



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**27/22**

(04/07/2022-08/07/2022)

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3442/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	OCES Property Holdings Ltd.
<b>Location</b>	Clerys, 18-27, O'Connell Street Lower, Dublin 1
<b>Registration Date</b>	08/07/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for development at a circa 0.64 hectare site located at 18-27 O'Connell Street Lower, Sackville Place, Earl Place and Earl Street North (known as the Clerys Building, A protected structure), Nos 13,14 and 15 Earl Place (Clerys warehouse), and Nos 94 and 95 Marlborough Street, Dublin 1. The application site includes Earl place, from Sackville Place to Earl Street North, and the existing link bridge between the building at Nos 18-27 O'Connell Street Lower and the building at Nos 13,14 and 15 Earl Place. The Proposed development comprises of the following:

(i) Refurbishment, extension and partial change of use of the Clerys Building at 18-27 O'Connell Street Lower, Sackville place, Earl Place (not including the northern element to Earl Street North and Earl Place) to provide a mixed use retail, office, café, restaurant and bar development, to include alteration and removal of fabric at second floor level, upgrade the renewal of second floor, including provision of a terrace at third storey (second floor) level to part of the north elevation, to accommodate new structure and replacement and extension of the existing third floor office and plant level and the provision of 2 no. new floors, to provide an overall building of six storeys over two basement levels with a gross floor space of circa (c.) 18,079sq.m, comprising of c. 2,000 sq.m retail/café/restaurant at basement (-1), c. 3,478 sq.m retail floor space in 2 no. units both over ground and first floor level, 2 no. café/restaurant/bar units at ground floor and basement (-1) of c. 416 sq.m and 1 no. café/restaurant/bar unit at first floor of c. 317 sq.m, c. 94 sq.m café/restaurant/retail/retail services (Class 2)/ bar use in 2 no. units at ground floor level, a unit of c. 210 sq.m comprising an entrance lobby/foyer area with ancillary bar/café use with access from Earl Place to serve the top floor destination at fifth floor level, c. 5,647 sq.m office floor space, c. 1,733 sq.m top floor destination floor space, plus ancillary basement and back house areas. The proposed development includes a central glazed atrium from ground to fifth floor (sixth storey) level. The proposed development will include the following: (a) restoration and cleaning of retained facades, refurbishment of retained windows and replacement of some existing windows in the O'Connell Street facade (b) new -2 basement level to provide plant and storage areas staff facilities, 160 no. bicycle parking spaces, and other ancillary areas (c) replacement of the existing Earl Place and part of the Sackville Place facade including replacement windows; (d) removal of some internal fabric including partition walls, columns and staircase (the main central staircase will be retained and restored), as indicated on the submitted drawings, to accommodate the proposed mixed use development (e) at existing basement -1 level, change of use from retail/café/restaurant use (c. 2,00 sq.m gross), (f) at ground floor level subdivision to create 2 no. retail units of c. 770 and c. 772 sq.m gross (connected with basement -1 retail/café/restaurant area and first floor retail area) each with direct access from O'Connell Street to be located either side of a central entrance/lobby area, provision of a 2 no. café/restaurant/bar units (total gross floor space of c.416 sq.m) over ground and basement (-1) with access from Earl Place, 2 no. retail/café/restaurant/retail services (Class2)/bar units of c. 94 sq.m with access from Earl Place, access/lobby area for a top floor destination area to include ancillary bar/café use of c. 210 sq.m and office use to be provided on upper floors:(g) at first floor level, subdivision to create 2 no. retail units (of c. 967 sq.m and c. 969 sq.m gross) connected with the retail space at ground level and the retail/café/restaurant use at basement level -1, a café/restaurant/bar unit of c. 317 sq.m gross in the retained former Clerys Tearooms to the rear (east) with access from the retained and restored main staircase from ground

floor level; (h) change of use of existing second floor from retail to provide c. 2,055 sq.m office floor space; (i) demolition of existing part third floor office level and plant rooms and the creation of new third, fourth and fifth floor levels to comprise c. 3,592 sq.m office floor space at third and fourth levels and a top floor destination area of c. 1,733 sq.m gross at fifth floor level under lightweight ribbed roof structure forming a contemporary glazed roof, to provide café/restaurant/lounge & bar uses, events and conference, performance and display areas, and an accessible external viewing/dining terrace to the west and a terrace to the east. The proposal will include setbacks at fourth floor level (fifth storey) and fifth floor level (sixth storey) to the north, south, east and west elevations, including provision of a terrace to the western, eastern, and parts of the northern and southern elevations at fifth storey (fourth floor); (j) amendments to ground floor elevation to O'Connell Street and Sackville Place including, at O'Connell Street, provision of replacement central entrance doors, creation of 2 no. new doors either side of the main central entrance area, replacement entrance doors to the southern end, and relocated entrance location and new entrance doors to the northern end and at Sackville Place, replacement entrance doors.

(ii) Demolition of the existing Clerys warehouse building at 13,14 and 15 Earl Place and the construction of a seven storey building of c. 8,337 sq. m gross floor space, including a 176 no. bedroom hotel of c. 7,800 sq.m (including ancillary and back of house areas), a c. 426 sq.m gross café/restaurant/bar unit at ground floor level with access from Earl Place and including the restoration, internal and external refurbishment and change of use of Nos 94 and 95 Marlborough Street (both currently vacant) to link to the proposed hotel, to provide 2 no. retail/restaurant/café/retail service (Class 2) bar units (total gross floor space of c. 111 sq.m) and 10 no. bedrooms at first, second and third floors levels (included in the overall 176 no. bedrooms). The hotel will include setbacks on the east elevation at second floor level, north elevation at fifth storey level and on the east and west elevations at seventh storey level. A proposed basement will accommodate 20 no. car parking spaces (for use by the proposed office use), 45 no. bicycle parking spaces, staff facilities, plant and storage areas. Vehicular access will be via a car lift from Earl Place. The development includes part demolition and internal and external refurbishment of the existing link bridge between the building at Nos 18-27 O'Connell Street Lower and the building at Nos 13,14 and 15 Earl Place and its incorporation into the hotel use (linked to the first floor of the hotel and first floor of the Clery Building), for use as a double height hotel reception/lobby area to include a terraced seating area on the roof of the link bridge.

(iii) The demolition of the northern element (with frontage to Earl Street North and Earl Place) of the Clerys Building and construction of a c. 5,539 sq.m six storey office building, comprising c. 3,327 sq.m gross office floor space and 2 no. café/restaurant uses at basement and ground floor level (total gross floor space of c. 412 sq.m), and 1 no. retail/restaurant use (103 sq.m gross), plus ancillary basement areas. The development includes a setback to the north elevation at fifth and sixth storey, including a terrace at fifth storey (fourth floor). The development includes a basement level to provide 60no. bicycle parking spaces, plant areas, storage area, staff changing and locker facilities and a café/restaurant area linked with a ground floor restaurant. At ground floor it is proposed to provide 2 no. café/restaurant units, 1 no. retail/restaurant/café use, an office entrance area from Earl Place, an ESB substation, a service/delivery area (to also serve the refurbishment and extended Clerys Building), and other ancillary areas.

(iv) The proposed development includes public realm upgrades to Earl Place, all associated and ancillary works, including site infrastructure works, the provision of roof plant on the proposed hotel and office buildings and on a sunken level on the new glazed roof to the Clerys Building, hard and soft landscaping.

The overall proposed development will provide a c. 7,800 sq.m gross 176 no. bedroom hotel (excluding ground floor café/restaurant uses and retail/café/restaurant uses), c. 8,974 sq.m office floor space, c. 3,478 sq.m retail floor space in 2 no. units, c. 412 sq.m café/restaurant floor space in 2 no. units, a c. 210 sq.m entrance lobby/foyer for access to the top floor destination area, with ancillary bar/café use, c. 2,103 sq.m retail/restaurant café use in 1 no. unit at basement -1 of the Clerys Building and in 1 no. unit in the northern extension, 1,159 sq.m café/restaurant/bar floor

space in 4 no. units, including the unit associated with the hotel, c. 205 sq.m café/restaurant/retail/retail services (Class2)/bar in 4 no. units and c. 1,733 sq.m gross floor space at the top floor destination area fifth floor level of the Clerys Building. The total gross floorspace of the overall development, including existing and proposed floor space, will be c. 31,955 sq.m gross, including basement areas.

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**Area** Area 3 - Central  
**Application Number** 3689/22  
**Application Type** Permission  
**Applicant** A Star Backpackers Limited  
**Location** 6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1  
**Registration Date** 08/07/2022  
**Additional Information** Additional Information Received

**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** 4386/22  
**Application Type** Permission  
**Applicant** Patricia Kiernan  
**Location** Rear of 240, North Circular Road, Dublin 7  
**Registration Date** 04/07/2022  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the removal of existing concrete block rear boundary wall, pillars and steel access gate; and the construction of a two-storey building with 4no. studio apartments. Apartments 1 & 2 on ground floor will have private terraces and apartments 3 & 4 at first floor will have private balconies. Bin storage & 4no. cycle spaces are provided in the shared amenity space. Access will be off the existing laneway to the rear of the site. No works are to be carried out to the existing protected structure.

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**Area** Area 3 - Central  
**Application Number** 4387/22  
**Application Type** Permission  
**Applicant** HK & EU Dynamic Investment Ltd  
**Location** 29, Dorset Street Lower, Dublin 1  
**Registration Date** 04/07/2022

### **Additional Information**

**Proposal:** Planning permission for change of use of ground floor from retail to restaurant use, with ancillary takeaway, internal modifications, and new storefront to front.

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**Area** Area 3 - Central  
**Application Number** 4399/22  
**Application Type** Permission  
**Applicant** The DAVY Platform ICAV  
**Location** 16-22, Green Street & 195-196 North King Street,  
Dublin 7  
**Registration Date** 06/07/2022

### **Additional Information**

**Proposal:** Permission for a development consisting of an extension to the existing fourth floor office with associated internal modifications and elevational changes.

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**Area** Area 3 - Central  
**Application Number** 4438/22  
**Application Type** Permission  
**Applicant** Equitas Properties Limited  
**Location** 28 Abbey Street Lower, Dublin 1  
**Registration Date** 08/07/2022

### **Additional Information**

**Proposal:** The development will consist of:

- change of use from public house to retail/non retail services at basement and ground floor level and to residential at first, second and third floor levels to accommodate 3 no. 1-bed apartments;
  - associated internal alterations;
  - alterations to elevations to include re-instatement of original window configuration at upper floor level and revised shopfront at street level;
  - bin store and all associated site works and services.
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**Area** Area 3 - Central  
**Application Number** 4440/22  
**Application Type** Permission  
**Applicant** Equitas Properties Limited  
**Location** 109 Marlborough Street, Dublin 1  
**Registration Date** 08/07/2022

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of :

demolition of non-original structures to the rear including rear wall, cantilevered structures and external fire escape stairs;  
construction of 4-storey extension to the rear;  
change of use from public house to retail/non-retail services at basement and ground floor level and to residential at first, second and third floor levels to accommodate 3 no. 1-bed apartments;  
associated internal alterations and repairs to roof;  
reinstatement of fenestration above street level;  
new shopfront at street level;  
bin and bicycle storage at ground level accessed from the rear;  
all associated site works and services

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**Area** Area 3 - Central  
**Application Number** DSDZ3640/22  
**Application Type** Permission  
**Applicant** Spencer Dock Management Limited  
**Location** Park Lane, Spencer Dock, Dublin1  
**Registration Date** 06/07/2022  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of: The demolition and excavation of approximately 32sqm of existing kerb and decorative paved build-out on the Western side of Park Lane to facilitate the reconstruction of a new kerb line and associated paving works, the subsequent extension of the existing set-down bay by approximately 17m, to include a dropped kerb and associated tactile paving for wheelchair access to Spencer Dock development, ancillary works including road pavement works, road marking, lighting post and signage relocation, and adjustment of chamber levels to match proposed new road levels. This application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

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**Area** Area 3 - Central  
**Application Number** WEB1616/22  
**Application Type** Permission  
**Applicant** Tom Melvin and Dominick McLoughlin  
**Location** 6, Lucky Lane, Stoneybatter, Dublin 7  
**Registration Date** 04/07/2022  
**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 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 4409/22  
**Application Type** Permission  
**Applicant** Damien Rushe and Gerard Lavelle  
**Location** 3 Fertullagh Road, Cabra, Dublin 7, D07 X3P8  
**Registration Date** 07/07/2022  
**Additional Information**

**Proposal:** The development will consist of:  
(a) modifications to existing pedestrian entrance and front garden to provide off street parking, with a new 3 metre wide vehicular entrance with piers and blockwork walls to front boundary;  
(b) all associated site, landscaping, drainage and ancillary works.

**Area** Area 3 - Central  
**Application Number** 4426/22  
**Application Type** Permission  
**Applicant** Tom Kavanagh  
**Location** 48 & 49, Upper Gardiner Street, Dublin 1  
**Registration Date** 08/07/2022  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission to repoint existing brickwork all to front of existing protected structures and all associate site works.

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**Area** Area 3 - Central  
**Application Number** 4427/22  
**Application Type** Permission  
**Applicant** Tomas Burke & Michael Spyridon  
**Location** 36 Carnew Street/Lucky Lane, Stoneybatter, Dublin 7  
**Registration Date** 08/07/2022  
**Additional Information**  
**Proposal:** Permission to remove existing single storey rear extension and construct a part two storey part single storey extension to rear with flat roof, 2 no. roof lights to rear roof of existing dwelling and all ancillary site development works.

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**Area** Area 3 - Central  
**Application Number** 4432/22  
**Application Type** Permission  
**Applicant** Claire Ryan and Andrew Edger  
**Location** 27 Glenbeigh Road, Dublin 7, D07 F5C8  
**Registration Date** 08/07/2022  
**Additional Information**  
**Proposal:** Planning permission is sought for construction of single storey extension to side and rear and part two storey extension to rear, velux rooflight to side roof, together with new vehicle entrance to front and all associated siteworks at existing end of terrace two storey dwelling,

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**Area** Area 3 - Central  
**Application Number** WEB1626/22  
**Application Type** Retention Permission  
**Applicant** Adrian Richards  
**Location** 9, Hawthorn Avenue, East Wall, Dublin 3  
**Registration Date** 08/07/2022  
**Additional Information**  
**Proposal:** RETENTION: Planning Permission is sought for retention of change of use existing attic from non habitable use to use as en suite bedroom.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0172/22

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**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 04/07/2022  
**Applicant** Patrick Broughal  
**Location** Richmond Cottage Mews, to rear 611-617 North Circular Road, Dublin 1

**Additional Information**

**Proposal:** SHEC: The development will consist of the following (i) the demolition of the existing unoccupied single storey shed-like rear buildings, and (ii) the construction of 5 no. 3 storey 2 bedroomed townhouses with rooftop terraces, to be accessed from Richmond Cottages North. Also proposed is the provision of a communal plant room with PV panels over, bicycle parking and refuse storage facilities, as well as a communal garden/allotment area.

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**Area** Area 3 - Central  
**Application Number** 0176/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 04/07/2022  
**Applicant** Declan Gaffney  
**Location** 80, Saint Mobhi Road, Glasnevin, Dublin 9

**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** 2479/17/X1  
**Application Type** Extension of Duration of Permission  
**Decision** ADDITIONAL INFORMATION (EXT. OF PERM)  
**Decision Date** 04/07/2022  
**Applicant** Clopen Capital  
**Location** 21-24, Bolton Street, Dublin 1

**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** 3903/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2022

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**Applicant** Lidl Ireland GmbH  
**Location** The existing LIDL foodstore, 130 Slaney Road, Dublin Industrial Estate, Dublin 11, D11 H397 and the former petrol station on, Finglas Road, Dublin 11, D11 P29R  
**Additional Information** Additional Information Received

**Proposal:** The development consists of: The proposed development involves the demolition of all existing structures and development of a mixed use development on a site of 1.12 hectares and includes: Demolition of the existing foodstore and offices and retail unit, ESB substation and also the former petrol station, car wash and associated structures. Block A: the construction of a replacement, single storey, discount foodstore with ancillary off license sales area. This will have a gross floor area of 2,496sqms and will include an external, covered, trolley bay and secure cycle parking. Block B: single storey structure for use as either retail or cafe and gross floor area of 122sqms; Block C: two storey structure for retail or gym and a gross floor area of 431sqms. A new, ramped, pedestrian access from the Finglas Road and a new pedestrian access to the Slaney Road near the proposed Block B. Revised access arrangements to service the overall development with a left in/left out arrangement on the Finglas Road. The existing access to the existing foodstore on Slaney Road would continue to be used to service the development. Provision is also made for the BusConnects plans associated with the bus stop next to the proposed Block C. All signage on the proposed foodstore and 1 "flagpole" sign on the Finglas Road and 1 "flagpole" sign on the Slaney Road entrance. 128 car parking spaces in total including 5 accessible spaces, 6 parent and child and 2 electric vehicle (EV) charging spaces. Circa. 20% of overall spaces will be wired for future EV spaces. New ESB substation; Photovoltaic panels on the roof of the proposed foodstore. Relocation of existing billboard sign (located in existing LIDL car park) to a point next to Block C. All hard and soft landscaping, drainage and associated works. All other ancillary works to complete the development.

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**Area** Area 3 - Central  
**Application Number** 3940/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/07/2022  
**Applicant** Lee McDougall  
**Location** 108, Church Road, East Wall, Dublin 3, D03 XW24

**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  
**Decision** GRANT PERMISSION  
**Decision Date** 06/07/2022  
**Applicant** Johnathan McMenimin  
**Location** 1, Springfield , Blackhorse Avenue, Dublin 7, D07 X6X7  
**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** 3970/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/07/2022  
**Applicant** The City of Dublin Education and Training Board  
**Location** 1 Parnell Square East, Dublin 1, D01 K194

**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** 3972/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2022  
**Applicant** Madeleine Blaine  
**Location** 26 Montpelier Gardens, Arbour Hill, Dublin 7, D07 PC65

**Additional Information**

**Proposal:** Planning permission to build an attic conversion with a rear facing flat dormer window.

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**Area** Area 3 - Central  
**Application Number** 3974/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2022  
**Applicant** Fergal Keenan  
**Location** 51 Villa Park Gardens, Navan Road, Dublin 7, D07 XO5K

**Additional Information**

**Proposal:** Permission sought for conversion of the attic area to a storeroom to include realignment of the main hipped roof to form a gable roof, a proposed dormer window to the rear roof surface and 2 no. flat roof windows to the front roof surface.

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**Area** Area 3 - Central  
**Application Number** 3976/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/07/2022  
**Applicant** Hengda Investments Ltd  
**Location** 181 Parnell Street, Dublin 1

**Additional Information**

**Proposal:** 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 shopfront to provide a new entrance door to the ground floor retail unit.

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**Area** Area 3 - Central  
**Application Number** 3978/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/07/2022  
**Applicant** Dominica & Gary Keegan  
**Location** 40, Park Road, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Planning 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 work.

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**Area** Area 3 - Central  
**Application Number** 4328/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/07/2022  
**Applicant** Maria Dillon  
**Location** 66 Mountjoy Square West, Dublin 1, D01 V0P4

**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

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**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/07/2022  
**Applicant** Beakonshaw Anna Ltd  
**Location** 8-16 Annamoe Road, East Cabra, Dublin 7

**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** 4366/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 08/07/2022  
**Applicant** Frank Dunphy  
**Location** 37 Mckee Park, Blackhorse Avenue, Dublin 7

**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** WEB1446/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 06/07/2022  
**Applicant** John Carney  
**Location** 97 & 99 Dunmanus Road, Cabra West, Dublin 7

**Additional Information**

**Proposal:** Planning Permission for

- the removal of existing boundary garden wall between no. 97 & no. 99,
- the construction of 1 No. 2 storey end of terrace dwelling house
- 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,
- modifications to the existing rear gardens to provide private open space for No. 97, No. 99 and the proposed new dwelling,
- new roof-light to side hip roof to the existing dwelling at No.99 and
- 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** WEB1464/22  
**Application Type** Permission

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**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/07/2022  
**Applicant** Looping Properties 56 Limited  
**Location** 2, Northbrook Terrace, North Strand, Dublin 3, D03  
T213

**Additional Information**

**Proposal:** Permission is sought for construction of a new rear extension.

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** WEB1599/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/07/2022  
**Applicant** Tom Melvin & Dominick McLoughlin  
**Location** 6, Lucky Lane, to the rear of 45 Aughrim Street,  
Stoneybatter, Dublin 7

**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** WEB1613/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/07/2022  
**Applicant** Adrian Richards  
**Location** 9, Hawthorn Avenue, East Wall, Dublin 3 D03 HX49

**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**  
**Appeals Notified**

**Area** Area 3 - Central  
**Application Number** 3200/22  
**Appeal Type** Written Evidence  
**Applicant** Findlater House Limited

**Location** 28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1

**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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**Area** Area 3 - Central  
**Application Number** 3737/22  
**Appeal Type** Written Evidence  
**Applicant** Paul Pugh  
**Location** 101, Clonliffe Avenue, Dublin 3

**Additional Information**

**Proposal:** Development will consist of: alterations to previously approved development (Reg. Ref 3195/19) which permitted the construction of a 47.5 sq.m. one bed, two-storey dwelling and creation of a new vehicular entrance. The proposed alterations consist of (i) internal reconfiguring and increase in overall ground and first floor area (ii) reduce overall height of dwelling (iii) removal of door and 2 no. windows at north elevation, provision of 1 no. additional window and door at western elevation all at ground level; and (iv) all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3744/22  
**Appeal Type** Written Evidence  
**Applicant** MIRAL Building Contractors Ltd.  
**Location** 66, Clonliffe Road, corner with Tolka Road, Dublin 3

**Additional Information**

**Proposal:** Outline permission for new four storey apartment block to the rear of 66 Clonliffe road, accessed from Tolka road, which will consist of 7 no. of 1 , 2 and 4 bed apartments.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4189/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Conservation Assets Ltd.
<b>Location</b>	Charles Lane, to the rear of 30, Fitzgibbon Street, Dublin 1, D01 Y6H6
<b>Additional Information</b>	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 3  
Appeals Decided**

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

*27/22*

*(04/07/2022-08/07/2022)*



**Area** Area 3 - Central  
**Application Number** 0214/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Daniel Garland  
**Location** Site to side of 1, Villa Park Drive, Navan Road,  
Dublin 7  
**Registration Date** 06/07/2022

**Additional Information**

**Proposal:** SHEC: 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 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** Area 3 - Central  
**Application Number** 0192/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Tom Melvin and Dominick McLoughlin  
**Location** 45, Aughrim Street, Dublin 7  
**Registration Date** 24-Jun-2022

**Additional Information**

**Proposal:** SHEC: 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 109sq.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.

**\*\*\*Amendment to Week 26\*\*\***

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# Dublin City Council

## SECTION 5 EXEMPTIONS

*27/22*

*(04/07/2022-08/07/2022)*

**Area** Area 3 - Central  
**Application Number** 0210/22  
**Application Type** Section 5  
**Applicant** Dublin Central GP Limited  
**Location** 42, O'Connell Street Upper, Dublin 1  
**Registration Date** 04/07/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE:

Essential repair to entrance doorcase and front lightwell plinth:

- Cleaning, repointing and masonry repair of tripartite doorcase.
- Cleaning and repointing of plinth wall surrounding basement lightwell.

Site investigative works requiring the removal of contemporary fabric:

- Removal of a late 20th century suspended plasterboard ceiling from entrance level rooms to enable inspection of presently concealed original ceiling fabric, if surviving.
- Removal of damaged late 20th century linings and insulation from basement ceilings below O'Connell Hall, to enable inspection of structural timbers supporting the hall.
- Excavation of c300 x 300mm trial pits to determine depth of existing foundations and confirm the composition of material to previously infilled cellars.

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**Area** Area 3 - Central  
**Application Number** 0215/22  
**Application Type** Section 5  
**Applicant** Health Service Executive  
**Location** Saint Mary's Hospital, Acres Road, Phoenix Park,  
Dublin 20, D20 TY72  
**Registration Date** 05/07/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replace the existing aluminium windows on the front facade with timber sash windows of the period and provide extract and intake ventilation through the front facade.