



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**50/19**

(09/12/2019-13/12/2019)

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>	3069/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Tom O'Rahilly
<b>Location</b>	2-3, Mary's Abbey, Dublin 7, D07 X6R6
<b>Registration Date</b>	12/12/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The proposed development will comprise the conservation, repair and adaption of the protected structure at 2-3 Mary's Abbey, Dublin 7 to facilitate a change of use from artist studios at first, second and third floors, shop at ground floor and storage at basement level of the protected structure to museum and ancillary use at ground first second and third floors and storage at basement level of the protected structure and the demolition of existing structures to the rear of the protected structure to allow the development of new ancillary museum building on lands to the rear of the protected structure as follows:

1. Buildings to the rear of the site which are not protected structures are to be demolished, all boundary party walls to be maintained.
2. The construction of a new building on lands to the rear of the existing protected structure as the new premises of the National Leprechaun Museum, two storeys in height to an overall height of 13.5m (exclusive of roof mounted PV panels), landscaping works to internal courtyard lightwell. Roof to new building at rear to be a combination of flat semi intensive green roof with PV panels and a pitched reflective insulated metal deck roof with brick slip cladding to external perimeter walls and roof top plant with louvered enclosure.
3. Structural intervention works to stabilise the building fabric of the protected structure.
4. Alterations to rear facade of protected structure at ground, first and second floors to facilitate new escape and access stairs to facilitate access from garden, to repair and reinstate original windows, to dismantle and re-build destabilised segment of wall at top floor level, reinstatement of cast iron rain water goods.
5. Repairs to the roof, gutters, rear eaves and front parapet of the protected structure.
6. Works to the front facade of the protected structure at all levels comprising brick, stone, render and jointing cleaning and repair, removal of existing modern shopfront and installation of new shopfront and external articulated shutters, repairs to all existing metal framed windows above ground level, dismantling and re-building destabilised segment of parapet at top floor level.
- 7 Removal of modern interventions to the interior of the protected structure including partitions, stud walling, false ceilings and modern stairs and installation of new partitions, doors and lift shaft to facilitate proposed new museum use.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3655/19
<b>Application Type</b>	Permission
<b>Applicant</b>	easyHotel Ireland Ltd.
<b>Location</b>	28-31 Benburb Street & 6-9 Wood Lane, Dublin 7
<b>Registration Date</b>	11/12/2019
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of alterations to previously approved Planning Permission, Planning Authority Ref. 2692/16, An Bord Pleanala Ref. PL29N.247314. The alterations to include: a reduction in the

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

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4657/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Laura Chen
<b>Location</b>	13, Annesley Place, Fairview, Dublin 3
<b>Registration Date</b>	09/12/2019

**Additional Information**

**Proposal:** Planning permission is sought comprising a studio flat at ground floor level, and 1-bedroom flats at first, second and third floor level (4 no. flats in total).

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4660/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Cignal Infrastructure Ltd.
<b>Location</b>	The Castle Hotel, 1-4 Gardiner Row, Dublin 1.
<b>Registration Date</b>	10/12/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission to install 3 no. Antenna and 2 no. Transmission Dishes on supporting poles together with equipment cabinets, cabling and associated site works at the roof level of The Castle Hotel, 1-4 Gardiner Row, Dublin 1, Protected Structures in the Dublin City Development Plan 2016-2022. The installation will form part of Eir Mobile telecommunications network.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4667/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Grand Barbers
<b>Location</b>	Grand Barbers, The Exchange Building, Commons Street, Dublin 1

**Registration Date** 10/12/2019

**Additional Information**

**Proposal:** Permission for a wall-mounted barber's pole sign, approx. 800mm in height, to the front facade.

---

**Area** Area 3 - Central  
**Application Number** 4671/19  
**Application Type** Permission  
**Applicant** Ailesbury Designs Ltd  
**Location** Unit 1, Ground Floor, 1 Bachelors Walk, Dublin 1, D01 HD00, a ground floor retail unit located on the corner of Bachelors Walk and Lower Liffey Street  
**Registration Date** 10/12/2019

**Additional Information**

**Proposal:** The development will consist of the partial demolition and alteration of the ground floor retail facades on Lower Liffey Street and Bachelors Walk, including the enclosure of an existing open corner, the installation of new open-able glazed screens and windows on both facades, the installation of new traditional painted shopfront signage and illuminated projecting signage on both facades, the installation of awnings to Lower Liffey Street and all ancillary works.

---

**Area** Area 3 - Central  
**Application Number** 4679/19  
**Application Type** Permission  
**Applicant** PI Hotels & Restaurants Ireland Ltd  
**Location** Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0  
**Registration Date** 11/12/2019

**Additional Information**

**Proposal:** PI Hotels & Restaurants Ireland Ltd intends to apply for permission for development to amend a previously permitted mixed-use hotel, gym / retail scheme (Dublin City Council Reg. Ref. 4110/17; ABP Ref. PL29N.301416) on a site of 0.127 hectares at Twilfit House, 137-140, Abbey Street Upper, 57-60, Jervis Street And, 1-4 Wolfe Tone Street, Dublin 1, D01 R2P0. The site is bound: to the north by Wolfe Tone Park; to the south by Abbey Street Upper; to the east by Jervis Street; and to the west by Wolfe Tone Street. The proposed development, which provides for alterations to the permitted building, comprises: a reduction in the size of the permitted basement level (from 1.090 sqm floor area permitted to 324 sq m floor area now proposed), including the omission of the permitted gym at this level (providing for a change of use from gym to hotel-related use and attenuation tank (273 sq m)); the provision of a mezzanine level between ground and first floor levels to provide additional hotel bedrooms, ancillary areas and circulation (413 sq m floor area proposed); internal alterations to the permitted ground, first, second, third, fourth, fifth and sixth floor levels, including the provision of additional floor area to provide hotel-related use in the permitted void at first floor level and a reduction in the size of the permitted lightwell (resulting in an additional 99 sq m floor area at this level) and a reduction in the size of the permitted lightwell from second to sixth floor levels (resulting in an additional 45 sq m in total across these floors); alterations to the permitted plant areas at roof level and the introduction of hotel floor area comprising bedrooms ancillary areas and circulation space at this level (474 sq m floor area proposed); the change of use of the permitted gym / retail unit at ground floor level to hotel-related use (120 sq m); and alterations to the permitted finished floors levels of the building from basement to sixth floor levels. The proposed development will result in a

hotel with related hotel facilities including restaurant, public bar, reception and seating areas, work space, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking. The total gross floor area of the building increases by 265 sq m (from 7,547 sq m permitted to 7,812 sq m proposed) with the number of hotel bedrooms increasing by 26 no. (from 180 no. permitted to 206 no. proposed), resulting in an eight storey building (including set-backs at Seventh Floor Level), excluding mezzanine level, over basement. The scheme also includes: associated elevational changes; and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal).

---

**Area** Area 3 - Central  
**Application Number** 4681/19  
**Application Type** Retention Permission  
**Applicant** Catherine Gallagher  
**Location** 83, North Strand Road, Dublin 3  
**Registration Date** 12/12/2019

**Additional Information**

**Proposal:** RETENTION: The development will consist of the retention permission for change of use from medical centre to 3 no. apartments (2 no. 1 bedroom units & 1 no. 2 bedroom unit) at 83 North Strand, Dublin 1.

---

**Area** Area 3 - Central  
**Application Number** 4691/19  
**Application Type** Permission  
**Applicant** Durkan (Mountjoy Street) Limited  
**Location** Site at St. Mary's Place North & between no's 13 & 16  
Mountjoy Street, Dublin 7  
**Registration Date** 12/12/2019

**Additional Information**

**Proposal:** Permission for development on this overall site of approx. 0.1572 ha comprising no. 16 Mountjoy Street and bounded by Mountjoy Street to the west, St. Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7. The proposed development comprises a shared living scheme over 3-5 storeys. The development details include: (1) the demolition of the derelict and vacant dwelling at no. 16 Mountjoy Street: (2) the provision of no. 121 shared living units ranging from 15-49 sqm. The shared living scheme includes : a) amenities and facilities at ground floor in the form of a lobby area, a gym, a laundry room, meeting rooms, a library, a cafe lounge, a community room and a communal kitchen catering to all units (17 no.) at this level; b) amenities and facilities at first floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units (30 no.) at this floor; d) amenities and facilities at second floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units (30 no.) at this floor; amenities and facilities at third floor comprising lounge areas, a sound booth, a community lounge and 2 no. communal kitchen catering for all units at this floor (28 no.); f) amenities and facilities at fourth floor comprising lounge area, a community lounge, a residential lounge and a communal kitchen catering for all units (16 no.) at this floor; fourth floor units all have balconies ranging in size from 3.15 to 9.70 sqm. In addition, communal open space of c.354 sqm is proposed at ground floor level, 1 no. roof terrace is proposed at third floor level and 2 no. roof terraces at fourth floor level. The proposed development can be accessed via 3 no. entrances at Mountjoy Street, St. Mary's Place North and Paradise Place. Bin store and a bike storage room for no. 121 bicycle

---

parking spaces are located at ground floor level. Permission is also sought for landscaping and all ancillary and associated site development works.

---

**Area** Area 3 - Central  
**Application Number** 4692/19  
**Application Type** Retention Permission  
**Applicant** Catherine Gallagher  
**Location** 43 Ballybough Road, Dublin 3  
**Registration Date** 12/12/2019

**Additional Information**

**Proposal:** RETENTION: The development will consist of the retention of change of use from take away restaurant to 2 no. 1 bedroom apartments at ground floor level.

---

**Area** Area 3 - Central  
**Application Number** 4697/19  
**Application Type** Permission  
**Applicant** Three Ireland (Hutchison) Ltd.  
**Location** 58-64, Dominick Street Upper, Dublin 7  
**Registration Date** 13/12/2019

**Additional Information**

**Proposal:** The development will consist of the erection of telecommunications antenna and ancillary equipment and cabinet at roof level.

---

**Area** Area 3 - Central  
**Application Number** 4700/19  
**Application Type** Permission  
**Applicant** Eden Quay Taverns Ltd.  
**Location** 3, Eden Quay, Dublin 1  
**Registration Date** 13/12/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission sought for new signage details and external lighting at 3 Eden Quay, Dublin 1 for Eden Quay Taverns Ltd. 3 Eden Quay is a Protected Structure.

---

**Area** Area 3 - Central  
**Application Number** 4703/19  
**Application Type** Permission  
**Applicant** Cibus Concepts Limited  
**Location** Proposed Leon Restaurant, Unit 7, Millennium Walkway, Dublin 1, D01 EOH9  
**Registration Date** 13/12/2019

**Additional Information**

**Proposal:** The proposed development will consist of the following: Erection of external signage to proposed Leon Restaurant to Millennium Walkway and Strand Street Great elevations and awning to millennium walk elevation and to amend condition No. 7 of planning permission Ref: 3016/14 to amend

---

opening hours to Sunday to Wednesday 07.00-22.00 and Thursday to Saturday 11.00-23.00, including all associated site and ancillary works at this address, Unit 7, Millennium Walkway, Dublin 1, D01 E01 EOH9.

---

**Area** Area 3 - Central  
**Application Number** DSDZ3042/19  
**Application Type** Permission  
**Applicant** Waterside Block 9 Developments Limited  
**Location** Site of approximately 1.85 hectares at North Wall Quay, Dublin 1. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and Castleforbes Road to the west  
**Registration Date** 13/12/2019  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Permission for development on a site of approximately 1.85 hectares at this site at North Wall Quay, Dublin 1. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and Castleforbes Road to the west.  
The overall site is located within City Block 9, as identified, in the North Lotts and Grand Canal Dock SDZ Planning Scheme.  
The development will consist of the: amalgamation of two basements at Level -1 previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17, respectively (resulting in an overall floor area of c. 17,789 sqm) and associated internal alterations to same; and construction of an additional basement level (c. 17,789 sqm) (Level -2) below the proposed amalgamated basement level (i.e. Level -1). (The proposed amendments shall result in an increase in total basement depth from c. 3.85m to c. 16.0m). The new basement level (i.e. Level -2) will accommodate plant, servicing areas and circulation cores (lifts and stairs, etc.) all associated with the previously permitted development under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3880/17.  
The proposed development does not propose any amendments to the buildings previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17 from Ground to Upper Floor Levels. The proposed development does not result in any increase in car parking or bicycle parking from that previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17 (i.e. 378 no. car parking spaces and 810 no. bicycle parking spaces, in total).  
The proposed development includes associated site excavation, infrastructural and site development works above and below ground, associated retaining features, and associated site servicing (foul and surface water drainage and water supply).

---

**Area** Area 3 - Central  
**Application Number** DSDZ4690/19  
**Application Type** Permission  
**Applicant** Fusion Investment Ltd.  
**Location** 73, North Wall Quay, Dublin 1  
**Registration Date** 12/12/2019  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for development at No. 73 North Wall Quay, Dublin 1(a Protected Structure RPS 5840). Permission is sought for the demolition of a non-original 3 storey over basement commercial building behind protected facade (c. 1684.8m<sup>2</sup> to be demolished) and the construction of a commercial building (c.3,714 GIA overall) extending to 8 storeys with setback 9th floor

---



over existing basement consisting of office space at 1st to 8th floor level (c.2.073m2 NIA) and an entrance/shared office/townhall/cafe space (c.284m2 NIA) at ground floor level. The retained facade will be restored, repaired and repointed with new windows/doors as required. There is a terrace at 8th floor level and screened external plant is setback at roof level. Permission is also sought for all associated site development works, an ESB substation (c.28m2) at ground floor level and the provision of 60 no. bicycle spaces, shower facilities, bin store and plant within the existing basement level.

---

### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3523/19  
**Application Type** Permission  
**Applicant** Gillian Maxwell  
**Location** 33, Valentia Road, Drumcondra, Dublin 9  
**Registration Date** 10/12/2019  
**Additional Information** Additional Information Received

**Proposal:** Planning permission at No. 33 Valentia Road, Drumcondra, Dublin 9, a semi-detached, two-storey, three-bedroom house (127 m2) with single-storey, one-bedroom, self-contained dwelling-unit conversion and extension (70 m2) to the side and rear. Development to consist of widening of vehicular access gateway to 3.6m plus demolition of dwelling-unit conversion and extension, plus removal and reinstatement of a chimney stack, plus window replacement, plus addition to front elevation of a new window at half-landing to staircase, plus construction of a two-storey extension to the side and rear with dormer window to the front, to provide in-total, a four-bedroom house (383 m2), with slate roofs, conservation-style rooflights on roof pitches to the west and north, plus, an integral garage for car, bins and bicycles while maintaining off-street car-parking for minimum two cars, plus hard and soft landscaping and all associated works.

---

**Area** Area 3 - Central  
**Application Number** WEB1722/19  
**Application Type** Permission  
**Applicant** DARAGH & RUTH MCGETRICK  
**Location** 36, Home Farm Park, Drumcondra, Dublin 9  
**Registration Date** 09/12/2019  
**Additional Information**

**Proposal:** 1 one storey extension to rear & one 2 storey extension to side, total area 81m2, to provide kitchen, sitting, dining, utility, garage at ground level & bedroom, bathroom at first floor. Works include minor internal alterations, modifications to side, front, rear elevations, demolition of existing rear extension and detached garage & 4 no. velux to side & rear, all associated site development works

---

**Area** Area 3 - Central  
**Application Number** WEB1729/19  
**Application Type** Permission  
**Applicant** Mr Gerald Maguire  
**Location** 3 Ross Street, Oxmantown Road, Dublin, 7  
**Registration Date** 11/12/2019

---

## Additional Information

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

---

**Area** Area 3 - Central  
**Application Number** WEB1730/19  
**Application Type** Permission  
**Applicant** Mr. Frank. Wilson  
**Location** 5, Sarsfield Street, Phibsborough, Dublin 7  
**Registration Date** 12/12/2019

### 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** WEB1731/19  
**Application Type** Permission  
**Applicant** Darragh White  
**Location** 13, St. Ita's Road, Botanic Avenue, Dublin, 9  
**Registration Date** 12/12/2019

### Additional Information

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

---

**Area** Area 3 - Central  
**Application Number** WEB1734/19  
**Application Type** Permission  
**Applicant** Orla and Michael Murnane  
**Location** 366, Griffith Avenue, Drumcondra, Dublin 9  
**Registration Date** 12/12/2019

### Additional Information

**Proposal:** The development will consist of a side extension to the gable at roof level, replacing the existing hipped roof, two new rooflights to the rear and a new window at high level in the new gable wall, with minor internal reconfigurations.

---

## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0533/19  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 11/12/2019

---

**Applicant** Mater Misericordiae University Hospital  
**Location** Estates & Facilities Department, Mater Misericordiae University Hospital, Eccles Street, Dublin 7

**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.

---

**Area** Area 3 - Central  
**Application Number** 0548/19  
**Application Type** Section 5  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/12/2019  
**Applicant** EPUT Property Trust Nominees Limited  
**Location** 22/23, Henry Street, Dublin 1

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The works will consist of the following:

1. Repairs to the pitched roof and cleaning down of same.
2. Application of a liquid waterproof membrane to the flat roof to the rear of the property.
3. Removal of all vegetation growth noted to the chimney, and between the brick pointing. Repairs to pointing where necessary.
4. Cleaning down of brickwork façade at first floor level.
5. Isolated repairs/replacement of brickwork (front and rear elevations).
6. Isolated repairs to existing brick pointing (front and rear elevations).
7. Removal of all vegetation growth noted to the elevation, between the brick joints. This will include repairs to brick pointing where necessary (front and rear elevations).
8. Repairs to existing windows with replacement of defective timber rails where required.
9. Installation of an internal roller shutter door for security purposes.
10. Internally, works will generally be restricted to remedial and redecoration works.
11. Replacement of a number of existing timber doors with fire doors.

---

**Area** Area 3 - Central  
**Application Number** 2054/19  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 12/12/2019  
**Applicant** Robert Mullins  
**Location** 14A & 14B, Poplar Row, Dublin 3

**Additional Information**

**Proposal:** Planning permission for demolition of existing garage and construction of a 5-storey building at 14 A and 14 B Poplar Row, Dublin 3 near the junction of Poplar Row and Annesley Bridge, consisting of: 4 no. car parking spaces, bicycle and bin storage on the ground floor, 4 no. 1-bed apartments and 2 no. 2-bed apartments, 6 no. in total with balconies looking out over Poplar Row, River Tolka and Annesley Bridge.

---

**Area** Area 3 - Central  
**Application Number** 4217/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/12/2019  
**Applicant** The Minister for Education & Skills  
**Location** Colaiste Caoimhin, St. Mobhi Road, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** Planning permission at Colaiste Caoimhin, St. Mobhi Road, Dublin 9 for developments described as follows: 1. Installation of elevator from the ground floor to the first floor. 2. Extension of existing external ramp 3. Hardstand drop off area and associated site works. All works described above are to the western / side elevation of the existing building. The proposed development will be located at the protected structure: RPS No. 7746.

---

**Area** Area 3 - Central  
**Application Number** 4229/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/12/2019  
**Applicant** Dr. Ronan Perry  
**Location** 87, North King Street, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for change of use to previously approved plans 4113/15 of a Protected Structure at 87 North King Street, Dublin 7, from 56m<sup>2</sup> ground floor restaurant to gym/personal training studio and 48m<sup>2</sup> basement level to toilet and storage space.

---

**Area** Area 3 - Central  
**Application Number** 4235/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/12/2019  
**Applicant** Gavin Hanley & Sarah Lynch  
**Location** 67, Hollybank Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** Permission is sought to demolish existing shed and part of rear unstable shared garden wall with No. 69 and to re-construct wall and construct new shed/gym/garden room with mezzanine and pitched roof, both to higher level, complete with roller shutter to lane and new access door to rear of No. 67, all to rear of 67 Hollybank Road, Drumcondra, Dublin 9.

---

**Area** Area 3 - Central  
**Application Number** 4237/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/12/2019  
**Applicant** Lark Finance Limited and SM Blackhorse Limited  
**Location** 353 & 363 Blackhorse Avenue, Dublin 7, which is generally bound by Blackhorse Avenue to the South and Villa Park Road to the west

**Additional Information**

**Proposal:** The proposed development will consist of a residential development of 33 no. residential units comprising of: 2 no. 3 storey, 4-bedroom semi-detached houses with balconies to rear elevation of houses at second floor level and 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no. apartments (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation; 2 no. communal roof terraces will be located at fourth floor level; 1 no. ESB substation and switch room; waste storage area; entrance lobbies; 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); Landscaping; public lighting; boundary treatment; 27 no. surface level car parking spaces; 12 no. surface level bicycle parking spaces; new vehicular access from Villa Park Road; pedestrian access from Villa Park Road and Blackhorse Avenue; and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

---

**Area** Area 3 - Central  
**Application Number** 4243/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/12/2019  
**Applicant** Ray & Annette Pugh  
**Location** 9 Cremore Road, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** Planning permission to construct a flat roof dormer with window to rear and 1 velux roof light window to the front elevation at attic level to already converted attic / loft space at 9 Cremore Road, Glasnevin, Dublin 11.

---

**Area** Area 3 - Central  
**Application Number** 4263/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/12/2019  
**Applicant** Frank & Pat Gaynor  
**Location** 15, Sullivan Street, Dublin 7 - a residential conservation area

**Additional Information**

**Proposal:** RETENTION: Planning permission for retention of the construction of a 2 storey, 2 bedroom house, damaged by gas explosion at 15 Sullivan Street, Dublin 7, a residential conservation area.

---

**Area** Area 3 - Central  
**Application Number** 4266/19  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/12/2019  
**Applicant** The Provost, Fellows, Foundation Scholars and the other members of Board of the  
**Location** Stack B, Trinity College Dublin, Custom House Quay (IFSC), North Dock, Dublin 1, D01 Y6C3

**Additional Information**

**Proposal:** For development at this site Stack B, Trinity College Dublin, Custom House Quay (IFSC), North Dock, Dublin 1. The development will consist of 3 no. aluminium laser cut non-illuminated signs pin mounted onto existing brickwork, 1 no. each on the south, east and west elevations and 1 no. brass plaque sign at the entrance on the north elevation.

---

**Area** Area 3 - Central  
**Application Number** 4395/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/12/2019  
**Applicant** Eircom Limited  
**Location** On the public footpath at Cabra Road, (opposite No.70 Cabra Road), Dublin 7

**Additional Information**

**Proposal:** The development will consist of the replacement of the existing telephone kiosks with a new Telephone Kiosk with integral communication unit and a 1.53sq.metre digital advertising display. The proposed structure has an overall height 2.43m, a depth of 0.762m and a width 1.096m.

---

**Area** Area 3 - Central  
**Application Number** DSDZ4586/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/12/2019  
**Applicant** Live Nation Ireland Holdings Limited  
**Location** Procted Structure: 3 Arena, North Wall Quay, North Dock, Dublin 1

**Additional Information**

**Proposal:** Protected Structure: The development will consist of the addition of a canopy to the west boundary extending across part of the building including new signage with new boundary fencing to match existing and all associated works on a site of 476.86m2

---

**Area** Area 3 - Central  
**Application Number** WEB1511/19  
**Application Type** Permission

**Decision** GRANT PERMISSION  
**Decision Date** 12/12/2019  
**Applicant** Mark Langrell  
**Location** 17, Langrishe Place, Dublin 1  
**Additional Information** Additional Information Received  
**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** WEB1699/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/12/2019  
**Applicant** Mr. Frank. Wilson  
**Location** 5, Sarsfield Street, Phibsborough, Dublin 7  
**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** WEB1703/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/12/2019  
**Applicant** James O'Brien  
**Location** 7, Arranmore Avenue, Phibsboro, Dublin 7  
**Additional Information**  
**Proposal:** The development will consist of the demolition of the existing single storey rear extension and construction of a new single storey rear extension and first floor extension with alterations to existing rear roof profile to suit.

---

**Area** Area 3 - Central  
**Application Number** WEB1707/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/12/2019  
**Applicant** Mr Gerald Maguire  
**Location** 3, Ross Street, Oxmantown Road Dublin 7  
**Additional Information**  
**Proposal:** A kitchen extension to the rear of the property and refurbishment to existing floor plan.

---

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1712/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	13/12/2019
<b>Applicant</b>	Paul van de Kerkhof
<b>Location</b>	143, Navan Road, Dublin 7

**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.

---

### Area 3 Appeals Notified

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4039/19
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Leon Co-Ownership
<b>Location</b>	To the rear of the existing house at 42, Whitworth Road, Dublin 9

**Additional Information**

**Proposal:** The proposed works include the demolition of existing single storey stores/outhouses attached to the rear of the existing dwelling, construction of a new two-storey two-bedroom dwelling (82m2.) with balcony at first floor level on St. Columba's Road Lower and private roof terrace with screening, to the rear of garden, with pedestrian entrance accessed off St. Columba's Road Lower, replacement of existing boundary wall along St. Columba's Road Lower, bin store to service lane, and all associated site development works.

---

### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3228/19
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	@11/12/2019
<b>Applicant</b>	Peter Plunkett
<b>Location</b>	87, North Strand Road / Poplar Row, Dublin 3, D03 HH56

**Additional Information**

**Proposal:** Planning permission is sought for the amendment to Planning Ref. No. 3601/18 for the previous approved five storey 14 no. apartment development with ground floor commercial / cafe unit for the increase in height to eight storey building consisting of 20 no. apartments (6 no. one-bed, 12 no. two-bed, 2 no. three-bed apartments); which include balconies to the north, south, east & west elevations with roof terrace on fourth & seventh floor levels, internal bike storage, refuse store, new common pedestrian access from Poplar Row, with associated landscaping & site works.

---



---

**Area** Area 3 - Central  
**Application Number** 3280/19  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @11/12/2019  
**Applicant** Mark Ryan & Fiona Fair  
**Location** 18, Upper St. Columbas Road, Drumcondra, Dublin 9  
**Additional Information**  
**Proposal:** The development will consist of - Construction of a new two storey 1 bedroom dwelling  
- Alterations to existing boundary walls including new pedestrian entrance from Lindsay Road  
- New connections to the public drainage system  
- all associated site, landscaping and ancillary works.

---

**Area** Area 3 - Central  
**Application Number** 3374/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @11/12/2019  
**Applicant** Kieran Hegarty  
**Location** 58, Tolka Road, Clonliffe Road, Dublin 3  
**Additional Information**  
**Proposal:** Permission to remove a rear detached shed, construct a part single storey & part 2-storey new dwelling in the side garden, & create front & side vehicular site entrances, all at 58 Tolka Road, Clonliffe Road, Dublin 3.

---

## 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	



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

50/19

(09/12/2019-13/12/2019)

## 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** 0564/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** James Temple  
**Location** 285, St. Attracta Road, Cabra, Dublin 7  
**Registration Date** 11/12/2019

**Additional Information**

**Proposal:** SHEC: retention permission for a granny flat & permission for a flat roof extension and link corridor to granny flat, all to rear.

---

**Area** Area 3 - Central  
**Application Number** 0566/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Laura Chen  
**Location** 13, Annesley Place, Fairview, Dublin 3  
**Registration Date** 10/12/2019

**Additional Information**

**Proposal:** A studio flat at ground floor level and 1-bedroom flats at first, second and third floor level

---



# Dublin City Council

## SECTION 5 EXEMPTIONS

50/19

(09/12/2019-13/12/2019)

## 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	

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0573/19
<b>Application Type</b>	Section 5
<b>Applicant</b>	IBI Property Nominees Limited
<b>Location</b>	22/23, Henry Street, Dublin 1
<b>Registration Date</b>	12/12/2019

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The works will consist of the following:

1. Repairs to the pitched roof and cleaning down of same.
  2. Application of a liquid waterproof membrane to the flat roof to the rear of the property.
  3. Removal of all vegetation growth noted to the chimney, and between the brick pointing. Repairs to pointing where necessary.
  4. Cleaning down of brickwork façade at first floor level.
  5. Isolated repairs/replacement of brickwork (front and rear elevations).
  6. Isolated repairs to existing brick pointing (front and rear elevations).
  7. Removal of all vegetation growth noted to the elevation, between the brick joints. This will include repairs to brick pointing where necessary (front and rear elevations).
  8. Repairs to existing windows with replacement of defective timber rails where required.
  9. Installation of an internal roller shutter door for security purposes.
  10. Internally, works will generally be restricted to remedial and redecoration works, and
  11. Replacement of a number of existing timber doors with fire doors.
-