

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	3990/16
Application Type	Permission
Applicant	High Schools International Ltd
Location	34A, Bachelor's Walk, Dublin 1
Proposal	PROTECTED STRUCTURE & RETENTION: Retention planning permission is being sought by High Schools International Ltd, for the change of use of the upper floors of 34A Bachelor's Walk, Dublin 1, a Protected Structure, from commercial to educational use.
Registration Date	26-Oct-2016

*****Amendment to Week 44/16*****

Area	Area 3 - Central
Application Number	4035/16
Application Type	Permission
Applicant	Balark Investments Ltd.
Location	Lands at and to the rear of 84-87, Prussia Street, Stoneybatter, Dublin 7
Proposal	Development at a 0.5 hectares site. The proposed development comprises of the demolition of the existing vacant single storey commercial building and the construction of a student accommodation development with 203 no. bedspaces in 32 no. student accommodation units. The proposed development comprises of the construction of a series of 1, 2, 3 and 4 storey buildings, including a 4-storey building (3 storey plus 4th storey set-back) fronting Prussia Street. The proposed development is proposed 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. The proposed development includes a number of outdoor amenity areas throughout the site to serve the student accommodation development. The proposed development also provides for ancillary services including a lounge, gym, concierge and social room all at ground floor level with laundry room, bin store area, plant room accommodated in a small basement area. 3 no. set-down/ drop-off car parking spaces are proposed and 120 no. sheltered bicycle spaces are proposed at surface level. Access to the development is to be via controlled pedestrian access from Prussia Street. Permission is also sought for all ancillary engineering, landscaping and site development works necessary to facilitate the development, including the provision of an ESB substation. The proposed development comprises of a total of 4,778 sq.m gross floorspace.
Registration Date	02-Nov-2016

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Area	Area 3 - Central
Application Number	4037/16
Application Type	Permission
Applicant	Hugh McDonnell
Location	19-20, Blackhall Street, Dublin 7
Proposal	The development will consist of the demolition of an existing structure and construction of a circa 2725 square metre five-storey office building, including toilets, other ancillary accommodation and the necessary circulation space. In addition to this provision of associated cycle parking, ten spaces accessed from Blackhall Street and sixteen internal spaces with access from Oxmantown Lane. The main entrance to the development will be on Blackhall Street, recessed from the street line and protected by a cantilever at second storey level. Fire escape routes will also escape onto Oxmantown Lane at the rear of the proposed building.
Registration Date	01-Nov-2016

Area	Area 3 - Central
Application Number	4042/16
Application Type	Permission
Applicant	CHQ Dublin Ltd
Location	Conservatory B and Vault C of The Chq Building, North Wall Quay, Dublin 1
Proposal	<p>PROTECTED STRUCTURE: We, CHQ Dublin Limited, intend to apply for planning permission at Conservatory B and Vault C of The CHQ Building, North Wall Quay, Dublin 1. The CHQ Building is a protected structure. The proposed development relates to the following:</p> <ul style="list-style-type: none">(i) Subdivision of Conservatory B and fit-out works to Conservatory B and Vault C facilitate the certified restaurant/bar use in Conservatory B1 and Vault C. Conservatory B has a certified restaurant/bar use under Dublin Docklands Development Authority Section 25 Certificate DD309, and Vault C has a certified restaurant/bar/food store use under Dublin Docklands Development Authority Section 25 Certificate DD335;(ii) The provision of a mezzanine level to Conservatory B1 of circa 41.5 sq.m, with associated staircase access, to increase the overall floor space of Conservatory B1 to circa 170 sq.m;(iii) The provision of mini-brewery facilities for the on-site production and sale of craft beer, on the proposed mezzanine level and in part of Vault C (providing a total area of circa 117.5 sq.m for mini-brewery facilities);(iv) All associated and ancillary fit-out works to the Conservatory B1 and Vault C, including provision of toilet facilities at vault level; mechanical, ventilation and other services provision; and insertion of new partitions/doors at vault level;(v) Provision of an outdoor seating area of 50 sq.m with associated windbreakers with associated planters to the west of Conservatory B1;(vi) Provision of signage comprising of 4 no. illuminated signs on the proposed windbreakers to the outdoor seating area.
Registration Date	01-Nov-2016

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Area	Area 3 - Central
Application Number	4050/16
Application Type	Permission
Applicant	PC Management Ltd
Location	The Parnell Centre, Parnell Street, Dublin 1
Proposal	Planning permission for the change of use of the former entrance lobby to the Parnell Centre to two separate licensed restaurants with ancillary takeaway food use. Planning permission is also sought for alterations to the front facade onto Parnell Street including refurbished glazing with a mix of opaque and clear glass, new lit signage and two new projecting canopies with reflective metal finish over the entrances and alteration to the existing glazing.
Registration Date	02-Nov-2016

Area	Area 3 - Central
Application Number	4051/16
Application Type	Permission
Applicant	Distribution & Exhibition Transport Ltd
Location	4-6, Eden Quay & 1-15 Harbour Court, Dublin 1
Proposal	Planning permission for change of use of 370 sq.m of existing bar / lounge use (Parent permission ref: 0405/02) to office use. All works will take place on part of the second floor of the existing building.
Registration Date	02-Nov-2016

Area	Area 3 - Central
Application Number	4056/16
Application Type	Permission
Applicant	Andre McQuid, Edith Wynn & Claudine Healy
Location	Sites at rear of No. 54/55, Mountjoy Street and rear of No. 4 and 5 Fontenoy Street, off Western way , Dublin 7
Proposal	Planning permission is sought for the redevelopment of two adjoining commercial sites for residential use, by the construction of a 3 No two storey dwelling houses, to include the demolition of existing buildings on the site to rear of No. at and 5 Fontenoy Street and construction of 1 dwelling; the conversion and extension of existing mews from current commercial use to construct 2 No. dwellings on the two adjoining sites to the rear of No. 54 and 55 Mountjoy Street with associated landscaping and site works to form car parking spaces and storage spaces.
Registration Date	03-Nov-2016

Area	Area 3 - Central
Application Number	4066/16
Application Type	Permission
Applicant	Alcove Investments One Ltd
Location	Stafford House, Wolfe Tone Street, Dublin 1
Proposal	Planning permission for amendments to the previously permitted development (Reg. Ref. 2063/16) of 3 no. 2 bedroom duplex apartments, to be constructed at roof level of the

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existing 3-storey apartment building, increasing the building to 5-storeys onto Jervis Lane Upper, including private open space balconies at Stafford House, Wolfe Tone Street, Dublin 1. The proposed amendments comprise of the following:

- (1) Modifications to the internal layouts to provide 3no. 3 bedroom duplex apartments (apt. no. 1 - 120 sq.m, apt. no. 2 - 110 sq.m & apt. no. 3 - 115 sq.m),
- (2) Omission of the proposed balcony at third floor level North facade & revisions to the fourth floor footprint & elevations with an overall increase in the gross floor area of 18 sq.m to 357 sq.m,
- (3) Increase the roof parapet level in height by 450mm to match the existing roof parapet level, &
- (4) The provision of storage associated with the duplex apartments at existing basement level.

Registration Date

04-Nov-2016

Area	Area 3 - Central
Application Number	4067/16
Application Type	Permission
Applicant	Richfer Ltd.
Location	18-19, Bow Street, Dublin 7
Proposal	Construction of extension and alterations to 2 no. existing two-storey, end of terrace buildings with associated basement, to include: 1) Change of use of existing basement, ground and first floors from residential to office use; 2) Provision of ground, first and second floor extensions as a return to the existing building; 3) Conversion of basement to office incorporating a large roof light; 4) Demolition of 2 no. existing rear two-storey kitchen/ bathroom annexes and attached ancillary sheds. 5) Renovation works to existing structure to include new stairs, reinstatement of floors and repairs to roof.
Registration Date	04-Nov-2016

Area	Area 3 - Central
Application Number	4068/16
Application Type	Permission
Applicant	Fitzwilliam Real Estate Properties Ltd.
Location	111, Middle Abbey Street, Dublin 1
Proposal	Change of use from the existing warehouse/ storage use to retail use (412 sq.m) at ground floor level. Permission is also sought for modifications to the existing elevation including removal of the existing external roller-shutter and including a new glazed shop front with double doors and new internal signage remotely lit, over the entrance and all associated works.
Registration Date	04-Nov-2016

Area	Area 3 - Central
Application Number	4073/16
Application Type	Permission
Applicant	The Trustees John Greene & Niall Erskine, on behalf of The

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Location	GAA
Proposal	Ardilaun Road and Sackville Avenue, Dublin 3 The Trustees (John Greene and Niall Erskine) for and on behalf of the GAA are making an application for planning permission for the demolition of turnstile and single-storey ticket collection building, Nos. 1-8 Saint Andrew's House on Ardilaun Road, the construction of a 3,307sqm 2-storey handball centre to include 7 no. handball courts together with community centre, bar and restaurant space, and ancillary offices on Sackville Avenue. We also propose to construct a separate standalone 565sqm 2-storey museum building with external steps to be used as seating gallery to also include gift shop and offices within the grounds of Croke Park Stadium, together with a new entrance wall and gate to Croke Park Stadium, Jones Road, all with associated works including bicycle stands and drainage at Ardilaun Road and Sackville Avenue, Dublin 3.
Registration Date	04-Nov-2016

Area	Area 3 - Central
Application Number	4080/16
Application Type	Permission
Applicant	Ziggurat ROI NO 4 LP
Location	Site located at Nos. 58-64 Dominick Street Upper and adjoining surface car park to the west, Dublin 7. Part of the site is bounded by Henrietta Lane to the South.
Proposal	Planning permission for development at a circa 0.19 ha site located at Nos. 58-64 Dominick Street Upper and adjoining surface car park to the west, Dublin 7. Part of the site is bounded by Henrietta Lane to the south. The proposed development comprises of the demolition of the existing vacant commercial building on part of the site and the construction of a 6 storey over lower ground floor/basement level student accommodation development (247 no. bed spaces in 50 no. clusters, including 16 no. studios), including setback at fifth storey from Dominick Street Upper (north elevation) and to the west elevation. The proposed development is proposed 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. The proposed development will include an outdoor amenity area to the rear (south) of the proposed development with access from basement level and balconies located on the south elevation and on the east elevation of the western wing from first to fourth floor on the southern elevation from first to fifth floor and balcony facing the rear courtyard from first to fifth floor. A rooftop terrace is proposed on the eastern wing. The proposed development also provides for 1 no. café (83 sq.m gross) at ground floor level, and ancillary services for the student accommodation including reception/foyer, games room, social room, and quiet room all at ground floor level with laundry room, bin store area, music room, storage, plant room and 124 no. bicycle spaces provided at lower ground/basement level. Access to the development is to be via controlled pedestrian accesses on Dominick Street Upper and Henrietta Lane. Cycle access will be via a proposed cycle ramp along the private laneway to the west of the

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application site. Vehicular access will be from Dominick Street Upper. Permission is also sought for all ancillary engineering and site development works necessary to facilitate the development. The total gross floor space of the proposed development is 8,006 sq.m.

Registration Date

04-Nov-2016

Area	Area 3 - Central
Application Number	DSDZ4079/16
Application Type	Permission
Applicant	Chirita Ltd
Location	81 & 82 North Wall Quay, Dublin 1
Proposal	<p>PROTECTED STRUCTURE: No. 82 is a former warehouse building and a Protected Structure on the corner with Castleforbes Road, and No. 81 (also a Protected Structure) was last used as a bar at ground level with residential accommodation over. Permission is sought to use both buildings as a single 58 bedroom hotel with ancillary hotel services. The development seeks to retain the original elements of No. 82 which are confined to external walls, entrance door and windows of No. 82 and all parts of No. 81.</p> <p>It is proposed to remove mid-20th century elements comprising ground floor concrete slab; upper floor slabs and supporting columns; concrete ring beam and lintels; steel roof structures and asbestos roofing in No. 82, the warehouse building. An additional two floors with a planted flat roof will be provided above the existing eaves level of No. 82, resulting in a five storey building. The exterior upper floors will be clad using a series of corten steel fins arranged vertically either side of the window openings. It is also proposed to provide a two-storey basement to a reduced footprint of the main structure at No. 82. The asbestos/ metal clad asymmetrical roof with roof lights to the single storey annex to the west of No. 82 will be open with a glass canopy to the west.</p> <p>No. 81 will be restored to its previous use at Ground Level as a bar with 7 boutique hotel bedrooms located at both Levels 1 and 2. The non-original single-storey structure to the rear is to be removed. A single-storey annex to the west of No. 81 will be provided, accommodating the entrance to the proposed bar, seating area and sanitary facilities. A garden will be reinstated to the rear. A new single access point at ground floor level will link the two buildings internally.</p> <p>Conservation works in No. 82 will include removal of mid 20th Century elements, the repair and reinstatement of historic features both internal and external. A new structure will be inserted independent of historic walls to align with existing fenestration. Conservation work in No. 81 will include the repair and reinstatement of the former premises to its previous condition.</p> <p>The main hotel entrance will be from North Wall Quay. The ground floor and two basement floors at No. 82 will contain the hotel communal facilities, including reception, café, bar and meeting and conference facilities. A restaurant and bar will occupy the top floor. The three intermediary floors will accommodate 51 bedrooms with 7 further bedrooms in No. 81. The completed building will have an internal floor area of 3,836 sq.m.</p>

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This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.

Registration Date 04-Nov-2016

DOMESTIC:

Area Area 3 - Central
Application Number WEB1455/16
Application Type Permission
Applicant Ken Doyne
Location 78, Church Road, East Wall, Dublin 3
Proposal The development consists of proposed 2 storey extension to the side of the existing dwelling and extension of existing rear single storey return. The extension will accommodate an extended kitchen/ dining area on ground floor with WC and utility with a proposed bedroom and bathroom at first floor level. Proposed dishing of footpath to accommodate entry via existing entrance gates.

Registration Date 01-Nov-2016

LAWS: ***NONE***

SAWS: ***NONE***

DECISIONS:

Area Area 3 - Central
Application Number 3660/16
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 01-Nov-2016
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 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

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(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 rooflight 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. Access/egress for the purpose of deliveries and servicing will be via Abbey Street and Northumberland Square with no direct vehicular access to the site proposed. Permission is also sought for landscaping, roof plant, and all ancillary and associated site development works.

Area	Area 3 - Central
Application Number	3700/16
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	04-Nov-2016
Applicant	Manor Fine Ltd.
Location	386, North Circular Road, Dublin 7
Proposal	<ul style="list-style-type: none">- Reduction in size of existing take away/ restaurant with minor internal & external alterations including external seating area;- Conversion of existing garages and stores at ground floor level to provide retail shop unit fronting onto Goldsmith Street;- Conversion of accommodation on first floor level (last use as offices) to one bedroom apartment with balcony to rear and 3 no. new Velux roof lights;- Demolition of existing flat unit and store at first floor in annex and replacement with one bedroom apartment with balcony fronting Goldsmith Street and 3 no. new rooflights; removal of existing substandard staircases and provision of new staircase to comply with the Building Regulations.

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Area Area 3 - Central
Application Number 3990/16
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04-Nov-2016
Applicant High Schools International Ltd
Location 34A, Bachelor's Walk, Dublin 1
Proposal PROTECTED STRUCTURE & RETENTION: Retention planning permission is being sought by High Schools International Ltd, for the change of use of the upper floors of 34A Bachelor's Walk, Dublin 1, a Protected Structure, from commercial to educational use.

Area Area 3 - Central
Application Number DSDZ3686/16
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03-Nov-2016
Applicant Paul McCann&Steve Tennant(Receivers)
Location Junction of North Wall Quay and East Wall Road, Dublin 1
Proposal Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 24-26 City Quay, Dublin 2 intend to apply for permission for development at this site of 1.1507 ha. The site is bounded by North Wall Quay to the South, East Wall Road to the East, the 3 Arena to the West and the Point Village District Centre to the North. The overall site is located within City Block 5 and 10, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme.
The development consists of revisions to permitted development of the Exo Building under Reg. Ref. DSDZ3632/15 comprising minor amendments.
The proposed development comprises the following design modifications:
- Relocation of the permitted cycle access ramp from the central core to a dedicated cycle access stair with integral channel to the east of the permitted glass box onto East Wall Road.
- Reduction of the permitted -1 basement under the Exo Building from 1588 sq.m to 430 sq.m and relocation of proposed plant, cycle parking and facilities to the existing basement level -1 and -2 beneath the Point Village Square. This will result in a reduction of permitted car-parking spaces from 48 to 42.
- Modification to the internal layout of the permitted restaurant/bar glass box including the incorporation of a controlled lift opening onto the Point Village Square from the car-parking and bicycle parking at basement -1.
- Modification to permitted undercroft of the Exo Building to incorporate new openwork industrial panels at soffit level.
- The proposed revisions also include internal layout amendments to permitted cores of the Exo Building which include relocation of escape doors and removal of the mezzanine level in the northern core.

APPEALS NOTIFIED: *NONE*****

APPEALS DECISIONS:

Area	Area 3 - Central
Application Number	2979/16
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	03-Nov-2016
Applicant	Torrelles Ltd.
Location	139, North Strand Road, Dublin 3
Proposal	Construction of a 1no bedroom, single-storey, flat roofed residential dwelling to the rear of No. 139 North Strand Road, Dublin 3 (access off Strandville Avenue). The development will consist of 25.4 sq.m of private open space (inclusive of 4.9 sq.m courtyard to rear), landscaping, SUDS drainage and all associated and ancillary works necessary to facilitate the development.