



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**26/22**

(27/06/2022-01/07/2022)

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** 3973/21  
**Application Type** Permission  
**Applicant** Little Stars Childcare & Montessori  
**Location** 351A, Navan Road, Dublin 7  
**Registration Date** 29/06/2022  
**Additional Information** Clarification of Add. Information Recd.

**Proposal:** PERMISSION & RETENTION: Full planning permission is being sought for the following: (i) A proposed increase in child place numbers in existing childcare facility from 25 as originally granted full planning permission under planning reference number 4454/09 to 56 child places together with an increase in associated staff numbers in accordance with current Tulsa regulations and all ancillary site works; (ii) Retention of the existing single storey prefabricated type structure to the rear of existing childcare facility which is being used in conjunction with this childcare facility.

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**Area** Area 3 - Central  
**Application Number** 4314/22  
**Application Type** Permission  
**Applicant** Sanderly Holdings Limited  
**Location** 52, Glasnevin Hill, Glasnevin, Dublin 9, D09 Y2W7  
**Registration Date** 27/06/2022  
**Additional Information**

**Proposal:** The proposed development consists of the change of use of the existing two-storey end-of-terrace property from vacant office to residential use resulting in one 3-bed two-storey end-of-terrace dwelling), a reduction in the size of the private amenity space associated with the property (which reflects the development permitted under planning applications DCC Reg. Ref. 3870/18 (ABP Ref. PL29N.304700) and ABP Ref. TA29N.308905), the provision of new site boundaries including the provision of an access point from the reduced private amenity space to adjoining lands, associated internal and external alterations, where required, hard and soft landscaping and all associated ancillary site development works.

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**Area** Area 3 - Central  
**Application Number** 4321/22  
**Application Type** Permission  
**Applicant** Kennedy's Public House  
**Location** Kennedy Public House, 132 / 134 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 A4P8  
**Registration Date** 27/06/2022  
**Additional Information**

**Proposal:** RETENTION PERMISSION for the development consists of retention of an existing 1no. fire escape door and 1no. roller shutter door. Both doors are situated on the rear west elevations along Victoria Lane.

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**Area** Area 3 - Central  
**Application Number** 4328/22  
**Application Type** Permission  
**Applicant** Maria Dillon  
**Location** 66 Mountjoy Square West, Dublin 1, D01 V0P4  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for change of use from commercial to residential for a single family residence at ground, 1st, 2nd and 3rd floor, with ancillary 2 bed apartment accommodation at basement level. Works at basement level comprise the part-removal of two existing internal walls and the installation of new partitions, bathroom and kitchen, the installation of sash windows to front facade in reopened opes and french windows to rear facade, new enlarged rear return. At ground floor, demolition of existing lean-to to rear and new enlarged rear return with stairs to basement and kitchen to rear room. At 2nd and 3rd floor level, new bathrooms will be installed, walls and existing doors/stairs repaired. New conservation rooflightst to rear at roof level. Internal breathable insulation to floor where no moulding/cornices exist. Existing mouldings/cornices to be repaired. External works comprise larger yard to rear basement, new rear railings, installation of new metal steps to the front, minor repair works to fanlight, doorcase, existing sash windows, new SVPs, drainage, hard and soft landscaping to rear.

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**Area** Area 3 - Central  
**Application Number** 4338/22  
**Application Type** Permission  
**Applicant** Beakonshaw Anna Ltd  
**Location** 8-16 Annamoe Road, East Cabra, Dublin 7  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** Permission for modifications to previously granted development, planning ref. no. 2965/15 (ABP PL29N.245656) and extended by 2965/15/x2 for 4 No. 3-bed 3 storey terraced dormer houses at this site. The modifications will consist of : increase in size of the units at ground, first & second floor to accommodate an additional bedroom now provided, 4 no. 4-bed 3 storey terraced dormer houses, with modifications to as granted elevations, internal layouts, with bike storage and bin storage. All associated site works, car parking, landscaping and boundary treatment.

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**Area** Area 3 - Central  
**Application Number** 4346/22  
**Application Type** Permission  
**Applicant** Thomas Duggan  
**Location** 71 Middle Abbey Street, Dublin 1, D01 E7K5  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** Planning permission for change of use from retail premises to restaurant/cafe including alterations to rear elevation to North Lotts and ancillary onsite services at ground floor and basement levels only.

**Area** Area 3 - Central  
**Application Number** 4353/22  
**Application Type** Permission  
**Applicant** Dublin Port Company  
**Location** Tolka Quay Road, Dublin Port, Dublin 1  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** The development will consist of the continuance of use of a 100m long 6.5m wide single lane bridge with access ramps over the M50 and a storage area for imported cars and vans and all associated site development and service works as permitted under planning reg. ref. 2495/17 and reg. ref. 3788/11.

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**Area** Area 3 - Central  
**Application Number** 4355/22  
**Application Type** Permission  
**Applicant** Landstone Developments Limited  
**Location** 16 Denmark Street Great, Dublin 1, D01 P227  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of :1. internal works at ground floor comprising of (a) strengthening / repair of original floor structure /timber joists, (b) installation of new electrical services, (c) new demountable metal shop security screens to inside of shopfront complete with support framing; 2. Internal works at basement floor comprising of: (a) partial removal/reinstatement of original lath and plaster ceilings insecticide treatment of timbers; (b) installation of damp proofing drainage sheet / sump to walls and floor with new finishes; (c) repair and part replacement of first (lower) stairs flight; (d) installation of new electrical services; 3. All associated conservation works, repairs, redecoration , drainage and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4366/22  
**Application Type** Permission  
**Applicant** Frank Dunphy  
**Location** 37 Mckee Park, Blackhorse Avenue, Dublin 7  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** Planning permission for the construction of 4-bedroom, 2 storey detached dwelling, including attic bedroom with a rear dormer roof construction, new off-street parking, boundary alterations and all associated site works at site to the side.

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**Area** Area 3 - Central  
**Application Number** 4367/22  
**Application Type** Permission  
**Applicant** Michael and Shay Marron  
**Location** Lands to the rear of 24 & 26, North Circular Road, fronting onto The Crescent, O'Devaney Gardens, Dublin 7  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** The proposed development will consist of: I. The demolition of three derelict ruinous structures -one previously used as a gym. II. The construction of three (3) two-and-a-half storey residential units, comprising of 3 no. three-bed townhouses with the provision of private amenity space (3xno. rear gardens and 3x private 2nd-floor balconies) III. 3x Parking spaces. IV. The provision of vehicular and pedestrian access via, The Crescent, O'Devaney Gardens; and V. SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4374/22  
**Application Type** Permission  
**Applicant** Helena Fitzgerald  
**Location** 9, Manor Street, Stoneybatter, Dublin 7, DO7 FY99  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for the demolition of the existing 2-storey return and single storey structure at the rear containing 3 residential units, and the construction of 5 no. 2-storey dwellings consisting of 3 no. 2 bed, and 1 no 1 bed townhouses in one block and 1 no. 1 bed 2 storey residential unit attached to existing front building, including minor internal alterations to the existing retained building at the junction with the new structure; associated site works and retention of existing boundary walls, all on a site of 0.047 Ha.

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**Area** Area 3 - Central  
**Application Number** 4376/22  
**Application Type** Permission  
**Applicant** National Youth Federation CLG t/a Youth Work Ireland  
**Location** 20, Dominick Street Lower, Dublin 1, D01 YP97  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to (i) remove existing pedestrian side access from Dominick Place (ii) introduce vehicular access from Dominick Place to the existing rear yard of No.20 Lower Dominick Street. The works will consist of blocking up the existing pedestrian gate, the removal of approximately 3000mm in length of temporary timber fencing and approximately 1200mm in length of the concrete boundary wall to Dominick Place, to create a 4200mm wide opening, in which a double leaf metal swing gate will be installed, with each gate leaf measuring 2000mm in width and 3000mm in height approximately , and all ancillary works. No. 20 Lower Dominick Street is a Protected Structure.

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**Area** Area 3 - Central  
**Application Number** WEB1599/22  
**Application Type** Permission  
**Applicant** Tom Melvin & Dominick McLoughlin  
**Location** 6, Lucky Lane, to the rear of 45 Aughrim Street,  
Stoneybatter, Dublin 7  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single storey boundary wall and gate onto Lucky Lane and the construction of a new 109 sq.m. two-storey mews house comprising two bedrooms, one study/bedroom and two bathrooms on the ground floor and a kitchen / living / dining space on the first floor with one off-street parking space with access via Lucky Lane, one courtyard garden, two external first floor terraces, 1 no. terrace is facing onto Lucky Lane to the front and sundry other minor works.

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**Area** Area 3 - Central  
**Application Number** WEB1606/22  
**Application Type** Permission  
**Applicant** Garland  
**Location** 1, Villa Park Drive, Navan Road, Dublin 7 D07 F9Y6  
**Registration Date** 30/06/2022

**Additional Information**

**Proposal:** 1. Construction of a new two storey 3-bedroom dwelling, 2. Modification to the existing vehicular access to serve the new dwelling exiting on to Villa Park Road, Dublin 7. 3. Modification to the existing boundary wall to front, side and back of the site. 4. Proposed new pedestrian access to serve the new dwelling exiting on to Villa Park Drive. 5. All drainage, structural and associated site works to be implemented, including the connections of all mains services to the proposed dwelling.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3284/22  
**Application Type** Permission  
**Applicant** Doriane Chevenet and Kenneth Purtell  
**Location** 16, Roosevelt Cottages, Navan Road, Dublin 7, D07 V6WE  
**Registration Date** 28/06/2022

**Additional Information** Additional Information Received

**Proposal:** Permission: The development will consist of the following works to the existing single storey dwelling house: the demolition of existing single storey extensions to the side and rear; the construction of a single storey extension to the rear of the existing dwelling; the provision of four new rooflights; and associated internal and external alterations. The development will also consist of all associated site development works above and below ground.

**Area** Area 3 - Central  
**Application Number** 4327/22  
**Application Type** Permission  
**Applicant** James & Anderson Leahy  
**Location** 31, New Cabra Road, Dublin 7  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development consists of the replacement of PVC windows at upper ground and first floor level to the front and rear elevation with new six over six sliding timber sash windows to match original profiles and repairs to the front door.

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**Area** Area 3 - Central  
**Application Number** 4330/22  
**Application Type** Retention Permission  
**Applicant** Karl Higginbotham  
**Location** 1, Church Court, East Road, East Wall, Dublin 3,  
D03F4W6  
**Registration Date** 28/06/2022

**Additional Information**

**Proposal:** RETENTION: Permission for single storey extension to rear of existing house with ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4340/22  
**Application Type** Permission  
**Applicant** Gavin McGrath and Laura Gannon  
**Location** 51, Bannow Road, Cabra West, Dublin 7, D07WP02  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** Permission is sought for alteration to the existing two storey terraced house at 51 Bannow Road, Cabra West, Dublin 7, D07 WP02, comprising of the installation of 1 X Roof Light to the front elevation of the existing house to provide additional natural light to the first floor En-suite Bathroom.

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**Area** Area 3 - Central  
**Application Number** 4344/22  
**Application Type** Permission  
**Applicant** Audrey Redmond  
**Location** 96 Leix Road, Cabra, Dublin 7  
**Registration Date** 29/06/2022

**Additional Information**

**Proposal:** Planning permission is sought for new single storey extension to front, side and rear of existing house, new bedroom facility, utility and level access to side door for additional entry and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1611/22  
**Application Type** Permission  
**Applicant** Brendan Cole  
**Location** 14, Leinster Street East, North Strand, Dublin 3 D03 RC99  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing shed structure and the construction of a single storey extension to the rear of the existing house and ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB1613/22  
**Application Type** Retention Permission  
**Applicant** Adrian Richards  
**Location** 9, Hawthorn Avenue, East Wall, Dublin 3 D03 HX49  
**Registration Date** 01/07/2022

**Additional Information**

**Proposal:** Permission is sought for Retention of change of use existing attic from non habitable use to use as en suite bedroom at 9, Hawthorn Avenue, East Wall, Dublin 3.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0163/22  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 27/06/2022  
**Applicant** Brendan Flynn  
**Location** The Church, Mary Street, Dublin 1, D01 YX64

**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** 0169/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 01/07/2022  
**Applicant** McDowell's Jewellers  
**Location** 3, O'Connell Street Upper, Dublin 1

**Additional Information**

**Proposal:** EXPP: Removal of shop front clock for repair. Conservation work & reinstatement.

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**Area** Area 3 - Central  
**Application Number** 3279/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Red Rock Foley Street Ltd.  
**Location** A site of c. 0.08 ha at 17-21, Foley Street, Dublin 1  
**Additional Information** 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 bedsuites, 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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**Area** Area 3 - Central  
**Application Number** 3315/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** La Touche S.a.r.l  
**Location** La Touche House, Custom House Dock, I.f.S.C. Dublin 1  
**Additional Information** 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 over-wrapping 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> | 3871/22   |
| <b>Application Type</b>   | Permission                                      |
| <b>Decision</b>           | REFUSE PERMISSION                               |
| <b>Decision Date</b>      | 27/06/2022                                      |
| <b>Applicant</b>          | Academic Bridge English School                  |
| <b>Location</b>           | 33, Gardiner Place, Rotunda, Dublin 1, D01 W625 |

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Retention Permission is sought for existing English School of 5 no. floors, basement to third floor, gross floor area of 556.26 sq.m And Planning Permission is sought for 5 no. prefabricated single storey classroom units, 13.5 sq.m. per classroom plus 1 no. prefabricated toilet block of 14.08 sq.m to rear yard of 33 Gardiner Place, Dublin 1 - A PROTECTED STRUCTURE Ref : 3034 - with all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3873/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/06/2022  
**Applicant** Tony McIntyre  
**Location** 68, North Circular Road, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of the removal of the new masonry boundary wall constructed on the boundary between No.68 / 66 North Circular Road and replacing it with a set of fixed, painted metal railings; To provide a new set of new railings and gates to delineate the boundary between the front garden area and the public pavement. No works are proposed to the exterior or interior of the existing house. The works the subject of this application are located within the grounds of a Protected Structure (RPS Ref. No.1584).

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**Area** Area 3 - Central  
**Application Number** 3886/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 28/06/2022  
**Applicant** Anthony Murphy  
**Location** 324B, North Circular Road, Dublin 7

**Additional Information**

**Proposal:** Permission for (1) to extend the existing retail unit to the front by circa. 6.1sq.m. (2) provide new hardwood timber painted shopfront with internal roller shutter and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3891/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/06/2022  
**Applicant** Alan Salmon  
**Location** 40, Drumcondra Road Lower, Dublin, 9

**Additional Information**

**Proposal:** RETENTION : Retention of Bakery Kitchen unit at ground floor, to rear of Shouk restaurant, at St. Joseph's Art college Drumcondra Ltd. 40, Drumcondra Road Lower, Dublin, 9.

**Area** Area 3 - Central  
**Application Number** 3895/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 29/06/2022  
**Applicant** Ontower Ireland Limited  
**Location** Maldron Hotel, Parnell Square, Dorset Street Upper,  
Granby Row, Dublin 1

**Additional Information**

**Proposal:** To install 6 no. antenna, 1 no. transmission dishes on ballast mounted supporting poles together with equipment cabinets, radio equipment, cabling and associated site works at the roof level.

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**Area** Area 3 - Central  
**Application Number** 3902/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Kerala Kitchen Limited  
**Location** 73 Manor Street, Dublin 7, D07 R2N4

**Additional Information**

**Proposal:** Planning permission for the development consists of (a) permission for the removal and making good of the front terrace existing non-original balustrades on the south and west elevations, (b) permission for the erection of fixed glazed screens and glazed entrance door on the south, west and east elevations with a retractable canopy over the front terrace to be fixed to the existing facade providing a semi sheltered external dining area to the front of the existing restaurant.

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**Area** Area 3 - Central  
**Application Number** 3907/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Nicola Smith  
**Location** 51, Conor Clune Road, Ashtown, Dublin 7, D07 KX77

**Additional Information**

**Proposal:** Planning permission is sought for attic conversion for storage / study room with dormer type window to rear, also single storey kitchen extension to rear and all associated works.

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**Area** Area 3 - Central  
**Application Number** 3919/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/07/2022  
**Applicant** Michael & Elaine Hefferman  
**Location** 24, Strandville Avenue, North Strand, Dublin 3

**Additional Information**

**Proposal:** Development will consist of (i) extending the existing single-storey extension at the rear

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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** 4066/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/06/2022  
**Applicant** Damien Rushe and Gerard Lavelle  
**Location** 3, Fertullagh Road, Cabra, Dublin 7, D07 X3P8

**Additional Information**

**Proposal:** The development will consist of; a) the removal of the existing pedestrian gate and railings to the front boundary of the house and replacement with a new 3 metre wide vehicular entrance with piers and blockwork walls to allow off street parking and b) all associated site, landscaping, drainage and ancillary works including dishing to footpath and kerb.

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**Area** Area 3 - Central  
**Application Number** 4283/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/06/2022  
**Applicant** Liam Lynch  
**Location** 20, Ferguson Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** RETENTION: Permission for retention and premission, retention on the demolition of existing house and garage, permission to reinstate house and to continue proposed new works as per grant application reference no. 4122/21, construction of a new 2 storey extension to front, side and rear of existing house for new bedroom, also single storey kitchen extension to rear and single storey extension to front of house, enlargement of sitting room and all asociated site works.

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**Area** Area 3 - Central  
**Application Number** 4288/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/06/2022  
**Applicant** Gracanica Ltd  
**Location** 34 North Frederick Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: modifications to existing planning permission reg. ref. 4736/19 for development. The modifications will consist of:1) changes of internal layout at first floor level, 2) replacement of existing roof timber structure, 3) An AOV (Automatic Opening Vent) system size 1140x1180mm, installed to the roof rear slope, connected to the fire detection and alarm system for fire safety improvement, 4) All other related works.

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**Area** Area 3 - Central  
**Application Number** WEB1406/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/06/2022  
**Applicant** Colin Brady  
**Location** 13, Orchard Terrace, Grangeegorman Upper, Dublin 7, D07 W0H4

**Additional Information**

**Proposal:** Planning permission for Conversion of attic to non-habitable storage space with consequential alterations to existing rear roof to include a contemporary dormer with ancillary works

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**Area** Area 3 - Central  
**Application Number** WEB1422/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Melonmount Limited  
**Location** 21-25, Chancery Street, Dublin, D07 KX21

**Additional Information**

**Proposal:** Permission to display advertisement. For installation of 1 no. set of brand signage to consist of built up lettering with internal static face illumination, and 2 no. projecting brand signs to consist of built up logo with internal static face illumination, affixed to building façade of the new Guud Day Café at River House, 21-25 Chancery Street, Dublin 7, D07 KX21

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**Area** Area 3 - Central  
**Application Number** WEB1426/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 30/06/2022  
**Applicant** Will Andrews  
**Location** 3, Kenmare Parade, Phibsboro, Dublin 7

**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** WEB1431/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/07/2022  
**Applicant** Looping Properties 56 Limited  
**Location** 3, Northbrook Terrace, North Strand, Dublin 3 D03 RD40  
**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

**Area** Area 3 - Central  
**Application Number** 2863/21  
**Appeal Type** Written Evidence  
**Applicant** Dublin Central GP Limited  
**Location** 22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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**Area 3  
Appeals Decided**

**\*\*\*none\*\*\***





# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

26/22

(27/06/2022-01/07/2022)

**Area** Area 3 - Central  
**Application Number** 0200/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Beakonshaw Anna Ltd  
**Location** 8-16, Annamoe Road, East Cabra, Dublin 7.  
**Registration Date** 29/06/2022  
**Additional Information**  
**Proposal:** SHEC: Modification to previously granted development to provide 4no, 4-bed , 3-storey terraced dormer houses.

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**Area** Area 3 - Central  
**Application Number** 0205/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Frank Dunphy  
**Location** Site to the side of 37 McKee Park, Blackhorse Avenue, Dublin 7.  
**Registration Date** 30/06/2022  
**Additional Information**  
**Proposal:** SHEC: Construction of a 4 bedroom detached dwelling.

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**Area** Area 3 - Central  
**Application Number** 0206/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Helena Fitzgerald  
**Location** 9, Manor Street, Stoneybatter, Dublin 7, DO7 FY99  
**Registration Date** 01/07/2022  
**Additional Information**  
**Proposal:** SHEC: Demolition of rear return containing 3 residential units and construction of 5 no. townhouses.

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**Area** Area 3 - Central  
**Application Number** 0208/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** John & Breda Carney  
**Location** Site at 138, Dingle Road, Cabra West, Dublin 7.  
**Registration Date** 01/07/2022  
**Additional Information**  
**Proposal:** SHEC: The removal of existing garden wall to side of house no. 138, b) the construction of 1 No. 2 storey semi-detached dwelling house creating a terrace c) construction of new shared vehicular entrance and driveways from Dingle road to provide front gardens and parking spaces for No. 138 and the proposed new dwelling, d) modifications to the existing rear gardens to provide private open space for No. 138 and the proposed new dwelling, e) new roof-light to rear roof of the existing dwelling at No.138 and f) all associated site works, at the site No. 138 Dingle Road, Cabra West, Dublin 7.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

26/22

(27/06/2022-01/07/2022)

**Area** Area 3 - Central  
**Application Number** 0194/22  
**Application Type** Section 5  
**Applicant** Kieran & Mary McCarthy  
**Location** 24, Valentia Parade, Phibsborough, Dublin 7  
**Registration Date** 27/06/2022

**Additional Information**

**Proposal:** EXPP: House upgraded which was in a poor condition to a very high standard. The works included converting the existing attic space into a second bedroom by constructing the following: - Dormer at the rear of the property for new bedroom. - New internal stairs and Velux window. - Ensuite. - Improved the Building Energy Rating from a G to a C3.

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