



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**19/22**

(09/05/2022-13/05/2022)

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** 2479/17/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Clopen Capital  
**Location** 21-24, Bolton Street, Dublin 1  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** EXT. OF DURATION: Development at this site of approx. 584.4 sq.m. The development will consist of: the demolition of existing single storey service garage and the construction of a 4 to 6 storey over basement 63 bedroom hotel of approx. 2,638 sq.m with balconies facing onto Bolton Street (from second to fourth floor levels), as well as a set backed terrace (non-public access) at fifth floor level fronting onto Bolton Street and to north and south elevations; all ancillary hotel areas to include foyer reception, bar, licensed restaurant, 12 no. cycle spaces at ground floor level, hotel bedrooms at basement (fronting onto courtyard) and from first to fifth floor levels; a single storey store located to the rear (east) as well as lighting, roof plant areas; ancillary basement areas to include storage/ plant/ services/ staff areas; canopy to entrance onto Bolton Street and all ancillary site development/ boundary works.

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**Area** Area 3 - Central  
**Application Number** 3112/21  
**Application Type** Permission  
**Applicant** CDK Properties Limited  
**Location** Rawlton House, Sherrard Street Lower, Dublin 1  
**Registration Date** 13/05/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the development consist of:

- (i) Refurbishment of the historic facade and change of use from light industrial to residential of the existing Rawlton House to consist of 10no. new apartments being a mix of 4no. one bed, 5no. two bed units and 1no. three bed unit to include a rooftop terrace for private amenity space to the rear,
- (ii) demolition of existing modern industrial shed to the rear,
- (iii) construction of a new 3-storey apartment block to the rear consisting of 8no. apartments being a mix of 2no. one bed, 3no. 2 bed, 1no. three bed penthouse unit and 2no. four bed units,
- (iv) provision of outdoor amenity spaces,
- (v) new bicycle storage,
- (vi) new bin storage area,
- (vii) new additional storage units for the apartments,
- (viii) connection to services and all associated site works

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**Area** Area 3 - Central  
**Application Number** 3200/22  
**Application Type** Permission  
**Applicant** Findlater House Limited  
**Location** 28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1  
**Registration Date** 11/05/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for development at Holiday Inn Express (Formerly known as

Findlater House), 28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1. The application site is located on the junction of O'Connell Street Upper, Findlater Place and Cathal Brugha Street, Dublin 1. The subject site is located within the O'Connell Street Architectural Conservation Area.

The proposed development will consist of alterations and provision of an extension (comprising 7 storeys over basement) to the existing / permitted 8 storey hotel building (an additional eighth storey, permitted under Reg. Ref.: 2084/18 & ABP Ref.: 301378-18, and a fire fighting shaft, permitted under Reg. Ref.: 2850/19, have yet to be implemented).

The proposed development comprises of the following:

- Alterations to the existing basement level involving the omission of the existing car parking spaces and access ramp to provide 9 no. hotel rooms, plant, bin store and ancillary back of house areas;
- The demolition of c. 355 sq.m of existing hotel floorspace and external ancillary structures within the existing courtyard and alterations to the existing bar/restaurant at ground floor level, and provision of a proposed extension including an additional 9 no. hotel rooms at ground floor level. It is also proposed to provide 34 no. cycle spaces at ground floor level;
- A proposed seven storey extension (located within the existing courtyard to the rear of the site) from basement to 6th floor level to provide for an additional 103 no. hotel rooms;
- Alterations to existing hotel rooms and removal of 6 no. rooms from first to sixth floor level to provide access to stair/lift cores and the proposed extension;
- The proposed development will increase the total number of existing / permitted hotel rooms from 214 no. to 311 no. rooms, i.e. a net increase of 97 no. hotel rooms, and will increase the overall gross floor area from c. 10,880 sq.m to c. 13,490 sq.m.; and
- The proposed development also includes for the decommissioning of an existing ESB substation and provision of a new ESB sub-station at ground floor level, and all associated and ancillary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3251/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Crawford Barrie Property Limited
<b>Location</b>	61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58
<b>Registration Date</b>	10/05/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for development at 61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58. The development will consist of the demolition of existing single storey sheds and the construction of a 4 storey apartment block consisting of 9no. apartments as follows; 2no. studio units, 2no. one bedroom units and 5 no. two bedroom units together with the provision of balconies to east & west elevations, shared amenity space, bin storage, 18 no. bicycle spaces at ground floor level to the rear and for all ancillary works necessary to complete the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3476/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Green Way Estates Sligo Limited
<b>Location</b>	14A Poplar Row, North Strand, Dublin 3.
<b>Registration Date</b>	13/05/2022
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** Permission for the demolition of an existing commercial building, formerly used as a car garage and the development of a 'Build to Rent' residential apartment development, intended for

use as a long-term rental housing scheme comprising of a six-storey building to accommodate a total of 10 no. x 1 bedroom and 6 no. x studio apartments; with balconies at each level from first to sixth floor levels and communal open terraces (2 no.) at ground floor level on the rear (north) elevation and fifth floor level to the front (south) and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 32 no. spaces; disable car parking space, a secure bin storage facility and associated site development works. Primary access to the development would be from Poplar Row.

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**Area** Area 3 - Central  
**Application Number** 3925/22  
**Application Type** Permission  
**Applicant** Nicole Blankson  
**Location** 68A, Prussia Street, Dublin 7 (corner of St. Joseph's Road)  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** Permission for the demolition of the existing 2 storey derelict building and construction of a new 4 storey building consisting of 4 no. apartments with own private balcony and all site ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3970/22  
**Application Type** Permission  
**Applicant** The City of Dublin Education and Training Board  
**Location** 1 Parnell Square East, Dublin 1, D01 K194  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of  
1. the removal of the push-out toilet structure and double doors to the rear of the building off the half landing leading to the second floor,  
2. the installation of a new window on a granite cill and brick dwarf wall to replace the removed double doors noted at 1 above,  
And all ancillary works.

All the works to be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government.

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**Area** Area 3 - Central  
**Application Number** 4189/21  
**Application Type** Permission  
**Applicant** Conservation Assets Ltd.  
**Location** Charles Lane, to the rear of 30, Fitzgibbon Street, Dublin 1, D01 Y6H6  
**Registration Date** 13/05/2022

**Additional Information** Additional Information Received

**Proposal:** Demolition of the remaining walls of a single-storey semi-detached workshop building and the construction of a two storey semi-detached house with a roof terrace at second floor level to the front of the property and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1446/22  
**Application Type** Permission  
**Applicant** John Carney  
**Location** 97 & 99 Dunmanus Road, Cabra West, Dublin 7  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** Planning Permission for

- a) the removal of existing boundary garden wall between no. 97 & no. 99,
- b) the construction of 1 No. 2 storey end of terrace dwelling house
- c) modification to existing vehicular entrances and driveways from Dunmanus road to provide front garden and parking spaces for No. 97, No. 99 and the proposed new dwelling,
- d) modifications to the existing rear gardens to provide private open space for No. 97, No. 99 and the proposed new dwelling,
- e) new roof-light to side hip roof to the existing dwelling at No.99 and
- f) all associated site works, at the site comprising No. 99 and No. 97 Dunmanus Road, Cabra West, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1448/22  
**Application Type** Permission  
**Applicant** John and Brenda Carney  
**Location** 51, Dunard Drive, Cabra West, Dublin 7 D07 A8P7  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** Planning Permission for

- a) the demolition of existing single storey side extension,
- b) the construction of 1 No. 2 storey mid terrace dwelling house and 1 No. 2 storey end of terrace dwelling house complete with front & rear gardens,
- c) modification to existing vehicular entrance and driveway from Dunard Drive to provide off street parking for the existing and proposed dwellings and
- d) all associated site works, at the site 51 Dunard Drive, Cabra West, Dublin 7.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3919/22  
**Application Type** Permission  
**Applicant** Michael & Elaine Hefferman  
**Location** 24, Strandville Avenue, North Strand, Dublin 3  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** Development will consist of (i) extending the existing single-storey extension at the rear of the house., (ii) raising the ridge height of the house, converting the attic to bedroom, bathroom, and storage areas, building a dormer roof window extending out and above the ground floor single-storey extension at the rear and (iii) all associated internal, site and drainage works.

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**Area** Area 3 - Central  
**Application Number** 3936/22  
**Application Type** Permission  
**Applicant** Matt O'Connor  
**Location** 27, Villa Park Avenue, Navan Road, Dublin 7.  
**Registration Date** 10/05/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention of : (a) As built garage conversion to side and single storey extension to rear with minor alterations to front elevation . And further planning permission for: (b) Change of roof profile from hip end profile to full gable end profile, to accommodate attic conversion with dormer extension to rear. C. All associated site works on site at 27 Villa Park Avenue, Navan Road, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 3937/22  
**Application Type** Permission  
**Applicant** Dominica and Gary Keegan  
**Location** 40, Park Road, Navan Road, Dublin 7, D07 W248.  
**Registration Date** 10/05/2022

**Additional Information**

**Proposal:** Permission for

- (A) Two storey extension to front, side and rear.
  - (B) Change of roof profile from hip end to full gable end profile to accommodate attic conversion with dormer extension to rear and 2 No velux roof lights to front.
  - (C) Single storey porch extension to front.
  - (D) All associated site works.
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**Area** Area 3 - Central  
**Application Number** 3940/22  
**Application Type** Permission  
**Applicant** Lee McDougall  
**Location** 108, Church Road, East Wall, Dublin 3, D03 XW24  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** Planning Permission for alterations to the front elevation to include removal of stone effect finish and repointing of original brick facade, demolition of the existing two-storey rear return, the construction of a new part single-storey, part two-storey extension to the rear with flat roofs and roof lights, inner courtyard, rear canopy with rainwater butt, internal layout modifications, three new roof lights to the front, alterations to the existing roofs, wider vehicular entrance, step and ramp at the entrance door, new paving, landscaping, new connections to the public sewers and all associated site and other works.

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**Area** Area 3 - Central  
**Application Number** 3961/22  
**Application Type** Permission  
**Applicant** Johnathan McMenimin

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**Location** 1, Springfield , Blackhorse Avenue, Dublin 7, D07 X6X7  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** Permission sought for First Floor Flat roof Bedroom Extension with parapet walls and pressed metal capping over existing ground floor kitchen extension to rear of 1 Springfield Blackhorse Avenue, Dublin 7. D07X6X7. Access from existing landing via new door to replace existing window, together with new glazed door at gable to replace existing gable window to provide access to flat roof for maintenance, with safety rail to front.

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**Area** Area 3 - Central  
**Application Number** WEB1426/22  
**Application Type** Retention Permission  
**Applicant** Will Andrews  
**Location** 3, Kenmare Parade, Phibsboro, Dublin 7  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** RETENTION: Demolition of existing chimneys, of 2 sq m. shed and outhouse, and of a 7.6 sq. m single-storey extension at existing terraced, 2-storey, 1-bedroom house. Construction of a new two-storey extension to rear comprising new living space on ground floor and new bedroom to first floor. Refurbishment and deep retrofit works. New flat roof to extension with 4 solar panels. 2 new rooflights to be fitted to existing rear pitched roof. Ancillary works and landscaping.

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**Area** Area 3 - Central  
**Application Number** WEB1430/22  
**Application Type** Permission  
**Applicant** Looping Properties 56 Limited  
**Location** 2, Northbrook Terrace, North Strand, Dublin 3 D03 T213  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** Development to include:

- 1.) ground floor extension measuring 9sqm,
  - 2.) first floor extension measuring 8sqm,
  - 3.) attic conversion with rear facing rendered dormer and adjacent velux,
  - 4.) all associated internal layout changes to provide modern conveniences, rooflights and site works.
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**Area** Area 3 - Central  
**Application Number** WEB1431/22  
**Application Type** Permission  
**Applicant** Looping Properties 56 Limited  
**Location** 3, Northbrook Terrace, North Strand, Dublin 3 D03 RD40  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** Development to include:

- 1.) ground floor extension measuring 9sqm,
  - 2.) first floor extension measuring 8sqm,
  - 3.) attic conversion with rear facing rendered dormer and adjacent velux,
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4.) all associated internal layout changes to provide modern conveniences, rooflights and site works.

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**Area** Area 3 - Central  
**Application Number** WEB1443/22  
**Application Type** Permission  
**Applicant** Robert & Leanne Glynn  
**Location** 3, Kinvara Road, Ashtown, Dublin 7 D07 PH32  
**Registration Date** 12/05/2022

**Additional Information**

**Proposal:** PERMISSION AND RETENTION : The development will consist of A) Retention of previously raised garden wall to public laneway; B) First floor extension over previously converted garage to side of property 17.2 sq.; C) Ground floor extension to rear of property 12.8 sq.m; D) Attic conversion to provide bedroom and ensuite with associated dormer to rear 26.4 sq.m. and E) Refurbishment of existing porch and F) All ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB1453/22  
**Application Type** Permission  
**Applicant** Catherine O'Kelly  
**Location** 171, Navan Road, Dublin 7 D07 N3W7  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** A New Single Storey Rear Extension, Comprising of En-Suite and Utility Room, A New Roof Window to Rear of Existing Roof. A New Single Storey "Family Flat" Extension to Rear of Dwelling, Comprising Of A Bedroom, A Wheelchair Accessible Wet Room & Living Area And All Associated Site Works.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0113/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 10/05/2022  
**Applicant** John McKenna  
**Location** Rear of 68, Seville Place, Dublin 1 and adjacent to 1 First Avenue, Dublin 1

**Additional Information**

**Proposal:** SHEC: Two storey attached one bedroom house

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**Area** Area 3 - Central  
**Application Number** 0117/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/05/2022



**Applicant** Paul Pugh  
**Location** 101, Clonliffe Avenue, Dublin 3

**Additional Information**

**Proposal:** SHEC: The development will consist of construction of a one bedroom, two-storey end of terrace dwelling and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3525/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/05/2022  
**Applicant** Jenwood Investments Ltd t/a Seabank House  
**Location** The Seabank House, on the corner of East Road and East Wall Road, Dublin 3

**Additional Information**

**Proposal:** RETENTION: Planning retention permission for as built outdoor screens to seating area fronting East Wall Road, to front of existing licensed premises.

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**Area** Area 3 - Central  
**Application Number** 3532/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/05/2022  
**Applicant** Michael Burke  
**Location** Rear of 61 North Circular Road, Marlborough Mews, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought by Michael Burke for construction of a 3-bedroom two storey dormer and part single storey detached mews dwelling with first floor terrace to front, together with vehicle access and garage and all associated siteworks.

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**Area** Area 3 - Central  
**Application Number** 3537/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Cristian Cozma  
**Location** 296B, North Circular Road, Phibsborough, Dublin 7.

**Additional Information**

**Proposal:** The development will consist of the change of use of a ground floor commercial unit to a one-bedroom apartment and the conversion of a single occupancy 2 storey dwelling at first and second floors to a studio apartment at first floor and a one-bedroom apartment at second floor. The works will also include all ancillary site works to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3540/22  
**Application Type** Permission

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**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/05/2022  
**Applicant** Ambael Ltd  
**Location** Rear garden of 50 North Circular Road, Dublin 7  
**Additional Information**

**Proposal:** The development consists of the following works, planning permission for a) subdivision of existing rear garden of 50 North Circular Road, Dublin 7, b) removal of existing rear garden shed c) provision of a 3 bedroom, 2 storey mews dwelling with off street parking for 1 car along with all associated site development and facilitating works.

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**Area** Area 3 - Central  
**Application Number** 3544/22  
**Application Type** Retention Permission  
**Decision** SPLIT DECISION(RETENTION PERMISSION)  
**Decision Date** 10/05/2022  
**Applicant** Peter Reynolds  
**Location** 82, Hollybank Road, Drumcondra, Dublin 9 (boundary adjoining Iona Avenue)

**Additional Information**

**Proposal:** Retention planning permission is sought for single-storey flat roof extension to rear with raised boundary wall and parapet

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**Area** Area 3 - Central  
**Application Number** 3546/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/05/2022  
**Applicant** Rosie Hackett Ltd  
**Location** Piper's Corner, 105-106 Marlborough Street & 5 Sackville Place, Dublin 1

**Additional Information**

**Proposal:** The proposed development will consist of the demolition of the existing three-storey commercial building and the construction of a nine-storey over basement level mixed-use building consisting of 1 no. commercial unit (public house) at ground floor level and a total of 15 no. apartments over eight floors (3 no. studios, 8 no. one-bed units, 3 no. two-bed units and 1 no. 3-bed units) with balconies or terraces to the north, east and south elevations, and a communal roof level terrace area, all over a basement comprising 24 no. bicycle parking spaces, bin stores, plant room, and stores and ancillary service areas for the commercial unit/public house, signage to the east and south elevations and all associated site and engineering works necessary to facilitate the development. The site is bound by Sackville Place to the north and Marlborough Street to the east.

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**Area** Area 3 - Central  
**Application Number** 3548/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 10/05/2022  
**Applicant** Dave McNamara, Mark and Mary Maguire  
**Location** 9/10, Richmond Parade, Dublin 1

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### **Additional Information**

**Proposal:** Planning permission to sub-divide the existing two storey house into (1) 2 bedroom 3 person apartment at ground floor; (2) 2 bedroom 3 person apartment at first floor; (3) ground floor extension to the rear and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3552/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Martin McCaffrey  
**Location** Hole In The Wall, Blackhorse Avenue, Dublin 7, D07 V663

### **Additional Information**

**Proposal:** The development will consist of proposed provision of two 3x4 meter parasols to cater for existing external seating area with 8 metres of branded external screens to the road side of site and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3553/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Martin McCaffrey  
**Location** Hole In The Wall, Blackhorse Avenue, Dublin 7, D07 V663

### **Additional Information**

**Proposal:** The development will consist of proposed revision of the current opening times of the dash container from 07:30am – 20:00pm as per previously approved Reg. Ref. 2069/19 to the proposed times of 06:30am – 21:00pm.

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**Area** Area 3 - Central  
**Application Number** 3558/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Christopher O'Brien and Marie Hynes  
**Location** 22, Martin Savage Park, Ashtown, Dublin 15

### **Additional Information**

**Proposal:** RETENTION: Permission for retention of: A. Full smooth plaster finish to entire front facade, as opposed to half plaster/half brick finish as proposed under previous Planning Ref. No: 4610/07. B. All associated site works at No 22 Martin Savage Park, Ashtown, Dublin 15.

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**Area** Area 3 - Central  
**Application Number** 3559/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 13/05/2022  
**Applicant** Paul Cooke  
**Location** 13, Rutland Cottages, Dublin 1

**Additional Information**

**Proposal:** Permission for, a. Raising of roof level to accommodate new dormer extension to rear, b. Two storey extension to rear, c. Minor alterations to ground floor plan, d. All associated site works.

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**Area** Area 3 - Central  
**Application Number** 3561/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/05/2022  
**Applicant** Barra McFeely  
**Location** 81, Ratoath Estate, Ratoath Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** Planning permission for:  
A. Single storey extension to side and rear,  
B. All associated site works on site.

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**Area** Area 3 - Central  
**Application Number** 3563/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2022  
**Applicant** Royal Amusement Limited  
**Location** 185, Parnell Street at the corner of Dominick Street Lower, Dublin 1

**Additional Information**

**Proposal:** The development will consist of the proposed erection of signage to the existing shopfront fascias on the ground floor elevation of a restaurant previously granted permission under Reg. Ref. 2781/20 and over/adjacent to the ground floor entrances to a gaming outlet (containing amusement-with-prize machines) at basement level previously granted permission by An Bord Pleanala under Reg. Ref. ABP 309865-2, and all associated site works and services.

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**Area** Area 3 - Central  
**Application Number** 3821/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2022  
**Applicant** Hengda Investments Ltd.  
**Location** 181 Parnell Street, Dublin 1, D01 E285

**Additional Information**

**Proposal:** Planning permission for the development will consist of alterations to the existing 4 storey over basement mixed use building to provide a single storey extension to the existing ground floor retail unit and modification of the existing shop front to provide a new entrance door to the ground floor retail unit.

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**Area** Area 3 - Central  
**Application Number** 3833/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2022  
**Applicant** Oriental Pantry Ltd.  
**Location** Kalabasa Market, 60-61 Middle Abbey Street, Dublin 1

**Additional Information**

**Proposal:** RETENTION: The development will consist of street furniture in front of this premises, on private property adjacent to the public footpath. The street furniture comprises: (a) 6 no. tables of 600mm x 600mm; (b) 12 no. chairs; (c) 2 no. screen canvas lean-to canopies retractable with painted timber picket style screen fencing 1200mm high around seating area to public path edge. The total seating area proposed is 18 sqm.

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**Area** Area 3 - Central  
**Application Number** 3834/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/05/2022  
**Applicant** Aileen and Christy Doyle  
**Location** 13A Darling Estate, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Retention planning permission is sought for alterations to dwelling house with previous planning reference numbers 2959/13, 2885/13, 4061/08 and 3843/08.

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**Area** Area 3 - Central  
**Application Number** 3861/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/05/2022  
**Applicant** The Commissioners of Public Works in Ireland  
**Location** The North & South Gate Lodges & Rear Shelter, The National Botanic Gardens, Botanic Road, Glasnevin, Dublin 9, D09 VY63

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission is sought for the restoration of character to the South and North Gate Lodges along with rear shelter with the removal of the existing end-of-life 1960's asbestos slates to both lodge roofs & replacement with new single camber plain clay tiles (as was original); retention of historic ridge tiles & finials; new copper roof sheeting to existing portico/pediment roofs; refurbishment of any corroded cast iron gutters; new lime render to the existing North and South Gate Lodge chimneys; and painting of all timber fascias, soffits and decorative supports.

The proposed development is within the curtilage of the National Botanic Gardens which is a conservation area and contains the following protected structures: Aquatic House RPS 852, The Curvilinear Range RPS 853, The Palm House Complex RPS 851, The Directors House RPS 8694, The Cactus / Lily House and the Dog Tower.

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**Area** Area 3 - Central  
**Application Number** 3877/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Tony Lawless  
**Location** 87, Ballybough Road, Ballybough, Dublin 3, D03 N230  
**Additional Information**

**Proposal:** RETENTION: The development consists of retention permission for an existing optician's office located to the rear of 87 Ballybough Road with access from Clonmore Road.

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**Area** Area 3 - Central  
**Application Number** 3903/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Irish Rail  
**Location** Connolly Station, Dublin 1  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for general repairs to existing protected structure, including architectural ironwork to Amiens St elevation (balustrading at first floor and roof level), render repairs to Sheriff St Lower elevation and general repairs to roof.

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**Area** Area 3 - Central  
**Application Number** 3913/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Kellie Harrington  
**Location** 27, Portland Row, Dublin 1, D01 R3H3  
**Additional Information**

**Proposal:** Permission for single and two storey extension to rear, incorporating balcony at first floor level. Enlarge existing window at rear at first floor level. Remove existing hedging at front and create area for off street parking to front and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3925/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Nicole Blankson  
**Location** 68A, Prussia Street, Dublin 7 (corner of St. Joseph's Road)  
**Additional Information**

**Proposal:** Permission for the demolition of the existing 2 storey derelict building and construction of a new 4 storey building consisting of 4 no. apartments with own private balcony and all site ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3936/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Matt O'Connor  
**Location** 27, Villa Park Avenue, Navan Road, Dublin 7.

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention of : (a) As built garage conversion to side and single storey extension to rear with minor alterations to front elevation . And further planning permission for: (b) Change of roof profile from hip end profile to full gable end profile, to accommodate attic conversion with dormer extension to rear. C. All associated site works on site at 27 Villa Park Avenue, Navan Road, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 3937/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/05/2022  
**Applicant** Dominica and Gary Keegan  
**Location** 40, Park Road, Navan Road, Dublin 7, D07 W248.

**Additional Information**

**Proposal:** Permission for

- (A) Two storey extension to front, side and rear.
  - (B) Change of roof profile from hip end to full gable end profile to accommodate attic conversion with dormer extension to rear and 2 No velux roof lights to front.
  - (C) Single storey porch extension to front.
  - (D) All associated site works.
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**Area** Area 3 - Central  
**Application Number** 4041/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Keith Carolan  
**Location** 61, West Road, East Wall, Dublin 3, D03 YT22

**Additional Information** Additional Information Received

**Proposal:** Permission is sought for alteration/extension of the existing two storey terraced house, comprising demolition of existing single storey extension and construction of new part single storey, part two storey flat roof extension to the rear, with associated modifications to the existing fenestration, including new roof light to existing house, and site development.

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**Area** Area 3 - Central  
**Application Number** WEB1236/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/05/2022  
**Applicant** Edwin and Marguerite O'Hora

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**Location** 59, Iona Villas, Glasnevin, Dublin 9 D09 P6W8

**Additional Information**

**Proposal:** Planning Permission to construct a ground floor kitchen extension to the rear of 59 Iona Villas, Glasnevin, Dublin 9, D09 P6W8. Works seek to construct a two storey extension to the front to line up front facade and provision of a first floor extension to the rear over existing garage, as well as alterations to the hip of the existing main roof in order to accommodate access to a new attic room with new rear dormer. To also include the partial conversion of the existing garage space to a utility room and the erection of a rear ground floor kitchen/dining room extension.

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**Area** Area 3 - Central  
**Application Number** WEB1246/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/05/2022  
**Applicant** Rabia Malik  
**Location** 156, Parnell Street, Dublin 1  
**Additional Information**

**Proposal:** Change of use on the ground floor from Café to Restaurant for hot and cold food for sale on and off the premises

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**Area** Area 3 - Central  
**Application Number** WEB1312/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/05/2022  
**Applicant** Derek Flynn  
**Location** 5-7, Stella Avenue, Dublin 9 D09 R602  
**Additional Information**

**Proposal:** New vehicular accesses to front, ambulant disabled access steps and railings, dished footpath, landscaping and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1421/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/05/2022  
**Applicant** John Carney  
**Location** 97 & 99, Dunmanus Road, Cabra West, Dublin 7  
**Additional Information**

**Proposal:** Planning Permission for a) the removal of existing boundary garden wall between no. 97 & no. 99, b) the construction of 1 No. 2 storey end of terrace dwelling house c) modification to existing vehicular entrances and driveways from Dunmanus road to provide front garden and parking spaces for No. 97, No. 99 and the proposed new dwelling, d) modifications to the existing rear gardens to provide private open space for No. 97, No. 99 and the proposed new dwelling, e) new roof-light to side hip roof to the existing dwelling at No.99 and f) all associated site works, at the site comprising No. 99 and No. 97 Dunmanus Road, Cabra West, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1430/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/05/2022  
**Applicant** Looping Properties 56 Limited  
**Location** 2, Northbrook Terrace, North Strand, Dublin 3 D03 T213

**Additional Information**

**Proposal:** Development to include:

- 1.) ground floor extension measuring 9sqm,
- 2.) first floor extension measuring 8sqm,
- 3.) attic conversion with rear facing rendered dormer and adjacent velux,
- 4.) all associated internal layout changes to provide modern conveniences, rooflights and site works.

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**Area 3**  
**Appeals Notified**

**None**

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**Area 3**  
**Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 2464/21  
**Appeal Decision** GRANT RETENTION PERMISSION  
**Appeal Decision Date** 10/05/2022  
**Applicant** The Local Café Limited  
**Location** Unit 14, Block 3, Ballyboggan Business Centre, Dublin 11 D11 AK80

**Additional Information**

Additional Information Received

**Proposal:** RETENTION: Retention is sought for the following items.

- 1) To retain the change of use from electrical warehouse , reception, office's and canteen area to a café incorporating kitchen area at ground floor level, small take away counter at ground floor level to front of unit and seating area at first floor level for café customer's only.
- 2) To retain the take away facility which is part of the overall change of use at ground floor of unit.
- 3) To retain the opening times of new café Monday to Thursday 8.30am until 5pm, Friday and Saturday 8.30am until 10pm inclusive.
- 4) All work has been carried out to Unit 14, Block 3, Ballyboggan Business Centre, Dublin 11, Eircode is D11 AK80.

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**Area** Area 3 - Central  
**Application Number** 2983/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @09/05/2022  
**Applicant** Michael and Peter Marron  
**Location** Rear of 21, Cabra Road, Dublin 7, Co. Dublin, D07 R5V9  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of: Proposal to rear (unprotected) outbuildings of a PROTECTED STRUCTURE (NIAH 50060216/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. Proposed Construction of Two-Story Apartment Building with four (4) individual dwelling units: Four (4) x 2 Bedroom Units. Two ground level terraces and two first floor balconies,
3. This proposal is to replace two existing light industry/storage Grants of Permission on the site. (DCC Plan Ref 3281/17) & (DCC Plan Ref 3044/18).
4. Development to include use of existing rear access with existing entrance onto Cabra Road. Landscaped public open space, and enclosed bicycle storage for all units.
5. SuDS and foul drainage, landscaping, boundary treatments and all other associated site works.
6. All proposed works are within the curtilage of protected structure 21 Cabra Rd (NIAH50060216). All works are to the rear of 21 Cabra Rd. There are no proposed works to the protected structure.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3192/21
<b>Appeal Decision</b>	REFUSE RETENTION PERMISSION
<b>Appeal Decision Date</b>	@11/05/2022
<b>Applicant</b>	Pat McCann
<b>Location</b>	154, Claremont Court, Dublin 11
<b>Additional Information</b>	Additional Information Received

**Proposal:** RETENTION: Permission sought to retain rear garden single storey structure circa 49.5 sq. metre for storage and home office use.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

19/22

(09/05/2022-13/05/2022)

**Area** Area 3 - Central  
**Application Number** 0144/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Nicole Blankson  
**Location** 68a, Prussia Street, Dublin 7  
**Registration Date** 09/05/2022

**Additional Information**

**Proposal:** SHEC: Demolition of existing 2 storey derelict building and construction of a new 4 storey building consisting of 4 no. apartments with own private balcony and all site ancillary works.

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**Area** Area 3 - Central  
**Application Number** 0148/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** John and Brenda Carney  
**Location** 97 and 99, Dunmanus Road, Cabra West, Dublin 7  
**Registration Date** 13/05/2022

**Additional Information**

**Proposal:** SHEC: Planning Permission for

- a) the removal of existing boundary garden wall between no. 97 & no. 99,
  - b) the construction of 1 No. 2 storey end of terrace dwelling house
  - c) modification to existing vehicular entrances and driveways from Dunmanus road to provide front garden and parking spaces for No. 97, No. 99 and the proposed new dwelling,
  - d) modifications to the existing rear gardens to provide private open space for No. 97, No. 99 and the proposed new dwelling,
  - e) new roof-light to side hip roof to the existing dwelling at No.99 and
  - f) all associated site works, at the site comprising No. 99 and No. 97 Dunmanus Road, Cabra West, Dublin 7.
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# Dublin City Council

## SECTION 5 EXEMPTIONS

19/22

(09/05/2022-13/05/2022)

**Area** Area 3 - Central  
**Application Number** 0145/22  
**Application Type** Section 5  
**Applicant** Declan Gaffney  
**Location** 80, Saint Mobhi Road, Dublin 9, D09 R2D0  
**Registration Date** 10/05/2022

**Additional Information**

**Proposal:** EXPP: Demolition of existing rear kitchen extension. Construction of new rear kitchen extension.

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**Area** Area 3 - Central  
**Application Number** 0146/22  
**Application Type** Section 5  
**Applicant** Stephen Folan, Project Manager  
**Location** TU Dublin Bolton Street, the College of Technology,  
Bolton Street, Dublin 1.  
**Registration Date** 11/05/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed fire rating upgrade works are intended to be carried out to a number of the original historic internal timber doors in the following locations:

1. Door from Main Entrance Lobby to the North Front Corridor at Level 2 (First Floor)
  2. Administration Office doors at Level 3 (Second Floor)
  3. Lab Doors at Level 1 (Lower Ground Floor)
  4. Lab doors at Level 3 (Second Floor)
  5. Lab doors at Level 4 (Third Floor)
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