

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001-2007

- (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 32, Planning & Development Regulations 2001 –2007

- (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	Sean McDermott Street
South Central Area	2225200	Crumlin Area Office
South East Area	2225127	Contact Area Office for location
North West Area	2225727	Finglas Area Office
North Central Area	222 8870	Bunratty Area Office

AREA 3

COMMERCIAL:

Area	Area 3 - Central
Application Number	2759/17
Application Type	Permission
Applicant	Bernard Chan
Location	78, Marlborough Street, Dublin 1
Proposal	PROTECTED STRUCTURE permission for development at this site 78 Marlborough Street, Dublin 1. The development will consist of the insulating, battening, slabbing and plastering of the exposed roof rafters and collars on the third floor of this protected structure.
Registration Date	24-Apr-2017
Area	Area 3 - Central
Application Number	2763/17
Application Type	Permission
Applicant	SSP Irl. Ltd.
Location	Connolly Station, Amiens Street, Dublin 1
Proposal	PROTECTED STRUCTURE: Installation of 2 no.signs behind the existing contemporary glazed facade along Amiens Street at first floor level and 1 no. sign behind the existing contemporary glazed facade at the upper level main entrance. Connolly Station is a Protected Structure.
Registration Date	24-Apr-2017
Area	Area 3 - Central
Application Number	2796/17
Application Type	Retention Permission
Applicant	Eddie Rockets (IRL)
Location	Building B, Rocket's, North Wall Quay, Campshires, Dublin 1
Proposal	RETENTION: An existing 3.1 m high lean to steel structure covered over with plastic coated polyester membrane roof over existing external deck 21.5 sq.m with vertical blinds to provide covered seating area.
Registration Date	28-Apr-2017
Area	Area 3 - Central
Application Number	2800/17
Application Type	Permission
Applicant	Daniel Mac Auliffe, Danoj Developments
Location	4 and 5, Stoneybatter, Dublin 7
Proposal	PROTECTED STRUCTURE: Permission at 5 Stoneybatter (a protected structure) and 4 Stoneybatter for change of use at ground floor (88 sqm) from retail to a licensed restaurant and ancillary retail use together with all associated internal fit out works and external works including (1) partial removal of external wall of return at ground level only to provide kitchen and extract (2) an extension of 12.5 sqm to rear of No 4 Stoneybatter to provide toilets and sundry storage as well as private open space to overhead apartments (3) rebuilding of the existing single storey extension to rear of No 5 Stoneybatter to provide prep kitchen and plant with rooflight (4) new painted timber shopwindows and door screens within existing opes (5)

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refurbishment of timber sash windows. The development also includes the change of use from office/dental workshops to two 2 bed residential apartments (87.5 sqm each) at first and second floor accessed by existing stair and entrance at 4 Stoneybatter. The works to the residential floors will include (1) a 300mm deep planted vertical green living wall system by Wild About Roofs Ltd to the front elevation of the non original brickwork at first and second floor level of No. 4 Stoneybatter only, including a painted steel frame surround and reveals at windows. The vertical garden will improve the acoustic performance of the apartments and provide a southwest facing green lung at the nexus of Stoneybatter Village. The sides of the frame will include hand painted vertical signage to detail by a local signpainter, (2) formation of two brick blind arches within the existing window opes to rear of the return (3) the provision of private open space and bin store over the extension at rear of No 4 with new access door from the common stairwell (4) a new balcony to rear of No 4 at second floor level with 1.8m high privacy screen. (5) painted steel extract ducting along the south side of the rear return up to roof level which will be formed behind a planted timber structure. No 5 Stoneybatter (a protected structure) and No 4 Stoneybatter are terraced and interconnected at all levels.

Registration Date 28-Apr-2017

Area Area 3 - Central
Application Number 2801/17
Application Type Permission
Applicant Oysters Shuckers North Ltd
Location 159, Capel Street, Dublin 1
Proposal RETENTION: Planning permission for the retention for change of use of the existing ground floor from retail to cafe / restaurant, with internal layout amendments, with associated site works.
Registration Date 28-Apr-2017

Area Area 3 - Central
Application Number 3175/16
Application Type Permission
Applicant Peter Van Der Goudenhart
Location Ground Floor Unit, No. 27, Liffey Street Lower, Dublin 1
Proposal The development will consist of the change of use of the existing hairdresser unit to Restaurant use including new signage and all associated site works. (area 74m2).
Registration Date 28-Apr-2017
Additional Information Received

Area Area 3 - Central
Application Number 4262/16
Application Type Permission
Applicant Ziggurat ROI NO 1 LP
Location 274, North Circular Road, Dublin 7. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road).
Proposal Permission for development at a 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

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Road (between 25A and 51 Rathdown Road). The proposed development comprises the construction of a student accommodation development with 444 no. bedspaces (420 bedrooms) with a gross floor area of 16,389 sq.metres contained within 9 no. blocks which range in height from 1 no. storey to 7 no. storeys with a single storey basement under Block E. All of the blocks (except for Block A, B and D) contain balconies.

The proposal includes the refurbishment, change of use and extension of the single storey gate lodge to the north of the site from residential dwelling to student accommodation providing 4 no. bedrooms. The gross floor area of the gate lodge will increase from 67.7 sq.metres to 145 sq/metres

The proposed development includes a number of outdoor amenity areas and indoor ancillary services for occupants at ground floor level of Block E.

11 no. surface car parking spaces and refuse store are proposed on the western boundary with 210 no. sheltered bicycle spaces proposed at surface level distributed throughout the site.

The proposed development is to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/visitor accommodation only during academic holiday periods.

Access to the development for vehicles and pedestrians is to be via the existing site access from North Circular Road, with access for pedestrians also provided via the existing gates onto the laneway from Rathdown Road.

Permission is also sought for all ancillary engineering works, plant, storage, hard and soft landscaping, boundary treatments, site development works necessary to facilitate the development, including the provision of an ESB substation and switch room on the ground floor of Block E.

Registration Date

28-Apr-2017

Additional Information Received

DOMESTIC:

Area	Area 3 - Central
Application Number	2765/17
Application Type	Permission
Applicant	Irene O'Driscoll
Location	15, Geraldine Street, Phibsboro, Dublin 7
Proposal	Permission for the development at 15 Geraldine Street, Phibsboro, Dublin 7. The development will consist of the following: (a) Part demolition of existing single storey / two storey extension to rear of existing terraced house, (b) Construction of new part single storey and part two storey extension to rear of said dwelling, (c) Attic conversion to rear of dwelling to include new bedroom with dormer style window/two storey aspect to rear, (d) Internal modifications and all associated site development works.
Registration Date	24-Apr-2017

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Area	Area 3 - Central
Application Number	2784/17
Application Type	Permission
Applicant	Joseph and Mary Lowry
Location	113, Clonliffe Avenue, Ballybough, Dublin 3
Proposal	Permission for development consisting of building (i) a single storey accessible bedroom, bathroom and kitchen extension at the rear of the house and (ii) all associated internal, site and drainage works.
Registration Date	27-Apr-2017

Area	Area 3 - Central
Application Number	2791/17
Application Type	Permission
Applicant	Tara Walsh & Paul Farrelly
Location	15, Primrose Avenue, Phibsborough, Dublin 7
Proposal	The development will consist of the demolition of the existing single storey extension with pitched roof and construction of a new single storey extension with flat roof to rear and side of existing house, a new rooflight to rear slope of main roof, a new timber fence to inside face of side wall and ancillary site works.
Registration Date	27-Apr-2017

LAWS:

*****NONE*****

SAWS:

Area	Area 3 - Central
Application Number	2803/17
Application Type	State Authority Works
Applicant	Commissioner of Public Works in Ireland
Location	Bridewell Garda Station, 28-30 Chancery Street, Dublin 7
Proposal	<p>SAW: The Commissioners of Public Works in Ireland, in accordance with the provisions of Part 9 of S.I.No. 600 of 2001, Planning and Development Regulations 2001 to 2015 (as amended), propose to carry out alterations to the existing structure and also to construct a new three-storey extension within the courtyard of Bridewell Garda Station, 28-30 Chancery Street, Dublin 7.</p> <p>The proposed works include: - Alterations to the internal layout of the property and its historic built fabric. - Replacement of a limited number of windows to the rear, replacement of two rooflights and reinstatement of one window to the front. - Construction of a three-storey rear extension and exercise enclosure. - Accessible ramps to the front and rear entrances.</p> <p>The works are to be carried out in phases to maintain the operation of the Garda Station during this period. Drawings and particulars of the proposed development will be available for inspection between 9.30am and 12.30pm and between 2.30pm and 5.00pm, Monday to Friday, during a six week period, beginning on the date of publication of this notice at Office of Public Works, Project Management Services, 52 St Stephen's Green, Dublin 2 and at Bridewell Garda Station 28-30 Chancery Street, Dublin 7.</p> <p>Submissions and/pr observations with respect to the proposed development, dealing with the proper planning and sustainable</p>

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development of the area, may be made in writing during a period of six weeks beginning on the date of publication of this notice to The Commissioners of Public Works in Ireland, Office of Public Works, Project management Services, 52 St Stephen's Green, Dublin 2.

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DECISIONS:

Area	Area 3 - Central
Application Number	0111/17
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	28-Apr-2017
Applicant	Martin Sadlier
Location	41, West Road, East Wall, Dublin 3
Proposal	EXPP: To provide brick slips to front lower elevation on to existing render. Brick slips to match adjoining house as sand/cement render finish is not considered acceptable. Existing brickwork behind render has been damaged beyond repair as it was previously rendered when it was a shopfront.

Area	Area 3 - Central
Application Number	2058/11/X1
Application Type	Extension of Duration of Permission
Decision	ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date	27-Apr-2017
Applicant	Percy Nominees Ltd
Location	68-69, O'Connell Street Upper, & 31-33 Henry Street, Dublin 1
Proposal	EXT OF DURATION:PROTECTED STRUCTURE-Planning permission for development at this site at No. 68, 69 O'Connell Street Upper, and No. 31-33 Henry Street, Dublin 1. The site is bounded by Henry Street to the south, O'Connell Street Upper to the east, Henry Place to the west and No. 67 O'Connell Street Upper to the north. The site area is 0.030 ha. No. 68 O'Connell Street Upper is a protected structure. The development will consist of the demolition of no. 32 and 33 Henry Street and the partial demolition and alteration of the interior of no. 68, 69 O'Connell Street Upper and No. 31 Henry Street to facilitate the integration of these buildings. The development will consist of the restoration and refurbishment of the existing upper floor facades of No. 68, 69 O'Connell Street Upper and No. 31 Henry Street. The roof profile of No. 68, 69 O'Connell Street Upper and No. 31 Henry Street will be preserved and refurbished. The existing shop fronts on No. 68, 69 O'Connell Street Upper and No. 31 Henry Street will be replaced with a new shop front. Existing blocked up windows located on the rear of No. 68 O'Connell Street Upper will be reinstated. The existing lightwell located to the rear of No. 68 O'Connell Street Upper will be retained and will be covered by a glass roof at third floor level. A three storey over basement retail unit will be construction in place of No. 32 and 33 Henry Street (Block B) and this unit will be integrated with No. 68, 69 O'Connell Street Upper and No. 31 Henry Street (Block A) to create one retail unit which will be part three storey and part four storey over basement. This unit will

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have a new shopfront which will integrate with the replacement shopfront on No. 68,69 O'Connell Street Upper and No. 31 Henry Street. The total gross floor area of the proposed development is 1,207sqm of which 560sqm is retained floorspace in No. 68, 69 O'Connell Street Upper and No. 31 Henry Street (Block A) and 647sqm is new floorspace (Block B). The gross floor area of the buildings to be demolished is 661.2sqm. The overall development will comprise 981sqm gross floor area of retail floorspace located at basement, ground, first and second floor level and 226sqm gross floor area of ancillary floorspace including office, storage, plant and staff facilities located at third floor level. A proposed lantern will extend from third floor level in Block B to 4 metres above roof level. The building has a maximum height of 18.9 metres above street level. There will be access to a roof deck area for maintenance purposes only. The retail unit will be accessed from O'Connell Street Upper, Henry Street and Henry Place. The floor levels of the existing basements which partially extend under Henry Street, O'Connell Street Upper and Henry Place will be lowered by 1-1.5 metres. Pavement lights will be placed at street level on Henry Street and Henry Place. The proposal includes the provision of all internal arrangements including lift and stair cores, disabled access arrangements and all site development and ancillary works.

Area	Area 3 - Central
Application Number	2062/17
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26-Apr-2017
Applicant	Penny Lane Cafe Ltd
Location	2, Great Strand Street, Dublin 1
Proposal	Permission for change of use from retail unit, religious meeting rooms & associated creche to licensed cafe, wedding venue and offices, with outdoor seating area, canopy, signage and all site development works associated with the proposal.

Area	Area 3 - Central
Application Number	2348/17
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24-Apr-2017
Applicant	P.J O'Donnell & Peter McLornan
Location	9, Killarney Street, Dublin 1
Proposal	The development will consist of: works to refurbish and upgrade the existing 3 single-bedroom residential units at 9 Killarney Street, Dublin 1, to comprise: a) Demolition of three-storey bathroom annexe (with flat roof) and construction of replacement three-storey annexe to rear; b) Construction of two balconies (of 3 sq. metres each) at the rear of the building to provide private open space for the Ground Floor entrance level unit and first floor unit; c) Excavation of yard at basement level to rear, to provide private open space for the basement unit; d) Introduction of gate to front railings (onto Killarney Street) and construction of external steps to basement lightwell; e) Alteration to existing

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opening underneath entrance steps on east side of basement lightwell, to facilitate own door access to the basement unit; f) Removal of existing shared staircase from entrance level to basement internally; g) Enlargement of window to front basement lightwell; h) Construction of lobby to entrance level apartment within existing entrance hall; i) Provision of refuse storage and three cycle spaces within rear yard; k) Installation of solar panels on south facing pitched roof of the existing building; The proposed development will result in an increase in the floor area of the building of 31.5 sq. metres.

Area	Area 3 - Central
Application Number	2356/17
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	24-Apr-2017
Applicant	Ballychem Ltd
Location	5, O'Connell Street Lower, Dublin 1
Proposal	PROTECTED STRUCTURE: RETENTION: The proposed development will consist of the following: 1. Retention of change of use of basement storage area ancillary to existing ground floor level pharmacy. 2. Retention of existing signage and lighting to surgery entrance/front of building. 3. Retention of internal alterations to ground floor pharmacy, dispensary layout & consulting room etc. 4. Retention of change of use to first and second floor levels doctors surgery, including reception waiting area. 5. Permission for new shop front, with centrally located pharmacy entrance doors and new single leaf G.P Surgery entrance door. 6. Permission for new signage to pharmacy and G.P Surgery. 7. Permission to return fourth floor level currently used as living accommodation back to office space as per previously granted planning permission Ref: 2374/00. 8. Internal changes, alterations and all ancillary associated site works. The proposed application relates to a building recorded as a protected structure Ref: No. 5993 located within an architectural Conservation Area, under the Dublin City Council Development Plan 2016-2022.

Area	Area 3 - Central
Application Number	2384/17
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26-Apr-2017
Applicant	Euronet 360 Finance Ltd Irish Branch
Location	47 & 48, Talbot Street, Dublin 1
Proposal	Permission for development which comprises one unit of permitted retail use. The development will consist of the installation of an ATM machine to the existing shop front to the south elevation.

Area	Area 3 - Central
Application Number	2400/17
Application Type	Permission
Decision	ADDITIONAL INFORMATION

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Decision Date 28-Apr-2017
Applicant Francis Bishop
Location 482A, North Circular Road, Dublin 1
Proposal The development will consist of the demolition of an existing single storey shop, and the construction of a three storey development, comprising 2 no. two bedroom apartments, and 1 no. three bed apartment, with all associated site works and parking to rear of premises, with access from Fitzgibbon Lane at the rear of 17 & 18 Belvedere Place a Protected Structure.

Area Area 3 - Central
Application Number 2401/17
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28-Apr-2017
Applicant The Bank of Ireland
Location New Century House, Mayor Street Lower, International.financial Services.Centre, Dublin 1
Proposal The development will consist of :
(a) The change of use from office to financial banking.
(b) External works include the removal of existing entrance door and replacement with new window, the removal of existing sliding door and screen and replacement with new panel incorporating the relocation of the existing external ATM and the provision of new ATM surround, the removal of glazed window section and provision of new glazed entrance doors, the widening and setting back of the existing steps to the new entrance, the provision of a new accessible ramp, and
(c) new external signage consisting of new glass fascia sign with illuminated lettering over new entrance and the removal of the existing projecting ATM sign and replacement with new, and all ancillary site works facing onto Mayor Street Lower.

Area Area 3 - Central
Application Number 2406/17
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28-Apr-2017
Applicant Irish Life Assurance plc
Location Talbot Mall, (also known as Irish Life Mall) Irish Life Centre, Talbot Street, Dublin 1
Proposal Planning permission for development at a site comprising the Talbot Mall (also known as the Irish Life Mall), Talbot Street, Dublin 1 (D01P620). The proposed development will consist of permission for: 1) a new entrance from Talbot Street to access the underground car park, including change of use of part of retail premises (and associated works detailed below); and 2) changes to the existing Talbot Street office entrance lobby to Block 5 (and associated works detailed below). 1) The proposed new entrance to the public car park from Talbot Street includes: the creation of an entrance lobby, (which will incorporate an existing vacant retail unit of 39.5 sq m); a change of use from retail to ancillary use (car park entrance lobby); modifications to external Talbot Street elevation (including removal of the external aluminium door frame and replacement of same with a

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new bronze anodised aluminium door frame with full height glazing); installation of new internal stairs, lift shaft and lift carriage; creation of new pedestrian access / egress to public car park at basement level (existing internal escape stairs remain unchanged). 2) The proposed changes to the existing office entrance lobby to Block 5 from Talbot Street includes: the extension of the lobby floor area by 1.85 sq m; creation of a new door opening to the external facade facing Talbot Street (the entrance will have a bronze anodised aluminium door frame with full height glazing); relocation of existing dry riser; removal of the existing entrance linking the lobby to the mall circulation space to the east; removal of redundant ATM room and new floor and ceiling finishes; and all ancillary development and site works above and below ground.

Area	Area 3 - Central
Application Number	2413/17
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	28-Apr-2017
Applicant	Ide Mulcahy
Location	Shelmaliere Road & Church Road, East Wall, Dublin 3
Proposal	Permission for development at this site of 1500m ² on Church Road, East Wall, Dublin 3. The development will consist of demolition of all existing structures on the site and the construction of 23 apartments ranging in size from 57.7 m ² to 107.8m ² in 2 buildings ranging in height from 3 storeys to 5 storeys. The total gross floor area of the development is 2300m ² approximately. Building A fronting onto Shelmaliere Road will consist of 8no. 2-bedroom Duplex units, 6no. 2 bedroom apartments and 4no. 3 bedroom apartments. A roof garden/ communal amenity space with pergola and planting will be located on the third floor. Building B fronting onto Church Road will consist of 4no. 1 bedroom apartments and 1no. 2-bedroom apartment. 23no. carparking spaces will be located at ground level with vehicular entrance from Church Road and vehicular exit onto Shelmaliere Road. All ancillary areas and associated works including 23no. bicycle parking spaces, bin storage, landscaping and private amenity space for each apartment in the form of balconies & terraces, connection to drainage & water services.

Area	Area 3 - Central
Application Number	2431/17
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26-Apr-2017
Applicant	Favonius Property Company
Location	5 & 5A, East Road, Dublin 3
Proposal	For a development of 6 storey over basement office/employment building at 5 & 5A East Road, Dublin 3. Permission is sought to

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change the area proposed for plant at 5th floor level in east and south terrace to use as amenity space bounded by a glazed balustrade and to place the plant on the roof surrounded by a 2.0m high aluminium louvered screen and to provide new screens surrounding plant ducts and access from 5th floor level to the roof.

Area	Area 3 - Central
Application Number	3660/16
Application Type	Permission
Decision	REQUEST AI EXT OF TIME 08-Jul-2017
Decision Date	28-Apr-2017
Applicant	JD Wetherspoon plc
Location	On lands (C.0.09ha) at No's 12b (a Protected Structure) and 12c Abbey Street Lower, Dubin 1
Proposal	<p>PROTECTED STRUCTURE: The development will consist of the following:- Refurbishment, alterations and change of use of existing buildings to provide a public restaurant/bar (c.955 sq.m) on the site including outdoor seating areas (c.143 sq.m) and associated ancillary uses with construction of new glazed link to connect both buildings. The overall development will comprise of a gross floor area of c.1,620sqm, of which c.1,527 sqm is accommodated within the existing buildings and c.93 sqm is a new build glazed link between the two buildings. The refurbished existing buildings incorporating No's 12b and 12c Abbey Street Lower involves internal reconfiguration and works to include repair and replacement (where necessary) of existing windows and doorframes/entrances and railings to the front. The buildings which are to change to public bar/restaurant use are currently arranged as follows - No. 12b Abbey Street Lower (former TSB Bank, now vacant), No. 12C Abbey Street Lower (formerly Fellowship Bible Church, now vacant). A Glazed link is proposed to connect the two buildings at ground and first floor level. On the north eastern wall of 12b Abbey Street Lower 2no. existing windows at ground floor level will be widened to provide new interconnections at ground level and 2no. new openings will provide interconnections at first floor level, both allowing a connection to 12c Abbey Street Lower via the new glazed link. Two main entrances to the bar/lounge area are proposed at the Abbey Street frontage of 12b and 12c respectively. The development involves works and change of use of 12b Abbey Street Lower (previous use as TSB Bank) including staff and ancillary areas at basement level (c. 130 sq.m), indoor seating area and bar/servery at ground floor level (c. 397 sq.m) and first floor level (c. 372 sq.m) and associated annexes to the west side of 12b Abbey Street Lower to accommodate an outdoor beer garden (c. 16sq.m) and ancillary bin store and service areas at ground level and a roof terrace (c. 35 sq.m) at first floor level. The works and change of use at No. 12c Abbey Street Lower (former Fellowship Baptist Church) include a seating area (c. 241 sq.m) and kitchen (c. 74m²) at ground floor level, customer toilets and a beer garden (c.92 sq.m) at first floor level with a retractable roof above. The new build element is located between the two existing buildings at 12b and 12c Abbey Street Lower. Operational plant will be provided on the flat roof at second floor level. The retractable roof will be on the roof of 12c Abbey Street Lower to provide coverage to the outdoor seating area proposed at first floor level within this building.</p>

