



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

51/19

(16/12/2019-20/12/2019)

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.

Area 3 COMMERCIAL

Area	Area 3 - Central
Application Number	2944/19
Application Type	Permission
Applicant	JD Wetherspoon plc
Location	12b & 12c, Abbey Street Lower, Dublin 1
Registration Date	18/12/2019
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE & RETENTION: Retention permission for development on lands (c.0.09ha) at Nos. 12b (a Protected Structure) and 12c Abbey Street Lower, Dublin 1. The development will consist of modifications to development previously permitted under Reg. Ref. 3660/16 (PL29N.248832) at Nos. 12b and 12c Abbey Street Lower, Dublin 1. The modifications for retention permission consist of (a) First Floor Terrace reconfiguration to include enclosed fire escape stair; (b) ground floor beer garden of 16sqm omitted to allow fire escape and waste service area at this level; (c) relocation of internal lift within 12b Abbey Street; (d) New opening and jib door treatment at first floor level of 12b for fire safety purposes; (e) first floor bar counter at 12b Abbey Street made straight; (f) Relocation of disabled toilet from ground floor of 12b to first floor toilet area in 12c with associated alterations in toilet layout, the ground floor area previously identified as disabled toilet will become part of the customer area at this level; (g) relocation of platform lift at 12b to link area; (h) fire lobby added to bin storey at ground floor level; (i) fire lobby added at the bottom of basement stair; (j) fire escape stair to the rear of 12c Abbey Street Lower removed; (k) provision of c.8.2sqm of outdoor seating area at front of 12c Abbey Street Lower; and (l) Reconfiguration of internal escape stairway of 12c to provide wheelchair refuge with water tanks relocated from basement level to beneath stairs at ground floor level.

Area	Area 3 - Central
Application Number	3979/19
Application Type	Permission
Applicant	West Issuer DAC
Location	9-13 Blackhall Place, Dublin 7.
Registration Date	20/12/2019
Additional Information	Additional Information Received

Proposal: The proposed development comprises of: Change of use from the existing Enterprise Centre use to Student Accommodation at ground, first, second, third and fourth floor levels at Block C; change of use of existing basement areas from Gymnasium use to Student Accommodation use at Block C and below the existing east courtyard; Demolition of existing roof and demolition of existing rear facade wall of Block C; Construction of a new additional fifth floor level as Student Accommodation and new roof to Block C; Construction of extensions/floor area to the rear of Block C at ground, first, second, third and fourth levels as student accommodation. The development will consist of 80 no. new additional student bedspaces and additional ancillary student communal amenity areas (2,511 sqm); Removal of 6 no. existing car parking spaces at basement level and the addition of 94 no. bicycle spaces; All necessary consequent internal, external and facade alteration and; All ancillary landscaping, site development works and services.

Area	Area 3 - Central
Application Number	4712/19
Application Type	Permission

Applicant Declan Coleman
Location 34, Bachelor's Walk, Dublin 1
Registration Date 16/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to convert the existing LED advertising sign (3.00m high by 6.00m wide and 150mm deep at first/second floor level at 34 Bachelor's Walk, Dublin 1 (a Protected Structure) to a LED display sign which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper two floors of 34 Bachelor's Walk, Dublin 1.

Area Area 3 - Central
Application Number 4716/19
Application Type Permission
Applicant Infinity Newsagents Limited
Location Unit 2 at ground floor level at the Infinity Building, 90 North King Street, Dublin 7, with frontage also on to George's Lane
Registration Date 17/12/2019

Additional Information

Proposal: Permission for alterations to the shopfront glazing and stone kicker in the front elevation to provide a widened entrance doorway and the fitting of an aluminium louvred ventilation panel on the North King Street, frontage and for provision of a part off-licence in the previously approved retail unit, ancillary to the approved retail use.

Area Area 3 - Central
Application Number 4723/19
Application Type Permission
Applicant Luther Mussa
Location 1A, Oxmantown Road, Dublin 7
Registration Date 17/12/2019

Additional Information

Proposal: Planning permission for a new No 4 bedroom apartment located above an existing ground floor, this proposal calls for six balconies and the existing pitched roof converted into a flat roof area with solar panels and space for a roof deck/garden, the building currently consists of two floors above a retail shop unit and the roof conversion will make for 3 floors two of which are allocated for the proposed apartment and the retail unit to remain as is.

Area Area 3 - Central
Application Number 4726/19
Application Type Permission
Applicant Ching Yuen Chan and Yuk Chiu Kwok
Location 16, Dorset Street Lower, Dublin 1
Registration Date 17/12/2019

Additional Information

Proposal: Planning permission sought for change of use from ground floor retail shop to restaurant with ancillary take away use; new shopfront and surround; and new air extract duct to rear.

Area Area 3 - Central
Application Number 4727/19
Application Type Permission
Applicant Springdale Inns Ltd
Location The Halfway House, Navan Road, Ashtown, Dublin 7
Registration Date 17/12/2019

Additional Information

Proposal: Planning permission is sought to carry out a development at The Halfway House, Navan Road, Ashtown, Dublin 7 involving a) change of use of the existing first floor area (346sq.m) from storage and staff facilities to use as a guesthouse with staff facilities, b) to construct an extension of 478sq.m at first floor level for use as part of a guesthouse. The entire first floor level as extended to be used as part of this new facility will comprise 18 self catering guest rooms, foyer, storage and all other ancillary works. The proposed development will include an extension of 34sq.m at ground floor level to facilitate the relocation of the existing ground floor toilets and the demolition of a single storey ground floor store of 21 sq.m, the extension of the existing external terrace and the associated elevation alterations arising from the development.

Area Area 3 - Central
Application Number 4728/19
Application Type Permission
Applicant Springdale Inns Ltd.
Location The Halfway House, Navan Road, Ashtown, Dublin 7
Registration Date 17/12/2019

Additional Information

Proposal: Planning permission is sought to carry out a development at the Halfway House, Navan Road, Ashtown, Dublin 7 involving a) change of use of the existing first floor area (346sq.m) from storage and staff facilities to use as a standard guesthouse with staff facilities; (b) to construct an extension of 476sq.m at first floor level for use as part of a guesthouse. The entire first floor level as extended to be used as part of this new facility will comprise 24 standard guest rooms, foyer, storage and all other ancillary works. The proposed development will include an extension of 34sq.m at ground floor level to facilitate the relocation of the existing ground floor toilets and the demolition of a single storey ground floor store of 21 sq.m, the extension of the existing external terrace and the associated elevation alterations arising from the development.

Area Area 3 - Central
Application Number 4736/19
Application Type Permission
Applicant Graconica Ltd.
Location 34, Frederick Street North, Dublin 1
Registration Date 18/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at 34 North Frederick Street, Dublin 1, protected structure of 5 storeys including basement. The development will consist of change of use into a 6-bedrooms residential unit and restoration works including - new removable partitions - creation of reception rooms, bedrooms, bathrooms, study, kitchen/dining room, laundry, bicycle store and other

storage - installation of electrical radiators - installation of electrical radiators - installation of external insulation on gable wall from 1st floor to top floor - internal insulation of external walls - fire protection to all floors - new floor screed, at basement level - replacement of existing window by external door to rear basement level - replacement of existing door by window to rear basement level - restoration and replacement of windows where necessary - installation of secondary glazing - replacement of entry door - proposed new door to front at basement level - new internal stairs from basement to ground floor - new external stairs and pedestrian gate to front - upgrade of plumbing and electrical systems - replacement of internal doors - repair / restoration / decommission of fireplaces - structural repairs to balconettes, walls and flat roof - removal of modern flat roof to basement at front - all other related works.

Area Area 3 - Central
Application Number 4741/19
Application Type Permission
Applicant Cuisle Properties Ltd
Location 23/24, Rutland Place North, Dublin 1
Registration Date 18/12/2019

Additional Information

Proposal: Planning permission for the demolition of a single storey flat roofed storage building and the construction of 5 no. one bedroom apartments at 23/24, Rutland Place North, Dublin 1. The proposed development is a proposed infill development of a brownfield site and consists of a two storey slated pitched roof building fronting onto Rutland Place North and finished in materials matching the existing streetscape. There are three apartment units on ground floor level and two located at first floor level. There is access to one apartment at ground floor level on Rutland Place North and access to the other two apartments is located to the rear of the building. Access to the two first floor apartments is also located at the rear of the building. The entrance to the site from Rutland Place North is constructed in rendered pillars and double timber gates together with a pedestrian side gate. There is a single storey bicycle store with 15 bicycle spaces. The bicycle store is flat roofed and rendered walls externally. Recreational shared open space is provided to the rear of the development with landscaped open space and all ancillary services.

Area Area 3 - Central
Application Number 4746/19
Application Type Permission
Applicant Gourmet Frites (Ireland) Ltd T/a Bram's Gourmet Frites
Location Circle K, Finglas Road, Dublin 11, D11 WD9H
Registration Date 18/12/2019

Additional Information

Proposal: The development will consist of the following: erect bespoke serving container, seating & storage containers, external seating area with parasols and all ancillary site works.

Area Area 3 - Central
Application Number 4747/19
Application Type Permission
Applicant Vision Wave Limited
Location No. 3 Parnell Street (a Protected Structure RPS Ref. 6422) & No. 57a Jervis Lane Upper & Nos. 4, 5 & 6 Parnell Street (a corner site with Jervis Lane Upper,

Dublin 1) & Nos. 58 & 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the re

19/12/2019

Registration Date

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought at No. 3 Parnell Street (a Protected Structure RPS Ref. 6422) and No. 57a Jervis Lane Upper and Nos. 4, 5 & 6 Parnell Street (a corner site with Jervis Lane Upper, Dublin 1) and Nos. 58 & 59 Capel Street, Dublin 1 (which abuts Jervis Lane Upper, Dublin 1 to the rear). The development will consist of: (1) Demolition of No. 57a Jervis Lane Upper and existing single storey structures comprising Nos. 4-6 Parnell Street; (2) Demolition of Nos. 58 and 59 Capel Street (excluding the front west-facing facades, shared party wall between properties and the original internal structure on No. 58; (3) Refurbishment of front west-facing facade at Nos. 58 & 59 Capel Street to original state with existing brickwork cleaned and repointed along with the installation of new traditional-style timber windows to replace existing non-original windows; provision of replacement shopfronts to Nos. 58 & 59 Capel Street with associated lighting and signage; (4) Internal and external alterations to the existing three storey, over basement building at No. 3 Parnell Street (a protected structure) to accommodate new hotel development with original brickwork to be cleaned and repointed and new traditional style timber windows to be provided in existing opes on front (north facing) cascade, existing chimney stack to be retained and refurbished; part-removal of internal partitions/walls to facilitate reconfiguration/refurbishment of ground floor first floor and second floor levels of No. 3 Parnell Street to facilitate proposed entrance foyer/lobby, bedrooms and connection (including new feature atrium to rear of existing building) to new hotel development; provision of replacement shopfront on No. 3 Parnell Street with associated lighting, signage and new glazed canopy above replacement shopfront; (5) The construction of a part-five, part-six, part-seven storey (maximum height of 25.38 metres from ground level) over basement, 121-bedroom contemporary hotel on the overall site comprising the following: (i) whiskey lounge (30 sq.m) with associated service bar, wine cellar (20 sq.m) with associated service bar, toilets, gym (70 sq.m) with associated reception area, toilets, changing rooms and spa facilities including steam room & sauna, office/accounts/admin space, kitchen/food preparation areas, bicycle store, luggage store, linen store and associated laundry wash area, plant, storage, water storage, attenuation tank and staff facilities at basement level; (ii) hotel entrance foyer, lobby/reception, check-in area, atrium, restaurant (162 sq.m) accessible via Parnell Street and Jervis Lane Upper with associated kitchen space, lounge/bar/coffee area (158 sq.m), external courtyard/seating area (64 sq.m), cocktail/wine bar (46 sq.m) with adjoining meeting/conference room (35 sq.m), sub-station and wheelchair accessible toilets at ground floor level; (iii) provision of 121 no. hotel bedrooms at ground, first, second, third, fourth, fifth and sixth floor levels; and, (iv) residents private lounge/bar (61.5 sq.m) at sixth floor level with balcony area (36 sq.m) to the northern & eastern elevations. Room No. 503 at fifth floor level will be served by a balcony on the northern & eastern elevations and Room Nos. 603 & 605 at sixth floor level will be served by balconies on the southern elevation; (6) Other works proposed as part of the development include: (a) SuDS drainage; (b) roof plant; (c) facade treatments to new hotel development to include brick and glazing detail with metal cladding on all elevations; and, (d) all associated site works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4763/19
Application Type	Permission
Applicant	Brothar Entertainment Ltd
Location	32, Stoneybatter, Dublin 7
Registration Date	19/12/2019

Additional Information

Proposal: Permission is sought for the change of use from a shop to restaurant.

Area Area 3 - Central
Application Number 4766/19
Application Type Permission
Applicant Michael and Peter Marron
Location Rear of 21, Cabra Road, Dublin 7, Co. Dublin, D07 R5V9
Registration Date 19/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of: PROTECTED STRUCTURE (Dublin City RPS Ref No. 1054)

1. Demolition of existing derelict print house, at rear of site, which was previously granted permission for upgrading (Plan Ref 3281/17)
2. Construction of replacement building (Block A), at rear of site, with change of use from light industry to residential: Derelict Print House to be replaced with proposed two-story apartment building with three individual dwelling units: 1 x 2 bed and 2 x 1 bed units, on reduced footprint of previously granted permission (Plan Ref 3281/17). 1 x Private roof terrace and 1 x small bedroom balcony, plus two ground level terraces on block A.
3. Construction of replacement building (Block B), at rear of site, with change of use from light industry to residential: Unbuilt two story storage purpose unit to be replaced with two-story apartment building with two individual family style dwelling units to be constructed on a reduced footprint of previously granted permission (Plan Ref 3044/18). 2 x first floor balcony and one ground level terrace on block B.
4. Combined public open space, Green roofs (Block A and Block B), Solar panels to Block A, 2 x setdown parking spaces (with EV Charging), landscaping, bicycle storage for all units.
5. SuDS and foul drainage, landscaping, boundary treatments and all other associated works.
6. All proposed works are within the curtilage of the protected structure 21 Cabra Rd (NIAH 50060216), (Dublin City RPS Ref No. 1054) only. Site area of No proposed works to protected structure. All works are to the rear of 21 Cabra Rd, end of Terrace House.

Area Area 3 - Central
Application Number 4790/19
Application Type Permission
Applicant Bryanna Alton
Location 6, Benburb Street, Smithfield, Dublin 7
Registration Date 20/12/2019

Additional Information

Proposal: The proposed development will consist of (i) demolition of all existing structures which consist of front, rear and side walls of former public house on site; (ii) replacement of existing boundaries with new kerbs (northern and western boundaries) and a 2.4 metre high boundary wall (eastern boundary); (iii) provision 15 no. secure bicycle storage lockers with each locker providing space for 2. no bicycles; and (iv) landscaping, lighting and all ancillary site works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4791/19
Application Type Permission

Applicant Slateside Ltd
Location 113, Phibsborough Road / Royal Canal Bank, Dublin 7
Registration Date 20/12/2019

Additional Information

Proposal: The development will consist of construction of a mixed-use development of 9. No apartments comprising of 3 no. 2 bedroom and 6 no. 1 bedroom apartments , a ground level Café unit, part basement level to accommodate bike storage for 30 no. bicycles, refuse storage, surface water attenuation tank & all other plant and storage areas associated with apartments & Café unit. The develop comprises of 5 storeys from street level to Phibsborough Road and part 6 storeys to Royal Canal Bank, with pedestrian access to apartments off Phibsborough Road off Royal Canal Bank and 1 no. further access point for refuse collection only off rear McGuinness’s Cottages Laneway. North-west facing balconies to be constructed on all levels above ground level on Phibsborough Road/ Royal Canal Bank corner & north-east facing balconies on all levels above ground level on Royal Canal Bank. All associated site development works above and below ground level including all boundary treatments, privacy screen balconies, third floor south facing balcony terrace, forth floor terrace garden & roof terrace garden, all hard & soft landscaping and connections to public sewer and watermain.

Area Area 3 - Central
Application Number DSDZ4087/19
Application Type Permission
Applicant KWCI Limited Partnership
Location Coopers Cross, City Block 3 (including 8, Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1
Registration Date 20/12/2019

Additional Information Additional Information Received

Proposal: KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partnership intends to apply for permission at a site (c.1.08 Ha) at Coopers Cross, City Block 3 (including No. 8 Castleforbes Road, Dublin 1), at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1. And otherwise generally bounded by Mayor Street Upper to the south, Undeveloped lands to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The development consists of 2 no. commercial blocks over 2 no. level basement (45,328 sq.m gross floor area - inclusive of basement) in the following arrangement: - Building 1 (Block 3E): is a part 5 storey, part 6 storey block above ground building (with 5th floor set back) of c. 11,851 sq.m gross floor area of predominantly office floorspace. A terrace is proposed at Lower Ground Floor adjacent to the adjoining Middle Park and also on the fifth floor. Building 2 (Block 3F): is a part 5 storey, part 6 storey block over ground building (with 5th floor set back) of c. 32,622 sq.m gross floor area of predominantly office floorspace also with a 304sq.m Townhall Space with 2 no. retail/cafe/restaurant units c. 110 sq.m gross floor area and c. 147 sq.m gross floor area respectively (1no. unit fronting onto the new pedestrian street/Mayor Street Upper at ground floor level and 1 no. unit fronting onto Castleforbes Road at ground floor). A terrace is proposed at 5th floor. 2no. external lightwells are proposed along the front facade where this addresses Mayor Street Upper over the basement footprint. 1 no. retail/cafe/restaurant unit c. 294 sq.m gross floor area at lower ground floor level fronting onto the new pedestrian street. There are two levels of accommodation below ground (lower ground and basement, level -1) spanning under both buildings including 8,762 sq.m gross floor area of office and exhibition space, together with ancillary plant, services, car parking, motorcycle parking and bicycle parking (including associated cycling welfare facilities). The proposed development for which permission is sought also includes: - provision of a split level pedestrian street located between Building 1 (Block 3E) and Building 2 (Block 3F) connecting Mayor Street Upper to Alexandra Terrace (which

includes a portion to lower ground floor) and also to the adjoining Middle Park; vehicular and bicycle access to basement via ramp from Castleforbes Road; provision of 91 no. car parking spaces in basement; provision of 640 no. bicycle parking spaces and associated shower and changing facilities at basement level; provision of 6 no. motorcycle parking spaces at basement level; revision of the east west route (Alexandra Terrace) to include set down area and reduction in road width to one-way street onto Castleforbes Road; upgrade of footpath onto Mayor Street Upper; provision of 2 no. ESB sub-stations (1 no. sub-station per building); demolition of existing vacant single storey structure (approx. 707sqm) at No. 8 Castleforbes Road and all associated and ancillary site development, infrastructural, landscaping and site boundary works. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area	Area 3 - Central
Application Number	DSDZ4722/19
Application Type	Permission
Applicant	Oxley Holdings Limited
Location	Site generally bounded by North Wall Quay, New Wapping Street, Mayor Street and Castleforbes Road, Dublin 1
Registration Date	17/12/2019

Additional Information

Proposal: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block B only permitted under Dublin City Council Reg. Ref. DSDZ2749/16, as amended by Reg. Ref. DSDZ2496/17, DSDZ2011/19 and DSDZ3452/19. The development will consist of: amendments to the retail unit within Building B4 to include repositioning entrance onto Castleforbes Street thereby increasing the floor area by c.8sq.m. and provision of additional glazing to unit elevations; minor internal layout change to ESB substation with screen added to east elevation; minor adjustments to residential lobby entrances at ground level; minor alterations to terraces and additional aluminium infill panels added to selected units to improve privacy and amenity at ground level; courtyard gates at ground floor level raised from 1.2m high to 1.8m high; basement smoke vents enlarged; minor adjustments and improvements to internal apartment layouts at all levels; minor changes to balcony positions, window arrangement and fenestration at all levels to reflect internal changes; removal of selected windows on sixth and seventh floor apartments to reduce overlooking and improve unit privacy; Apartment T38 extended in floor area at sixth floor level by c.30sq.m. and adjacent service corridor of c.14sq.m to roof plant area is to be added; roof terrace at sixth floor reduced by c.38sq.m. and c.34sq.m. upper level roof terrace added; omission of Juliet balconies at selected locations; pitch roof to B3 extended slightly to Mayor Street Upper side; associated alterations to lift core and services zones to reflect amendments; reorganisation of plant positions at roof level; additional louvre screens to plant zones; access walkways and fall arrest system to green roofs introduced; minor adjustments to floor and parapet levels; alterations to selected balustrades to allow larger usable terrace; and; all associated development works.

Area	Area 3 - Central
Application Number	DSDZ4808/19
Application Type	Permission
Applicant	Live Nation Ireland Holdings Limited
Location	3 Arena, North Wall Quay, North Dock, Dublin 1
Registration Date	20/12/2019

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. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area Area 3 - Central
Application Number GSDZ4769/19
Application Type Permission
Applicant Technological University Dublin
Location Rathdown House, TU Dublin, Grangegorman Lower, Grangegorman, Dublin 7
Registration Date 19/12/2019

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development is located within the Grangegorman Strategic Development Zone (SDZ) of c.28.69ha at Grangegorman, Dublin 7. It relates to an existing building within the Grangegorman SDZ, namely Rathdown House ('The Female House'), a Protected Structure (RPS Ref. No. 3282). The proposed development has been designed to comply with the Grangegorman Planning Scheme 2012 (as amended).

The development will consist of:

- 1) At ground floor level:
 - a) The removal of 2 no. classrooms and a section of corridor to accommodate an increase in the overall canteen area (c.185sq.m.).
 - b) Adjustments and improvements to the canteen layout including inter alia: the removal of existing partitions, doors and ceiling (non-historic); and the installation of new partition walls, ceiling, doors, kitchen / service equipment, acoustic control panels (wall and ceiling), and all associated works. No works proposed to external historical fabric. Overall canteen GFA c.521sq.m.
 - c) Provision of a new student services and information desk in the main entrance lobby, and all associated works.
 - d) Replacement of 2 no. sets of double hinged glazed doors (non-historic) with new sliding glazed doors at the main entrance.
- 2) At First floor level:
 - a) Existing library to be removed and relocated within Park House (DCC Reg. Ref. 4633/18). All existing library associated partitions, services and steel shelf support structures (non-historic) to be removed, and all existing steel penetrations of first floor slab (historic) to be removed infilled, repaired and made good.
 - b) Existing library to be replaced by a new Student Health and Counselling Centre to include 15 no. medical/counselling rooms and associated support services. Works to include inter alia: new partitions, ceiling, screens, and all associated works. Overall Student Health and Counselling Centre GFA c.599sq.m.
- 3) All site services and site development works on a site of c.0.16ha (1,579sq.m.).

All proposed works are reversible and will not impact negatively on the Protected Structure.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 4758/19
Application Type Retention Permission
Applicant Niamh Lynagh

Location 8, Ashford Street, Arbour Hill, Dublin 7
Registration Date 19/12/2019

Additional Information

Proposal: RETENTION: Planning permission for the retention of a single storey extension to the rear of the existing property and all associated site works.

Area Area 3 - Central
Application Number 4802/19
Application Type Permission
Applicant Tricia Cummins & Paschal Nee
Location 22, Home Farm Road, Drumcondra, Dublin 9
Registration Date 20/12/2019

Additional Information

Proposal: The development will consist of single storey rear extension along centre of party boundary wall, replacement of rear rooflight on first floor and attic conversion with new dormer roof and windows into study.

Area Area 3 - Central
Application Number WEB1735/19
Application Type Permission
Applicant James O'Brien
Location 7, Arranmore Avenue, Phibsboro, Dublin 7
Registration Date 16/12/2019

Additional Information

Proposal: The proposed 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 the existing rear roof profile to suit

Area Area 3 - Central
Application Number WEB1740/19
Application Type Permission
Applicant Tom Doyle & Suzi Walsh
Location 15, Rathlin Road, Drumcondra, Dublin 9
Registration Date 17/12/2019

Additional Information

Proposal: Proposed front single storey porch extension with external insulation system to all facades, ground level side gable window opening, block up bathroom and side gable window openings, widening alteration of pedestrian access to form vehicular access driveway to front garden with associated site development works to dwelling house

Area Area 3 - Central
Application Number WEB1747/19
Application Type Permission
Applicant Rory Ormond

Location 8, Mckee Park, Blackhorse Avenue, Dublin 7
Registration Date 19/12/2019

Additional Information

Proposal: A first floor extension over existing single storey side extension and a double storey extension to side of existing single storey side extension with 2 rooflights to rear roof plane and 1 rooflight to front roof plane.

Area Area 3 - Central
Application Number WEB1751/19
Application Type Permission
Applicant Ciaran Bayly
Location 28, Clonmore Road, Ballybough, Dublin 3
Registration Date 19/12/2019

Additional Information

Proposal: The development will consist of (1) the demolition of existing single storey extension and sheds to rear of dwelling, (2) Construct new single storey extension to rear and conversion of existing attic space to non-habitable space to include 1 no. rooflight to front roofslope & 3 no. rooflights to rear roofslope, (3) complete all ancillary site works.

Area Area 3 - Central
Application Number WEB1752/19
Application Type Permission
Applicant Paul van de Kerkhof
Location 143, Navan Road, Dublin 7
Registration Date 20/12/2019

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.

Area 3 Decisions

Area Area 3 - Central
Application Number 0540/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 17/12/2019
Applicant Cormac Rennick
Location The 1878 Club, 3 Arena Complex, North Wall Quay,
Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: western and eastern gable chimneys leaning significantly outwards, to be taken down to attic level and rebuilt to match existing. Note: to be rebuilt immediately, not in spring. Also re-pointing of 3 no. liffey facing gable walls, as accessed from rear parapet.

Area Area 3 - Central
Application Number 0541/19
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 17/12/2019
Applicant Jesuit Fathers (FR Richard O'Dwyer)
Location St. Francis Xavier's Church, Gardiner Street, Dublin 1

Additional Information

Proposal: EXPP: opening up of general plain and decorative plaster work to expose extent of dry rot. (No moulds need to be taken as only part of the plasterwork is affected and can be easily matched). Irish Fine Art & Plasterwork have carried out an on site application. Eradication and sterilisation of dry rot to be carried out once the extent of the dry rot has been determined at which time a full specification for the works can be prepared. Restoration and reinstatement of plasterwork and re decoration to match existing as required to follow.

Area Area 3 - Central
Application Number 0542/19
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 17/12/2019
Applicant SDR Property OMC CLG
Location Spencer Dock Apartments, Spencer Dock, North Wall Quay, Dublin 1

Additional Information

Proposal: EXPP: the existing external windows and screens at Spencer Dock are Ideal combi Aluclad products, with aluminium externally and timber externally. There is a problem with timber decay in the frames and it is proposed to commence replacement of the windows and screens with similar products.

Area Area 3 - Central
Application Number 0550/19
Application Type Section 5
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 18/12/2019
Applicant Arthur McGuirk / John McGuirk
Location 101, North King Street, Dublin 7 (Downstairs)

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Front Door:

Add additional hinges to the door. Paint 2 coats of oil-based paint. Rehang door and plain the door down as door is swelling.

Hall Wall:

Underpin and strength the wall. Baton the wall approx. 3m x 2.17 metres towards the front door. Fire proof plaster board material will be used. 1 coat of paint.

Hall Floor:

Laying linoleum in the hall wall from front door to the door entrance for upstairs. Door bar for both doors.

Front Room:

Left hand side of the front room. Baton up that part and tunnel groove over it. All pipes that are new will be removed pictures attached/both door frames. Raising the floor level. Approx. increase will be 7 to 9 cm

with a floating floor on top approx. 7 to 5 cm. Install x 2 light fittings plus switch, 4 x double sockets. The front access will not be used anymore. Saddle boards will be attached to the side entrance to the hall and the entrance to the middle part of the premises.

Middle Room:

Raise floor level to be in line with the front room. 1 x light fitting, 2 double gang sockets.

Back Room:

Completing the insulation on the back wall, to prevent dampness. Raise the floor 10cm and install and floating floor 5 to 6cm. Installing fire board plaster board over ceiling and walls. Restoring the kitchen with a modular kitchen 220 x 61 x 220 cm. Install water pipes for 1 sink.

Install water pipes for 1 toilet, there is 2 waste pipes from the original structure in place. 8 x double gang sockets.

Area	Area 3 - Central
Application Number	0554/19
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	17/12/2019
Applicant	Corballis Asset Holding LTD
Location	143, North Circular Road, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: clean granite steps, cill and pier cap; local repointing to pier; clean and paint metal railings and gate; repair, clean + paint gutters; paint front door + screen and two timber windows to rear; decorate interior throughout; replace kitchen and showroom fit outs and finishes; lift some floor boards to fit fire separation system and relay; replace floor finishes retaining existing floor boards throughout.

Area	Area 3 - Central
Application Number	0556/19
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	18/12/2019
Applicant	Anne O'Neill
Location	9, Doon Avenue, Dublin 7

Additional Information

Proposal: SHEC: Demolish garage & construct 2 x 2 storey dwelling houses

Area	Area 3 - Central
Application Number	0564/19
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	18/12/2019
Applicant	James Temple
Location	285, St. Attracta Road, Cabra, Dublin 7

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
Decision Grant Social Housing Exemption Cert
Decision Date 17/12/2019
Applicant Laura Chen
Location 13, Annesley Place, Fairview, Dublin 3
Additional Information
Proposal: A studio flat at ground floor level and 1-bedroom flats at first, second and third floor level

Area Area 3 - Central
Application Number 3769/19
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 16/12/2019
Applicant Danring Limited
Location Seabank House, East Wall Road, Dublin 3, D03 K6X5
Additional Information Additional Information Received
Proposal: Planning permission for changes to the north elevation, to include replacement of 2no. windows with doors, remodelling of entrance on East Road to include demolition of existing external stair tower and change of use of off-license to public house, all at Seabank House, East Wall Road, Dublin 3, D03 K6X5.

Area Area 3 - Central
Application Number 3992/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/12/2019
Applicant Danring Limited
Location Seabank House, East Road, Dublin 3
Additional Information Additional Information Received
Proposal: Planning permission for the change of use at first floor level from an existing licensed premises to residential accommodation comprising 4no. 1 bedroomed and 1no. 2 bedroom apartments and change of use of second floor level office to residential accommodation comprising 4no. 1 bedroomed apartments plus communal roof garden at Seabank House, Eastwall Road, Dublin 3. Permission is also sought for revisions to the elevation facing East Road, to include new windows at first and second floor level, new entrance and windows at ground floor level and removal of the existing stair tower.

Area Area 3 - Central
Application Number 4290/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/12/2019
Applicant Hedigans Ltd
Location Brian Boru Public House, 5 Prospect Road, Glasnevin,

Additional Information

Proposal: Planning permission is being sought from Dublin City Council for a single storey extension 24.6m² to existing store at side and rear of Brian Boru Public House, 5 Prospect Road, Glasnevin, Dublin 9. By Hedigans Ltd. to include minor alterations to on-site carparking.

Area	Area 3 - Central
Application Number	4291/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/12/2019
Applicant	Red Rock 1920BS Ltd
Location	No. 19-20, Blackhall Street, Smithfield, Dublin 7, D07A073

Additional Information

Proposal: Planning permission is sought for alterations to previously approved development (Reg. Ref. 3014/18 and Reg. Ref. 4693/18), comprising: (i) provision of 1 no. additional one-bedroom apartment (with private terrace) at ground floor level replacing previously approved office unit; (ii) extension of the fifth floor level (by 53sqm) and modifications/reconfiguration of existing three-bedroom apartment (apartment no. 33) to provide 3 no. one-bedroom apartments. The aforementioned alterations result in an increase in the total number of apartments from 36 no. to 39 no.; (iii) omission of ground floor comms room, reduction in the size of the residents lounge (from 48sqm to 39sqm) and alterations to the layout of the residents lounge and hot desk room, at ground floor level; (iv) minor reconfiguration of the layout of the previously approved apartment no.3, ESB room and bin/bike storage area at ground floor level; (v) an increase in the size of the basement level (from 89sqm to 130sqm); (vi) minor internal alterations to the layout and external alterations to the external terraces and fenestration of previously approved apartments no. 6,9,12,15,18,21,24,27,30 and 34; and (vii) all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4305/19
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/12/2019
Applicant	Fitzmaurice Chemist Ltd.
Location	No. 150, Church Road, D03 TK80 & No. 150A Church Road, D03 EA34, Dublin 3

Additional Information

Proposal: Planning permission at No. 150, Church Road, D03 TK80 & No. 150A Church Road, D03 EA34, Dublin 3, an end-of-terrace, two-storey building comprising a 2-bedroom apartment (77 sq.m) at first-floor over ground-floor pharmacy (102 sq.m) with 2 no. off-street car-parking spaces within enclosed yard (20 sq.m) all located at the junction with Fairfield Avenue and as previously extended on foot of DCC Grant of Planning Permission Ref: 4232/02. Development to consist of: removal of metal container store (75m²), metal security fencing, plus 2 no. vehicular entrance doors and extinguishing of 2 no. car parking spaces and yard at ground-level to provide for extension to pharmacy dispensary and secure storage plus new doors in build-up yard wall to access 2 no. separately dedicated stores, for bins and 3 no. bicycles in each, plus at first floor, raising of 2.75m length of party-boundary wall by circa 750mm to facilitate extension of living-room and landing with flat-roof and glazed roof-light over, plus new double-bedroom (17 sq.m) with

pitched-roof over to match existing, all fronting to Fairfield Road, plus adjustments including extended screen fencing to enclosed amenity roof terrace (24 sq.m) to include relocated x 2 no. and additional x 1 no. fan-coil condenser-units, plus all associated works to provide 3-bedroom apartment (112 sq.m) with amenity space (24 sq.m) over dedicated bin store (7 sq.m) and extended pharmacy and store (122 sq.m).

Area Area 3 - Central
Application Number 4311/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/12/2019
Applicant Michael O Sullivan
Location 78, Shandon Gardens, Phibsborough, Dublin 7

Additional Information

Proposal: The development will consist of new vehicular entrance, driveway, 1 no. car park space and associated site works.

Area Area 3 - Central
Application Number 4317/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/12/2019
Applicant Wings International Cuisine Ireland Ltd.
Location Ground Floor, Wolfe Tone Lofts, 32-36, Wolfe Tone Street, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number 4321/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/12/2019
Applicant Eleanor McGrath
Location No. 120 Tolka Road, Drumcondra, Dublin 3

Additional Information

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

Area Area 3 - Central
Application Number 4327/19
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/12/2019
Applicant EWR Innovation Park Limited

Location Docklands Innovation Park, 128-130 East Wall Road,
Dublin 3

Additional Information

Proposal: RETENTION: Retention planning permission of the existing uses of Units 2, 7, 9, 13, 14, 15, 17 and 19 at the Docklands Innovation Park, 128-130 East Wall Road, Dublin 3. The proposed development seeks retention of the existing uses on site as follows:

Unit 2 and 7: Cultural/Recreational use (Dance Studio)

Unit 9: Office use

Unit 13: Gym at ground floor level and office use at 1st and 2nd floor level

Unit 14: Educational use (Language School) at ground floor level and office use at 1st and 2nd floor level

Unit 15: Warehouse at ground floor level

Unit 17: Cultural/Recreational use (Dance Studio)

Unit 19: Office use.

Area Area 3 - Central
Application Number 4340/19
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/12/2019
Applicant Paul James Gough
Location 41, Ratoath Road, Cabra, Dublin 7

Additional Information

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

Area Area 3 - Central
Application Number 4345/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/12/2019
Applicant Rory Conroy
Location 1, Ashington Close, Navan Road, Dublin 7

Additional Information

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

Area Area 3 - Central
Application Number 4493/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/12/2019
Applicant Anne O'Neill
Location 9, Doon Avenue, Dublin 7, D07 A4A6

Additional Information

Proposal: The development consists of permission to demolish existing single storey garage attached to the

side of existing dwelling house with minor internal alterations and to construct a 2 no. two storey semidetached dwelling house and all associated site development works.

Area Area 3 - Central
Application Number WEB1466/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 18/12/2019
Applicant Alex Uiuiu
Location 24, Drumcondra Road Lower, Drumcondra, Dublin 9, known locally as "Define Barber"

Additional Information Additional Information Received

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

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

Area Area 3 - Central
Application Number WEB1625/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/12/2019
Applicant Tommy O'Friel
Location 40 Skreen Road, Navan Road, Dublin 7

Additional Information

Proposal: The proposed development consists of widening the existing vehicular site entrance on Skreen Road.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3546/19
Appeal Type Written Evidence
Applicant Hill Street Limited Partnership
Location 39-42, Hill Street, and 36a North Great George's Street, Dublin 1

Additional Information Additional Information Received

Proposal: Permission for development on a site of 0.14 ha at 39-42 Hill Street and 36a North Great George's Street, Dublin 1. The development consists of the following: The demolition of the existing former light industrial structures on the site (floor area of c. 2735 sq.m) and the construction of a shared accommodation scheme, containing 132 no. bedspaces and ranging in height from 3 storeys to 7 storeys plus roof plant. The total gross floor area of this building will be c.4,980 sq.m. The proposed shared accommodation development provides communal facilities and amenities for all residents comprising, at ground floor level of reception area, laundry, gym, communal lounge/social space, co-working spaces, activities room, storage and a publicly accessible cafe unit of 79 sq.m. A communal kitchen and living space is proposed at each level from ground to fifth floor. An external courtyard is provided at ground floor and a roof terrace is provided on the sixth floor facing, south, east and west. Two projecting elements of the

building will overhang the public footpath at second and third floor and sixth and seventh floor. Primary pedestrian access to the development will be from Hill Street with secondary pedestrian and cycle access from existing access on North Great George's Street. The development includes for a new replacement timber entrance door onto North Great George's Street. A total no. of 72 bike parking spaces with covered shelter are provided the external courtyard at ground floor. The proposed development also includes for the provision of green roofs; plant at roof level; signage; new ESB substation and switch room; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

Area Area 3 - Central
Application Number 4068/19
Appeal Type Written Evidence
Applicant Retirement Asset Holdings DAC
Location Corner Building 41 Abbey Street Upper & 18 Liffey Street Lower, Dublin 1

Additional Information

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

Area Area 3 - Central
Application Number 4085/19
Appeal Type Written Evidence
Applicant Ard Services Limited
Location Circle K Glasnevin Service Station, Finglas Road, Glasnevin, Dublin 11

Additional Information

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

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

Additional Information

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

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

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3232/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	19/12/2019
Applicant	Balark Trading GP Limited
Location	site of 0.35 hectares at 31-34 Abbey Street Upper, 42-51 Great Strand Street, and bounded by Byrnes Lane, Dublin 1

Additional Information

Proposal: Permission to amend the development permitted under Dublin City Council Reg. Ref. 3172/18. The proposed development provides for the construction of 2 no. additional floors to the permitted hotel building fronting Abbey Street Upper (resulting in an 11 no. storey building) and extension of the 7th and 8th floor level to the north resulting in an additional 64 no. bedrooms and an overall hotel comprising 303 no. bedrooms and revisions to the facade of the hotel onto Abbey Street Upper. The proposed development also provides for the construction of 1 no. additional floor to the permitted aparthotel building fronting Great Strand Street (resulting in a 10 no. storey building) and extension of the 7th and 8th floors to the east resulting in an additional 21 no. bedrooms and an overall aparthotel comprising 277 no. bedrooms. Associated relocation of PV panels, plant and lift overruns to resulting roof levels. The overall works result in an increase to the floorspace of the permitted development of c. 2,860 sqm.

Area	Area 3 - Central
Application Number	3290/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	16/12/2019
Applicant	An Post
Location	G.P.O., Lower O'Connell Street, Dublin 1, D01 F5P2 (The G.P.O. is a Protected Structure)

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the erection of two external banners for a temporary period of three years at the main entrance portico of the G.P.O. on O'Connell Street and the replacement of an existing wall mounted brass plaque (675mm x 240mm) with a new plaque of the same dimensions at the north door entrance on the O'Connell Street facade. The banners and plaque are to identify the GPO WITNESS HISTORY VISITOR CENTRE located in the public exhibition area granted permission per Dublin City Council Reg. Ref. 3677/13. The banners will be suspended between two pairs of columns at the portico, facing toward O'Connell Street. The banners will measure 6.500m high and 2.500m wide, be suspended approximately 4.750 metres clear above ground level, be composed of semi-transparent mesh fabric and supported off stainless steel non-invasive fixings on the stone columns at top and bottom.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

51/19

(16/12/2019-20/12/2019)

Area Area 3 - Central
Application Number 0594/19
Application Type Social Housing Exemption Certificate
Applicant Cuisle Properties Ltd
Location 23/24, Rutland Place North, Dublin 1
Registration Date 20/12/2019
Additional Information
Proposal: SHEC: 5 no. 1 bedroom apartments.

Area Area 3 - Central
Application Number 0598/19
Application Type Social Housing Exemption Certificate
Applicant Slateside Ltd
Location 113, Phibsborough Road / Royal Canal Bank, Dublin 7
Registration Date 20/12/2019
Additional Information
Proposal: SHEC: Construction of a mixed-use development of 9 no. apartments comprising of 3 no. 2 bedroom and 6 no. 1 bedroom apartments, a ground level café unit, part basement level to accommodate bike storage for 30 no. bicycle, refuse storage, surface water attenuation tank & all plant & storage areas associated with apartments & café unit.



Dublin City Council

SECTION 5 EXEMPTIONS

51/19

(16/12/2019-20/12/2019)

Area	Area 3 - Central
Application Number	0583/19
Application Type	Section 5
Applicant	Landstone Development Ltd
Location	16, Denmark Street Great, Dublin 1
Registration Date	19/12/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Internal works at first and second floors:

- a) Refurbishment of existing sash windows to front. Retain / refurbish in-situ. Ease/recalibrate sliding mechanisms. Draught seal, strip and repaint. All original glass to be retained.
 - b) Redecoration of internal walls, ceilings, cornicing. Retain all original plasterwork/features in-situ. Strip and repaint.
 - c) Redecoration of internal joinery - skirting's, architraves, doors/frames. Retain all original joinery in-situ. Strip and repaint.
 - d) New floor finishes. Retain original floorboards in-situ, screw fix loose boards. Fit new carpet over underlay.
 - e) Refit of bathroom/utility within non-original extension including tiling/sanitary ware and fitted furniture. Replacement kitchen within original location using existing service runs.
2. Internal works at ground floor comprising of:
- a) Removal of non-original suspended ceiling. All original plaster ceilings and cornices to be retained/protected in-situ.
 - b) Removal of non-original shop fittings/shelving
 - c) Strengthening of floor structure/timber joists. Retain existing rafters and insert new timbers side by side to engineer's specification.
 - d) Redecoration of internal walls, ceilings, cornicing. Remove only damaged/defective lath and plaster and repair/replace with like for like. Retain all original sound plaster/ breathable wall finishes in-situ. Remove all gypsum based/ non breathable plasters and finishes.
 - e) New lightweight floor finishes over existing/new joists. Retain existing floorboards where original.
 - f) Provision of electrical services (surfaced mounted without chasing of original fabric).
3. Internal works at basement floor comprising of:
- a) Ceilings. Remove defective lath and plaster ceilings and decayed front joists, treat remaining timbers with Wykamol Microtech Insecticide.
 - b) Damp proofing works and refinishing at basement level - floor/walls. Retain all original breathable floor/wall finishes and sound plasterwork, remove modern non-breathable paints/wallpapers and gypsum based finishes. Apply Wykamol CM8 Membrane to walls (fully ventilated with 50mm cavity to front/rear) and Wykamol Waterguard to floor/base of walls - all to be drained to existing drain/sump to front of property under pavement void. Finish walls with gyproc plasterboard and skim with paint finish. Finish floors with levelling screed and vinyl finish.
 - c) Stars - replacement of first (lower) straight flight excluding handrail and newel post which are to be salvaged/re-used.
 - d) Refit of bathroom including sanitary ware and tiles in same locations using existing service runs. All modern tiles/sanitary ware to be removed.
 - e) Provision of electrical services (surface mounted without chasing of original fabric).
 - f) Replace original timber lintol to engineer's specification.
4. External works to the front exterior comprising of:
- a) Redecoration of existing shopfront joinery. Retain all sound timber, strip and repaint.
 - b) Repairs to timber shopfront joinery including non-original stall riser with hardwood, painted finish.
 - c) Cleaning/stripping of existing shopfront stonework features
 - d) Removal of front security shutter.

- e) Replacement of shopfront glazing with laminated security glass in lieu of ant security shutters.
 - 5. External works to the rear exterior (pre-existing non-original extension) comprising of:
 - a) Installation of modern steel security door (galvanised with Painted finish) at basement level
 - b) Refinishing of unfinished blockwork with painted gypsum plaster finish.
-

Area Area 3 - Central
Application Number 0585/19
Application Type Section 5
Applicant Cormac Rennick
Location 3 Arena Complex, North Wall Quay, Dublin 1
Registration Date 20/12/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: stone repairs to degraded Dublin calp stones on 3 no. stone gables to the rear of the 1878 club, approx.25 no. alongside works to be carried out under section 5 application no. 0540/19. Also removal of corroding metal fixtures in stone gables.

Area Area 3 - Central
Application Number 0592/19
Application Type Section 5
Applicant Dubres Strategies
Location 20/21 Denmark Street Great, Dublin 1
Registration Date 20/12/2019

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Internal refurbishment and decorations to 6 no. flats, and associated entrance hall and stairwell. Works comprising painting of walls, ceilings, joinery, repairs to floor boards, skirting's, doors. Renewal of kitchen fittings and white goods. Replacement of bathroom fittings and sanitary ware.
