



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**22/22**

(30/05/2022-03/06/2022)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3279/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Red Rock Foley Street Ltd.
<b>Location</b>	A site of c. 0.08 ha at 17-21, Foley Street, Dublin 1
<b>Registration Date</b>	03/06/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for development on a site of c. 0.08 ha at 17-21 Foley Street, Dublin 1. The application site is located north of Block B, Joyce's Court, south of Foley Street, east of Joyce's Walk and west of Ulysses House.

The proposed development seeks permission for a 11 no. storey (c. 35.35m) over partial basement level (c. 5,072.5 sq.m. in total) aparthotel of 91 rooms/suites, to include:

- Demolition of existing buildings on site comprising of c. 1,065 sq.m.
- The 91 rooms/suites include 55 no. studios, 5 accessible studios, 23 no. one bedsuities, 6 no. 2 bedroom suites and 2 no. three bedroom suites ranging in size from 22 sq.m. - 71sq.m, with a total occupancy of 262 no. bedspaces.
- Provision of setbacks to the building on the north, northeast and southwest elevations at 7th, 8th and 10th levels;
- Provision of a courtyard area at ground level (182 sqm) and 3 no. accessible roof terraces at 7th (23.7 sqm), 8th ( 105 sqm) and 10th ( 31.5 sqm) level;
- Provision of partial basement level comprising plant rooms, storage and laundry facilities;
- Ground floor provides for a reception area, lounge/coffee bar, co-working space, exercise area, back of house facilities and a substation. Access to the cycle spaces and to a staff area contained within a single storey adjoining the main building with a green roof is through the gated courtyard,
- Provision of hard and soft landscaping, Sheffield bicycle stands, plant, green roof and all other associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3315/22
<b>Application Type</b>	Permission
<b>Applicant</b>	La Touche S.a.r.l
<b>Location</b>	La Touche House, Custom House Dock, I.f.S.C., Dublin 1
<b>Registration Date</b>	03/06/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** We, La Touche S.a.r.l. c/o BCP Capital, 71 Upper Leeson Street, Dublin 4, intend to apply for planning permission for development at this c. 0.4417 ha site at La Touche House, Custom House Dock, International Financial Services Centre, Dublin 1. The proposed development will consist of; the refurbishment/reconfiguration, partial demolition, recladding and vertical extension of an existing (c. 13,275.9 sq.m GFA) 7-storey building to a 10-storey (c. 23,314.3 sq.m GFA) office building with an additional c. 8,068.4 sq.m commercial floorspace provided and a total height of c. 45.84 m from ground (50.85m ODM), including the following:

- 1) Partial demolition of the existing fifth floor and the existing sixth floor plant rooms and external plant areas to fifth floor slab level, comprising a combined area of c. 1528.5sq.m removed, the removal of an existing bridge link across the atrium, and maintaining the existing c. 565.1 sq.m of office space and the existing core areas to the east, west and south;
- 2) Refurbishment and reconfiguration of the existing office building as follows:-

- a) Basement level: Reduction in car parking provision from 143 no. to 99 no. retained spaces, reconfiguration of existing plant areas, increased bicycle parking to 184 no. spaces, provision of bicycle storage areas, locker room, changing rooms, staff toilets and drying room, bin storage area, new staircase link, bicycle lift and service lift from podium (ground floor level) covering an additional area of c.913.2 sq.m within the existing basement;
- b) Ground Floor: Reconfiguration of the existing ground floor to include a new glazed screen enclosure to the existing atrium and introduce a new building entrance to the south elevation accessed from IFSC Plaza and close the existing entrance. Change of use of 103 sq.m of part of an existing retail bank area to office use. Change of use of c. 134.9 sq.m existing office space to a c. 152.1 sq.m food & beverage unit including an extended area of c. 17.2 sq.m to the east and access to an external terrace to the east. Change of use of c. 128.2 sq.m existing office space to a c. 164 sq.m bicycle café including an extended area of c. 35.8 sq.m to the south and east. Reconfiguration of the existing ground floor to the south/south- west to include a change of use from existing office area to create 2 no. food & beverage/retail units of c. 94.1 sq.m and c. 44 sq.m respectively;
- c) First Floor, Second Floor and Third Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium;
- d) Fourth Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium and enclosure of 2 no. external balcony areas to provide an additional c. 86.6 sq.m office space;
- e) Fifth Floor: New office floor accommodation to replace the existing plant areas and the enclosure of the existing external terrace to the north of the office floor (c. 1,226 sq.m) and to include the existing c. 565.1 sq.m of office accommodation to the north of the new extended floorplate, reconfiguration of existing plant areas to unisex toilets, lift lobby and circulation space within core area to the south;
- f) Addition of new floors: Addition of 4 no. office floors with the existing stair cores extended upwards and toilet accommodation replicated as the supplemented existing provision on the lower floors and the existing atrium extended through to roof level; the proposed sixth, seventh and eighth floor levels will consist of c. 1,791.1 sq.m office space each; the proposed ninth floor level will consist of c. 1,329.5 sq.m office space; setback of the external envelope and creation of a terrace area accessible for maintenance only at ninth floor level; new Part M compliant accommodation stairs within the atrium from ground floor to ninth floor;
- g) External works to include; A complete recladding with replacement curtain walling and an overwrapping by a translucent perforated metal veil to the vertical external envelope of the existing building from ground floor level to fifth floor level and the extension and continuation of a new curtain wall and external perforated veil above to include the newly reconstructed fifth floor, and the new sixth, seventh, eighth and ninth floors; new plant and plant enclosure screen at roof level; additional plant on perforated metal platforms adjacent to the 3 no. existing cores from first to ninth floor; the provision of photovoltaic panels at roof level; new glazed atrium roof; provision of 4 no standard bicycle spaces and 9 no. cargo bicycle spaces at ground level; provision of a platform lift on the north-east corner of the site; new hard and soft landscaping adjacent to the building only; new lighting; and all associated site development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4090/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Percy Nominees Ltd
<b>Location</b>	32 Henry Street, Dublin 1, D01 V279
<b>Registration Date</b>	30/05/2022

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### **Additional Information**

**Proposal:** Planning permission for the proposed development will consist of the change of use of the ground floor unit from retail use to cafe/patisserie shop including the sale of hot and cold beverages. The following works are proposed:

- (i) internal configuring of unit including fit out of unit to facilitate development with provision of serving counter, store, customer W/C and seating area at ground floor level;
- (ii) alterations to ground floor level facade including painting of shopfront and revised signage along Henry Street with projecting signage;
- (iii) all ancillary works necessary to facilitate the development. This building is located within an architectural conservation area.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4095/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Sharon Kearney
<b>Location</b>	223, Navan Road, Dublin 7
<b>Registration Date</b>	30/05/2022

### **Additional Information**

**Proposal:** Planning permission is sought for the increase in number of children to be accommodated in existing playschool as per planning grant dated 09/01/2014 planning reference number 2887/13, permission sought to increase numbers from 20 to 22 children.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4096/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Tony Lawless
<b>Location</b>	87, Ballybough Road, Ballybough, Dublin 3, D03N230
<b>Registration Date</b>	30/05/2022

### **Additional Information**

**Proposal:** RETENTION: The development consists of retention permission for a single storey building to the rear of 87 Ballybough Road (with access from Clonmore Road) to be used as an optician's office. Retention permission is also sought for a change of use from a hair salon to an optician's office. Retention permission is also sought for a roof terrace located above the optician's office with associated access and steel railing structure as part of a domestic application connected to 87 Ballybough Road.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4099/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Pinnacle Private Capital Limited
<b>Location</b>	Unit 1B & 1C at ground floor level, located to the rear of 72 (Killaan Manor), Drumcondra Road Lower, Drumcondra, Dublin 9
<b>Registration Date</b>	30/05/2022

### **Additional Information**

**Proposal:** RETENTION: Planning permission for retention of existing single storey structure (total floor area 63 sqm) comprising 2 no. self-contained residential units.

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**Area** Area 3 - Central  
**Application Number** 4100/22  
**Application Type** Retention Permission  
**Applicant** Pinnacle Private Capital Limited  
**Location** Units 1B & 1C at ground floor level and unit 2A at first floor level, all located to the rear of 74 (Woodlawn House), Drumcondra Road Lower, Drumcondra, Dublin 9, D09 W0Y5  
**Registration Date** 30/05/2022  
**Additional Information**  
**Proposal:** RETENTION: Planning permission for retention of existing two storey/single storey extension (total floor area 107 sqm) comprising 3 no. self-contained residential units.

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**Area** Area 3 - Central  
**Application Number** 4116/22  
**Application Type** Permission  
**Applicant** Ha'penny Bridge House Management CLG  
**Location** Ha'penny Bridge House, 19/22 Lower Ormond Quay, 1-6 Swift's Row ,17-18 Strand Street Great , Dublin 1, D01 AE95  
**Registration Date** 01/06/2022  
**Additional Information**  
**Proposal:** Permission for the relocation of the existing vehicular access-controlled gates which open onto Strand Street Great located at Ha'penny Bridge House, 19/22 Lower Ormond Quay, D01 AE95, 1-6 Swift's Row and 17-18 Strand Street Great, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 4127/22  
**Application Type** Permission  
**Applicant** Gabriela Uruioccea  
**Location** 56, Dorset Street Lower, Dublin 1, D01 TY23  
**Registration Date** 02/06/2022  
**Additional Information**  
**Proposal:** Change of use of existing building from solicitor's office to doctor's surgery.

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**Area** Area 3 - Central  
**Application Number** 4139/22  
**Application Type** Permission  
**Applicant** George Beggan  
**Location** Rear of 85 & 86 Gardiner Street Lower, Dublin 1  
**Registration Date** 02/06/2022  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of the following (i) the demolition of the existing two storey shed-like rear buildings currently containing hotel bedrooms, (ii) the construction of a 5 storey, over part-basement, 17 bedroom Aparthotel with roof terrace addressing Mabbot Lane, (iii) demolitions and alterations of unsympathetic non-historic additions to

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the returns at the rear of 85 & 86 Gardiner Street, (iv) the provision of a new 1.8m wide ground level access laneway on to Mabbot Lane to provide service/delivery access to 85 & 86 Gardiner Street and the new building. (v) a reception area on to Mabbot Lane with adjacent bicycle parking and refuse bin storage spaces, necessary to facilitate the overall development.

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**Area** Area 3 - Central  
**Application Number** 4145/22  
**Application Type** Permission  
**Applicant** Garvagh Homes Ltd.  
**Location** 'Former Des Kelly Site' s site of 0.262Ha. bounded by 364-374 North Circular Road, Royal Canal Bank, and 168-169 Phibsborough Road, Dublin 7  
**Registration Date** 03/06/2022

**Additional Information**

**Proposal:** The development will consist of 28 no. car parking spaces (13 spaces for retail, 13 spaces for residential and 2 club car spaces (2 spaces of the allocation will be e-charging)), 186 no. cycle spaces and bin stores and collection areas at lower ground level, 2 no. retail units with a total of 1,950 sq. m at ground floor level, coffee shop of 40 sq. m. facing Royal Canal Bank at lower ground level, 80 no. apartments (19 studios, 19 one bed, 41 two bed and 1 three bedroom apartments) overhead in upper floor development. With the exception of no. 168 Phibsborough Road, which is to be retained, the application proposes to demolish all the existing buildings on the site. The new buildings to North Circular Road shall be 6 storey in height (ground floor retail with apartments on upper floor) with an 8 storey apartment building at the corner of North Circular Road and Royal Canal bank with an 8 storey section above park level are proposed. Within, the site, the apartment buildings will surround a central amenity open space for residents. It is proposed to demolish 169 Phibsborough Road and replace with a three storey building with vehicular entrance at ground floor level giving access to lower ground level parking and services. PV panels on the roof and c. 975 sq. m green roofs to be incorporated. A substation is also proposed together with all ancillary services.

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**Area** Area 3 - Central  
**Application Number** 4146/22  
**Application Type** Permission  
**Applicant** Mater Private Network  
**Location** Mater Private Hospital, Eccles Street, Dublin 7, D07 WKW8  
**Registration Date** 03/06/2022

**Additional Information**

**Proposal:** Development will consist of a two storey infill to an existing courtyard located over car parking at Level 0 to provide a staff changing room of 82.5sqm at Level 01 and an operating theatre of 82.5sqm at Level 02 along with a single storey extension to the existing theatre plant room of 60sqm at Level 03 and a storey and a half extension to the north of the building at Level 01 to provide a replacement equipment store and staff room totalling 109.6sqm with an increase in height to a portion of the existing northern brick parapet at Level 01 by approximately 750mm.

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**Area** Area 3 - Central  
**Application Number** 4152/22  
**Application Type** Permission  
**Applicant** David Montgomery  
**Location** c. 0.0054 Ha site on Abbey Cottages at the rear of Mellor Court, Nos. 19/23 Lower Liffey Street, Dublin 1  
**Registration Date** 03/06/2022

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission is sought for: the change of use of the unit (c.47.71 sqm) from storage to part workshop, part storage; and the construction of a wall towards the north-west boundary separating the workshop/store room from a corridor. Permission is sought for elevational changes to the Abbey Cottages frontage including the provision of a new window; internal alterations to the existing layout; and all associated site and development works.

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**Area** Area 3 - Central  
**Application Number** DSDZ4115/22  
**Application Type** Permission  
**Applicant** SFDC Ireland Limited  
**Location** A c. 1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1  
**Registration Date** 01/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The site is bound to the north by Mayor Street Upper, the east by New Wapping Street, the south by North Wall Quay and the west by an unnamed street and a green open space known as 'Central Square'.

The application site includes the former British Rail Hotel at 58-59 North Wall Quay (Protected Structure) (RPS 5838) and its associated granite walls, railings, gates and adjoining setts (Protected Structure) (RPS 5839).

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

The development will consist of amendments to the previously permitted development, which allowed for the installation of new business identification signage (Reg. Ref. DSDZ3194/21). The proposed amendments include a reduction in scale and removal of return of the previously permitted wall-mounted, LED Screen with return, affixed to the north internal wall of the southern entrance lobby, south of Building 4, fronting onto North Wall Quay (new total area c.81 sq m). In addition, the previously permitted, LED Screen with return, affixed to the western internal wall of the northern entrance lobby, between Building 1B and Building 4, fronting onto the north-south pedestrian plaza (total area c. 16sq m) is to be omitted.

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**Area** Area 3 - Central  
**Application Number** WEB1513/22  
**Application Type** Permission  
**Applicant** Mater Private Network  
**Location** Mater Private Hospital, Eccles Street, Dublin 7, D07 WKW8  
**Registration Date** 30/05/2022

**Additional Information**

**Proposal:** Mater Private Hospital intends to apply for permission for development at the Mater Private Hospital, Eccles Street, Dublin 07, D07 WKW8, a site approximately 0.687 hectares. The

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development will consist of a two-storey infill to an existing courtyard location over the car parking at level 00 to provide a staff changing room of 82.5sqm at level 01 and an operating theatre of 82.5sqm at level 02 along with a singled storey extension to the existing theatre plant room of 60sqm at level 03 and a storey and a half extension to the north of the building at level 01 to provide a replacement equipment store and staff room totalling 109.6sqm, with an increase in height to a portion of the existing northern brick parapet at level 01 of approximately 750mm.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 4094/22  
**Application Type** Permission  
**Applicant** Brendan Mohan  
**Location** 46, Glengarriff Parade, Phibsorough, Dublin 7, D07E864  
**Registration Date** 30/05/2022  
**Additional Information**

**Proposal:** Permission sought to partially demolish existing single storey extension to rear, to increase existing yard space and to build a first floor bedroom/bathroom extension to rear of 46 Glengarriff Parade, Phisborough, Dublin 7, D07E864.

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**Area** Area 3 - Central  
**Application Number** 4118/22  
**Application Type** Permission  
**Applicant** Una Mc Carthy and Peter Szczechina  
**Location** 58, Saint Attracta Road, Cabra, Dublin 7  
**Registration Date** 01/06/2022  
**Additional Information**

**Proposal:** Permission is sought for new vehicular entrance and driveway for off street car parking.

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**Area** Area 3 - Central  
**Application Number** WEB1530/22  
**Application Type** Retention Permission  
**Applicant** Rolandas Slovetkas  
**Location** 3, Richmond Cottages, Drumcondra, Dublin 1, D01 E9N4  
**Registration Date** 02/06/2022  
**Additional Information**

**Proposal:** RETENTION: Retention for an amendment to full planning permission (previously granted, plan ref reg: WEB1777/21) for the realignment over two storeys of the external back wall of the extension, façade alterations to the rear elevation, minor internal layout modifications along with the associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1533/22  
**Application Type** Permission  
**Applicant** Noel Guinan  
**Location** 132, Walsh Road, Drumcondra, Dublin 9, D09 W7W4

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**Registration Date** 03/06/2022

**Additional Information**

**Proposal:** Permission is sought for construction of a first floor extension with 'mansard' type roof to the rear of existing house over existing single storey extension to provide for a bedroom and study at first floor level, attic room at attic floor level, 4no of roof lights, 2no of sun tunnels and all associated site development works.

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**Area 3  
Decisions**

**Area** Area 3 - Central  
**Application Number** 0138/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 02/06/2022  
**Applicant** John and Brenda Carney  
**Location** Site at 51, Dunard Drive, Cabra West, Dublin 7

**Additional Information**

**Proposal:** SHEC: 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 and 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.

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**Area** Area 3 - Central  
**Application Number** 0144/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 03/06/2022  
**Applicant** Nicole Blankson  
**Location** 68A, Prussia Street, Dublin 7

**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** 0145/22  
**Application Type** Section 5  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 03/06/2022  
**Applicant** Declan Gaffney  
**Location** 80, Saint Mobhi Road, Dublin 9, D09 R2D0

**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** 3251/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/06/2022  
**Applicant** Crawford Barrie Property Developments Limited  
**Location** 61 Royal Canal Bank, Phibsborough, Dublin 7, D07 FY58  
**Additional Information** 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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**Area** Area 3 - Central  
**Application Number** 3672/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 30/05/2022  
**Applicant** Stayridge Limited  
**Location** 49-50, Mary Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for subdivision of an existing retail unit and first floor mezzanine, (459m<sup>2</sup>) to a smaller retail unit (82m<sup>2</sup>) including new entrance door/alterations to shopfront at No. 50 Mary Street (A Protected Structure) and change of use to a restaurant with ancillary staff and customer facilities at the rear mezzanine (371m<sup>2</sup>) at 49 Mary Street. New shopfront and signage to No. 49 Mary Street, and all associated site works and services, all at no. 49-50 Mary Street, Dublin 1. The change of use was previously granted as part of Planning Reg. Ref. 4033/17, the other works for which that grant of permission permits are no longer proposed to be carried out.

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**Area** Area 3 - Central  
**Application Number** 3679/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/05/2022  
**Applicant** Rob Doyle and Fiona Little  
**Location** 19 Infirmary Road, North Circular Road, Dublin 7, D07 TC94

**Additional Information**

**Proposal:** Planning permission is sought for partial demolition and construction of single and two storey extension to rear, changes to elevations, all to end of terrace two storey dwelling together with associated site works including bin and bike store.

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**Area** Area 3 - Central  
**Application Number** 3687/22  
**Application Type** Permission

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**Decision** GRANT PERMISSION  
**Decision Date** 01/06/2022  
**Applicant** Patrick Wilson  
**Location** 29, Glasnevin Woods, Dublin 11  
**Additional Information**  
**Proposal:** Planning Permission to construct dormer window in attic storage area on rear elevation of roof with flat roof finish.

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**Area** Area 3 - Central  
**Application Number** 3689/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/06/2022  
**Applicant** A Star Backpackers Limited  
**Location** 6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1

**Additional Information**

**Proposal:** Planning permission for the development will consist of modifications to planning permission granted under Ref: 3702/20 with addition of 22 no. bedrooms as follows:

- 11 additional bedrooms through internal reconfigurations at 1st to 5th floor levels,
  - 11 additional bedrooms through relocation of plant from 6th floor to basement and ground floor construction of additional floor area at 6th floor level with altered roofline at 6th floor level,
  - Reconfiguration of street level entrance, foyer and cafe bar layout,
  - Revisions to retail unit consisting of provision of a bicycle shop incorporating a streetside coffee kiosk with waste handling/storage area to rear and delivery/collection access relocated to Sackville Place,
  - Internal alterations for inclusion of a dumbwaiter serving basement, ground and 1st floor levels and linen chute drop from 6th floor to ground floor level,
  - Ancillary alterations to elevations,
  - All associated site works and services.
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**Area** Area 3 - Central  
**Application Number** 3717/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/06/2022  
**Applicant** Wayne & Natalie Russell  
**Location** 110, Old Cabra Road, Cabra West, Dublin 7, D07 R8W7

**Additional Information**

**Proposal:** Permission for detached home office/shed with w.c. in rear garden. Build up of both hips on roof at attic level into dutch hips, 2 No. dormer roof windows on rear slope of roof at attic level & attic conversion with w.c.

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**Area** Area 3 - Central  
**Application Number** 3718/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/06/2022

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**Applicant** Richard and Claire Kinsella  
**Location** 269 Navan Road, Dublin 7, D07 R527

**Additional Information**

**Proposal:** Planning permission for the proposed development comprises : demolition of existing single storey rear (north) extension and south facing two storey chimney to front of dwelling and construction of a part single and part two storey extension to rear (north) of dwelling with part hipped roof and part flat roof, new 2 storey bay window to front (south) of dwelling attached to a new first floor extension over existing single storey structure to front (south) and side (east) of dwelling making the dwelling fully 2 storey to the front (south) elevation onto Navan Road, loft extension with side access dormer to side (east) elevation and box dormer to rear (north) elevation, new windows to side (east) elevation at ground floor level and first floor level, new single storey garage to rear of dwelling on the north boundary, internal alterations and associated elevation changes, landscaping and ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1339/22  
**Application Type** Retention Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 31/05/2022  
**Applicant** Ray O'Neill  
**Location** 7, Belvidere Avenue, Dublin 1 D01 C9V6

**Additional Information**

**Proposal:** Retention Permission to retain partially constructed two-storey timber frame extension to rear of existing terrace house, and Permission to complete aforementioned extension which will comprise of ground floor kitchen and first floor bedroom, together with all associated site works at 7 Belvidere Avenue, North Circular Road, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** WEB1513/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/06/2022  
**Applicant** Mater Private Network  
**Location** Mater Private Hospital, Eccles Street, Dublin 7, D07 WKW8

**Additional Information**

**Proposal:** Mater Private Hospital intends to apply for permission for development at the Mater Private Hospital, Eccles Street, Dublin 07, D07 WKW8, a site approximately 0.687 hectares. The development will consist of a two-storey infill to an existing courtyard location over the car parking at level 00 to provide a staff changing room of 82.5sqm at level 01 and an operating theatre of 82.5sqm at level 02 along with a singled storey extension to the existing theatre plant room of 60sqm at level 03 and a storey and a half extension to the north of the building at level 01 to provide a replacement equipment store and staff room totalling 109.6sqm, with an increase in height to a portion of the existing northern brick parapet at level 01 of approximately 750mm.

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## Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3485/22  
**Appeal Type** Written Evidence  
**Applicant** Ginxo Trading Ltd  
**Location** Turnpike Lane, at rear of 59-69, Drumcondra Road  
Lower, Dublin 9

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a 74 unit Build to Rent scheme consisting of 11 no. 2-bedroom apartments, 18 no. 1-bedroom apartments and 45 no. studio-apartments and ancillary communal areas in an 8 storey over lower ground floor level building. The gross floor area of the building to be 6032sqm with 640sqm communal facilities to include a gym area, communal social area with kitchen facility, bike storage for 122 bicycles (22 at ground floor and 100 at lower ground floor), bike repair station, workspaces, meeting rooms, communal storage area and a parcel room. With ancillary plant / services and 390sqm of communal landscaped garden (210sqm at ground floor and 180sqm at lower ground floor). At ground floor level 4 no car parking spaces, 22 no bicycle parking spaces, external lift and enclosure to lower ground floor level, ESB sub station and 2 no external stairs to lower ground floor level. Ground floor accommodation within the building to include a 50sqm reception area, 2 no. communal lounge areas, with 2 no. lifts, 3 no. stairs and residential accommodation. There is a 56sqm communal roof terraces at sixth floor level along with 2 no. additional roof terraces at seventh floor (93sqm and 48sqm). There are proposed balconies to the South, West, and East. All with enabling and site development works, landscaping, boundary treatment, lighting, services and connections, waste management and all other ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3491/22  
**Appeal Type** Written Evidence  
**Applicant** Matthew Kelly  
**Location** 484A North Circular Road, Dublin 1, D01 RX59

### **Additional Information**

**Proposal:** Planning permission for the demolition of the existing single storey retail shop and the construction of a 3 storey (2 storey over basement level) - 2 bedroom plus study dwelling, access level to a roof terrace, new boundary treatments to match existing adjacent and all associated site works adjacent to protected terrace of dwellings in an Architectural Conservation Area at 484A North Circular Road, Dublin 1, D01 RX59.

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**Area** Area 3 - Central  
**Application Number** 3905/21  
**Appeal Type** Written Evidence  
**Applicant** Rachel Keane  
**Location** 18A Fitzgibbon Street, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** Permission for the development of a part two, part three-storey mews house at 18A Fitzgibbon Street, Dublin 1, within the Mountjoy Square Architectural Conservation Area. The development will consist of the demolition of the existing single storey shop structure and the construction of part two, part three-storey mews house. It includes entrance, storage, ground floor WC, a home office, and a bedroom at ground floor; Open plan kitchen-dining and living area at first

floor, a bedroom, bathroom at second floor, all measuring 120 m2. It includes an accessible roof terrace measuring 18 m2 at roof level, incorporating renewable technology, as well as a front garden measuring 13m2. It will include all associated ancillary works and services.

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

**None**

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# Dublin City Council

## SECTION 5 EXEMPTIONS

*22/22*

(30/05/2022-03/06/2022)

**Area** Area 3 - Central  
**Application Number** 0163/22  
**Application Type** Section 5  
**Applicant** Brendan Flynn  
**Location** The Church, Mary Street, Dublin 1, D01 YX64  
**Registration Date** 31/05/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: It is proposed to install new lead flashing to the west gable verges. It is also proposed to install new lead flashing to the stone ledge underneath the modern 'bridge' (enclosed walkway).

It is proposed to restore the stained glass window, and to install ventilated protected secondary glazing to the exterior of the west stained glass window.

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**Area** Area 3 - Central  
**Application Number** 0168/22  
**Application Type** Section 5  
**Applicant** Nicola Hansen  
**Location** Casa Caterina Special School, Ratoath Road, Cabra, Dublin 7.  
**Registration Date** 03/06/2022

**Additional Information**

**Proposal:** EXPP: No works proposed. We would like to operate a pre-school class within the primary school. The service will cater for pre-school & school age children.

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