension to side above garage and a kitchen extension to the rear of the existing dwelling house.

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**Area** Area 3 - Central  
**Application Number** 4638/19  
**Application Type** Permission  
**Applicant** Helen Simon  
**Location** 19, Ormond Square, Smithfield, Dublin 7  
**Registration Date** 06/12/2019

**Additional Information**

**Proposal:** Planning permission for: removal of existing small extension to rear of house, a new single storey extension to rear of house to incorporate screened terrace at first floor with access from rear bedroom, 1 no. Velux rooflight to rear and 1 no. Velux to front of existing house, new external door and window to side of proposed ground floor extension.

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**Area** Area 3 - Central  
**Application Number** WEB1707/19  
**Application Type** Permission  
**Applicant** Mr Gerald Maguire  
**Location** 3, Ross Street, Oxmantown Road Dublin 7  
**Registration Date** 02/12/2019

**Additional Information**

**Proposal:** A kitchen extension to the rear of the property and refurbishment to existing floor plan.

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**Area** Area 3 - Central  
**Application Number** WEB1712/19  
**Application Type** Permission  
**Applicant** Paul van de Kerkhof  
**Location** 143, Navan Road, Dublin 7  
**Registration Date** 03/12/2019

**Additional Information**

**Proposal:** The development will consist of the conversion of the existing attic, including the construction of a new dormer window to rear and extended gable wall.

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## Area 3 Strategic Housing Developments

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	SHD0028/19
<b>Application Type</b>	Strategic Housing Development
<b>Applicant</b>	Ballymore RCP Development Services Limited
<b>Location</b>	Ratoath Road & Hamilton View, Pelletstown, Dublin 11
<b>Registration Date</b>	06-Dec-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

Ballymore RCP Development Services Limited, intends to apply to An Bord Pleanala for permission for a Strategic Housing Development, at this site c.1.88 hectares, known as the Former Ormond Printworks site, at Ratoath Road and Hamilton View, Pelletstown, Dublin 11.

The site is generally bounded by the Ratoath Road to the east; Royal Canal Park Phases II and III, including Spindrift Avenue, Hamilton Walk and Hamilton View to the west; the Royal Canal and permitted Royal Canal Greenway to the south; and the Tolka Valley Park to the north.

The proposed development will form Phase IV of Royal Canal Park and comprises a mixed-use (residential and commercial) scheme, including 435 no. dwellings (218no. 1-bed and 217no. 2-bed apartments) and employment uses (c.4,162sq.m), accommodated in 5no. buildings (Blocks A to E inclusive) ranging in height from 4 to 13 storeys and incorporating an undercroft level. Block summary description as follows:

- Block A: 4 to 13 storeys, accommodating 1 no. primary health care centre with a café (c.2,364sq.m), 4no.own-door office units (c.304.5sq.m total), 1 no. pharmacy unit (c.181sq.m), 130no. apartment units, and residential amenity roof terraces at levels 4 and 8.
- Block B: 8 storeys, accommodating 5no. own-door office units (c.346sq.m total), 83no. apartment units and residential amenity roof terrace at level 8.
- Block C: 7 storeys, accommodating 48no. apartment units and residential amenity roof terrace at level 7.
- Block D: 7 to 13 storeys, accommodating 1no. fitness centre with a juice bar (c.703sq.m), 96no. apartment units and residential amenity roof terrace at level 7.
- Block E: 4 to 6 storeys, accommodating 2no. own-door office units (c.262sq.m total), 78 no. apartment units and residential amenity roof terrace at level 4.

All apartment units provided with individual private balconies, terraces, patios or winter gardens, located on north, south, east and west elevations, communal amenity space immediately adjacent to the proposed buildings, and ancillary residential reception/workspace amenity at western gateway (c.427sq.m).

And, all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including:- 2no. new vehicular site entrances at Hamilton View. 242no. ancillary car parking spaces at undercroft level to serve the proposed residential and employment uses. In addition,

16no. on-street car parking spaces facilitating; car club, set down/loading, electric vehicle charging points, disabled parking and refuse collection area. 942no. bicycle parking spaces (total) at surface and undercroft levels. (Ancillary plant, bin storage, ESB substations). Public open space/3no. plazas (c.3,459sq.m total) at entrances to the scheme located at the north adjacent to the Ballyboggan Road & Ratoath Road junction, at the south adjacent to the Royal Canal, and at the west adjacent to Hamilton View.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016 -2022 and the Ashtown – Pelletstown Local Area Plan 2014 (as extended). The application contains a statement indicating why permission should be granted for the proposed development, having regard to considerations specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land. A Natura Impact Statement has been prepared in respect of the proposed development. The application and Natura Impact Statement, 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.royalcanalparkphase4shd.ie](http://www.royalcanalparkphase4shd.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala 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 Pleanala, 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 Pleanala 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 Pleanala 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 Pleanala 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 Pleanala (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanala 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 Pleanala's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie) .

## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3274/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	05/12/2019
<b>Applicant</b>	Sayanview Ltd.
<b>Location</b>	38 & 39 Blessington Street, Dublin 7
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development to 2 no. three storey over basement, mid-terrace buildings with 2/3 storey rear returns. The proposed development will consist of the following: The change of use from offices to residential at basement, ground, first and second floor level to provide a total of 8 no. one-bed apartments to be provided as follows; 38 Blessington Street - 4 no. one-bed apartments at basement, ground, first and second floor levels; 39 Blessington Street - 4 no. one-bed apartments at basement, ground, first and second floor levels; with associated internal and external amendments to accommodate same including; the infilling of existing interconnections between 38 and 39 in order to revert the properties back to their original independent function; Removal of rear basement window from no. 38 to provide for a doorway; replacement of front basement window to no. 39; Provision of utility rooms with return areas of no. 38 & 39; General restoration and refurbishment works to include; the restoration and repair of existing stairs and landings, the repairs of ceilings and walls, upgrade and repair of plumbing, electrical and heating services, and plaster works, including the removal of non-original partitions and openings, removal of external security window bars, provision of new internal layout; and the repair/upgrade of existing doors and windows and make-good structures as requires according to best conservation practice. Planning permission is also sought for the upgrading of the rear car parking area to provide permeable paving together with landscaping, bicycle parking spaces, refuse storage areas together with existing car parking spaces; and all associated site and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4157/19
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	02/12/2019
<b>Applicant</b>	THPI Ltd.
<b>Location</b>	197, North Circular Road, Dublin 7
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: The development will consist of: - 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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4167/19

**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/12/2019  
**Applicant** Caroline O'Sullivan  
**Location** 31, Ballybough Road, Dublin 3, D03 TD25

**Additional Information**

**Proposal:** The development will consist of: an attic conversion with a new dormer roof with 2 new windows to the rear, and 2 Velux type roof windows to the front.

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**Area** Area 3 - Central  
**Application Number** 4174/19  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 03/12/2019  
**Applicant** Jack Berrill  
**Location** 10, Ormond Square, Smithfield, Dublin 7

**Additional Information**

**Proposal:** RETENTION & PLANNING: Planning Permission and Retention Permission for development at a 49sqm site, 10 Ormond Square. The proposed development will consist of the installation of a roof deck (13sqm) and balustrade above existing single storey extension at the rear of the property. Retention permission is sought for an access stairwell (1.56sqm) and new door to proposed roof deck.

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**Area** Area 3 - Central  
**Application Number** 4179/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/12/2019  
**Applicant** Creekvale Limited  
**Location** 26-27 Arran Street East, 26-31, Arran Street East, 32 Arran Street East and 14-20 Little Mary Street, Dublin 7

**Additional Information**

**Proposal:** Planning permission for development at a site of approx. 0.2ha. at 26/27 Arran Street East, 26-31 Arran Street East, 32 Arran Street East and 14-20 Little Mary Street, Dublin 7. The development will consist of: A) demolition of the existing 2 no. to 3 no. storey buildings c.3,470.9sq.m; B) construction of a part 5 no. part 8 no. storey 278 bedroom hotel building of approximately 9,614.30sq.m over a single basement, with frontages to Arran Street East and Little Mary Street, including; ground floor licenced bar/lobby, a 64.5sq.m fourth-floor terrace fronting Little Mary Street and 7 no. seventh-floor terraces from hotel bedrooms fronting onto Arran Street East C) 2 no. licenced ground floor restaurant/retail units (119.8sq.m & 216.3sq.m) fronting Arran Street East; D) all ancillary areas (staff areas/internal service/kitchen/library/laundry/store for 30 no. bicycles and electric substation and transformer located at ground floor level; E) basement to include plant room, communications room, staff-room & changing areas (plant at roof level and at 1st floor level 5th, 6th, and 7th floor levels on eastern side of building); and all ancillary site development/boundary works including footpath widening on Arran Street East and set down area.

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**Area** Area 3 - Central  
**Application Number** 4202/19  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 06/12/2019  
**Applicant** Ellen Rowley & Stephen Quinn  
**Location** 11, Foster Terrace, Dublin 3, D03 HX01

**Additional Information**

**Proposal:** PERMISSION & 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.

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**Area** Area 3 - Central  
**Application Number** 4207/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/12/2019  
**Applicant** Brendan Doogue & Theresa Connolly  
**Location** 3 Homefarm Park, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** Permission for vehicular access and off street parking to front and associated site works.

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**Area** Area 3 - Central  
**Application Number** 4451/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/12/2019  
**Applicant** Enda McHugh  
**Location** 13, Synnott Place, Dublin 7, D07 E7N5

**Additional Information**

**Proposal:** RETENTION & PERMISSION: permission is sought for 1) retention of new stair access to basement area at front of building. 2) Change of use from basement storage area to studio apartment circa. 38m2. 3) retention of side access door to 4 bedroom dwelling 4) roof top terrace area (circa 10m2) 5) internal modifications 6) new concrete plinth and black railing/boundary/handrail to match existing streetscape and associated site works.

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**Area** Area 3 - Central  
**Application Number** GSDZ4193/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/12/2019  
**Applicant** Grangegorman Development Agency  
**Location** North House West within the TU Grangegorman Campus.  
Grangegorman, Dublin 7.

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at the North House West; and an amendment to planning permission granted in respect of works to North House East (permitted under Dublin City Council (DCC) Reg. Ref. GSDZ2346/19); within the TU Dublin Grangegorman Campus, Grangegorman, Dublin 7. The proposed development is located centrally within the Grangegorman Strategic Development Zone (SDZ) at Grangegorman, Dublin 7. It relates to an existing building within the Grangegorman SDZ, namely North House West and North House East which together form the 'Top House or North House', a Protected Structure (RPS Ref. No. 3282). The development or work areas for the North House West and North House East proposals measure c.0.096ha and c.0.086ha respectively. The proposed development of the North House West and permitted North House East (DCC Reg. Ref. GSDZ2346/19) relate to the Academic Hub (Phase1) development. The Academic Hub (Phase 1) will be a focal point within the campus combining the central academic library with student academic support spaces for the campus. The proposed development and amendments have been designed to comply with the Grangegorman Planning Scheme 2012 (as amended). The proposed development of the North House West will consist of: (a) the use of the building (3 no. storeys, GFA c.2,170sq.m) for educational related uses including academic support services, study areas, breakout areas, administrative areas and ancillary facilities; (b) Demolition of the following structures adjoining the Protected Structure: i) North-west and north-east non-original external toilet blocks (3-storeys); and ii) North-west non-original external stairwell (3-storeys). (c) External works to the Protected Structure including: i) Replacing existing roof tiles, skylights and rainwater goods; ii) Selected stone repairs, sill replacement and repointing works on the building envelope; and iii) Reforming and restoration work to window and doorway openings including new windows throughout. (d) Internal works to the structure including: i) Reopening of doorways and fireplaces; ii) Replacement of the existing non-load bearing contemporary doors and partitions wall with a new internal layout of non-load bearing contemporary doors, partitions and openings; iii) Removal of plasterboard ceiling at second floor level and existing structure to be exposed; iv) Proposed new stair core to the north-west of the central core; v) Proposed new toilet facilities off the central core to the south on all floors; vi) Removal of existing destabilised internal plaster; and vii) Internal fit out and services. (e) All site services and site development work on a site of c.0.096ha (952sq.m). The amendments to the permitted application (Reg. Ref. GSDZ2346/19) relate to the new build element on the north elevation (Block B) and will consist of: (a) A new external door to the plantroom on the east elevation at ground floor level. (b) The addition of a mezzanine level (c.240sq.m) at fourth floor level for educational related uses including library facilities. (c) Minor internal layout alterations to facilitate the inclusion of the mezzanine level including a new lobby area and modifications to the special collection reading room. (d) All site services and site development work on a site of c.0.086ha (857sq.m).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1473/19
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/12/2019
<b>Applicant</b>	Games Workshop Group PLC
<b>Location</b>	Unit 3, Liffey Street, Dublin, D01 K199
<b>Additional Information</b>	Additional Information Received

**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

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1689/19

**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/12/2019  
**Applicant** Mr Gerald Maguire  
**Location** 3 Ross Street, Oxmantown Road, Dublin 7  
**Additional Information**  
**Proposal:** Single storey domestic kitchen extension and renovation of existing WC

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**Area** Area 3 - Central  
**Application Number** WEB1700/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/12/2019  
**Applicant** Darragh White  
**Location** 13 Saint Ita's Road, Botanic Avenue, Dublin 9  
**Additional Information**  
**Proposal:** New Vehicular Access to Front of Two Storey Terraced Dwelling

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2490/19  
**Appeal Type** Written Evidence  
**Applicant** Gerry Fay  
**Location** 77-78 Seville Place, 38 Lower Oriel Street and 60 Fourth Avenue, Dublin 1  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** The development consists of:

i) The demolition of existing single storey commercial structure at corner of no. 78 Seville Place & Lower Oriel Street, the demolition of the internal structure to no. 77 Seville Place with the retention of the original facade & roof facing onto Seville Place and gable wall facing onto Fourth Avenue, the demolition of the internal structure & roof of the two storey terrace dwelling at 38 Lower Oriel Street with the retention of the original facade and the demolition of the internal structure of the single storey terrace dwelling at 60 Fourth Avenue with the retention of the original facade & roof;

ii) The construction of a part 3 / part 4 storey mixed use development comprising 1 no. commercial unit (87 sq.m) at ground floor, 1 no. 3-bed residential unit (112 sq.m), 1 no. 2-bed residential unit (91 sq.m), 5 no. 1-bed residential units (52 sq.m-58 sq.m each), 2 no. studio residential units (38 sq.m each), and 1 no. penthouse residential unit (60 sq.m) giving a total of 10 residential units;

iii) Bicycle & bin storage to ground floor;

iv) Balconies fronting onto Seville Place, Fourth Avenue and Lower Oriel Street;

v) Communal roof terrace at 3rd floor to serve all residential units;



vi) Addition of new windows to existing gable wall of 77 Seville Place facing onto Fourth Avenue;

vii) Minor amendments to existing facade of 77 Seville Place at ground floor level;

viii) Dormer style windows facing onto Lower Oriel Street and Fourth Avenue; and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3313/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Ciara Roche
<b>Location</b>	54, Nephin Road, Dublin 7, D07 PKF1
<b>Additional Information</b>	Additional Information Received

**Proposal:** I, Ciara Roche, intend to apply to Dublin City Council for planning permission to demolish an existing single storey dwelling and for the construction of three new dwellings in a short terrace arrangement on existing lands. The dwellings consist of 2 no. two storey 3 bedroom dwellings and one three storey 4 bedroom dwelling to the corner. The 3 storey 4 bedroom dwelling includes a balcony at second floor level at the corner of Nephin Road and Croaghpatrick Road. The new dwellings will be accessed from Nephin Road with 1 car space per dwelling. The application includes for all associated site development external works including boundary treatments and connections to public sewers and watermains at 54 Nephin Road, Cabra, Dublin 7, Eircode D07 PKF1 on the corner of Nephin Road and Croaghpatrick Road.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3943/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Michael Munnely
<b>Location</b>	56, Faussagh Avenue, Cabra East, Dublin 7
<b>Additional Information</b>	

**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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3974/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Linders of Smithfield Ltd.
<b>Location</b>	Formerly known as the 'Irish Distillers Building, Smithfield, Dublin 7, The site is bound by Phoenix Street to the south; Smithfield Square to the west;; New Church Street to the north and Bow Street to the east

## **Additional Information**

**Proposal:** The proposed development consists of amendments to a previously permitted development under DCC Planning Ref. 2024/16 (An Bord Pleanála Ref. PL29N.246933) to include amendments to the previously permitted floorplans at ground to sixth floor levels, to include: (a) Infill of the permitted setback at the north-western corner at ground and first floor level, to provide an additional 31 sq.m (GFA) of retail floorspace at ground floor level (to permitted Retail Unit No. 1) and the provision of an additional 13sq.m (GFA) of office floorspace at first floor level; (b) Reducing the permitted setback adjoining the staircore to the southern elevation from second to fourth floor level with a corresponding expansion in the floorplate to provide an additional 51 sq.m (GFA) of office floorspace (17 sq.m GFA per floor); (c) Reducing the permitted setback at the northern end of the western elevation at fourth floor level to provide an additional 72 sq.m GFA of office floorspace together with the replacement of the remainder of the previously permitted green roof section and the formation of a new roof terrace that wraps around the north-eastern corner at fourth floor level; (d) At fifth floor level, the following changes are proposed - omitting the permitted roof terrace at the north western corner and the permitted setbacks at both the northern and southern ends of the western elevation together with the omission of the permitted roof terraces to southern elevation at fifth floor level and the associated expansion of the floorplate to provide infill extensions of those areas to align the floorplate vertically with the fourth floor level (below) to deliver an additional 473 sq.m (GFA) of office floorspace at fifth floor level. It is also proposed to omit the permitted north facing roof terrace to the east of the permitted staircore at fifth floor level. (e) At sixth floor level, the following changes are proposed - omitting the permitted roof terrace at the north-western corner and part of the green roof and infilling of same with additional office floorspace and extending the floorplate northwards and westwards to provide a new terrace that wraps around the north-western corner and provision of a new terrace to the north-eastern corner. Omission of permitted roof plant and extending the floorplate in an easterly direction to align with the eastern elevation at fifth floor level below. Amended east facing terrace and amending part of south facing terraces at south-eastern corner and omission of the west facing terrace and part of the south facing terrace at the south-western corner and the associated expansion of the floorplate to provide infill extension of these areas. An additional 907 sq.m of office floorspace is proposed at sixth floor level. The proposed alterations to the permitted floorplans at ground to sixth floor level (as described above) would also result in associated external amendments to the permitted elevations, as follows: (i) Eastern Elevation - At the southern end of the building the permitted parapet height of 21.8m with two setback levels (at heights of 25.5m and approximately 29.8m, respectively) is revised to a parapet height of approximately 25.9m with a single setback level at a height of approximately 29.8m. At the northern end the intermediate setback at fourth floor level with a height of 20.1m is omitted and extended vertically to a height of approximately 24m to be augmented with the previously permitted height of the fifth floor setback; (ii) Western Elevation - At the northern end of the building the permitted parapet height of 19.7m with two setback levels (at heights of 23.4m and approximately 27.5, respectively) is revised to a height of 23.6m with a single setback level at a height of 27m. At the southern end the parapet height of 24.8m with a setback level at a height of 28.7m is raised to a uniform parapet height of approximately 28.7 with a corresponding parapet level of +33.61m; (iii) Southern Elevation - At the western end of the building the permitted parapet height of 24.9 with a setback level with a height of 28.8m is raised to a uniform height of approximately 29m. At the eastern end the permitted parapet height at a height of 22m with two setback levels at heights of 25.7m and 29.8, respectively is raised to a parapet height of approximately 25.9m with a single setback level at a height of approximately 29.8; (iv) Northern Elevation - At the eastern end of the building the intermediate setback at fourth floor level with a height of 20.1m is omitted and extended vertically to a height of approximately 24m to be augmented with the previously permitted height of the fifth floor setback level. At the western end the previous permitted parapet height of 19.9m is increased to a height of approximately 23.7m and the previous permitted setback level with a height of 23.2m is increased in height to approximately 27.7m. Alterations at rooftop level include the provision of rooftop plant and omission of Condition 4 of planning

permission DCC Reg. Ref. 2024/16 (An Bord Pleanála Ref. PL29N.246933). The proposed rooftop plant screening enclosure sits at a level +36.310m, approximately 2.7m above corresponding parapet level (+33.61m). A Photovoltaic (PV) solar panel area will also be provided at roof level, immediately to the south of the enclosed plant area. In the interest of clarity the above proposed alterations to the floorplans at ground to sixth floor level will result in (a) an overall increase of floorspace from an approved 20,521.6 sq.m (GFA) to 22,059 sq.m (GFA) - an increase of 1,546.4 sq.m (GFA) - an increase of 1,546.4 sq.m (GFA), comprising an increase of 31 sq.m (GFA) of retail floorspace from 458 sq.m (GFA) to 489 sq.m and an increase of approximately 1,511.6 sq.m (GFA) of office floorspace from 18,236 sq.m to 19,752 sq.m (GFA).

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### **Area 3 Appeals Decided**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3305/19
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@04/12/2019
<b>Applicant</b>	Doban Properties
<b>Location</b>	17, Blessington Place, Dublin 7, D07 K354

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development consists of changes to existing permission no. 3723/15 to include full brick facade of traditional brick & lime mortar, traditional style timber sash windows, natural stone slates and internal changes to layout including attic storage. The proposed development site is within the curtilage of a protected structure.

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

48/19

(02/12/2019-06/12/2019)

## 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** Area 3 - Central  
**Application Number** 0556/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Anne O'Neill  
**Location** 9, Doon Avenue, Dublin 7  
**Registration Date** 03/12/2019  
**Additional Information**  
**Proposal:** SHEC: Demolish garage & construct 2 x 2 storey dwelling houses

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