



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

07/19

(11/02/2019-15/02/2019)

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.

WEEKLY PLANNING LISTS

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Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 2242/19
Application Type Permission
Applicant MB Properties and Real Estate Consultants Ltd.
Location 434, North Circular Road, Dublin 7
Registration Date 11/02/2019

Additional Information

Proposal: The development will consist of the demolition of the existing motor garage and the construction of 6 apartments (2 x 2-bed and 4 x 1-bed) and a shop unit with pedestrian access on to North Circular Road.

Area Area 3 - Central
Application Number 2284/19
Application Type Permission
Applicant Bennett & Kelly Construction Ltd.
Location 26-30 King Street North, Dublin 7
Registration Date 15/02/2019

Additional Information

Proposal: Planning permission for development at 26-30 North King Street (formerly the Saints and Sinners public house), Dublin 7. The development will consist of the change of use of the ground floor and basement of the existing premises with a GFA of 598 sq.m from public house use to education use (English Language School). The proposal includes alterations to the elevations of the premises, the provision of cycle parking spaces, bin storage and all associated development to facilitate the change of use.

Area Area 3 - Central
Application Number 3577/18
Application Type Permission
Applicant Cavalaire Associates Limited
Location 3, Bachelors Way, and The Bachelor Inn (a Protected Structure), 31 Bachelors Walk, Dublin 1
Registration Date 14/02/2019

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the subdivision of the 2 upper floors and part of the ground floor of the existing 'Smallmans Warehouse' into hotel bedrooms including relocation of entrance, with new canopy, on Bachelors Way. The conversion of the remainder of the Ground Floor of the warehouse into kitchen facilities connected to 'The Bachelor Inn' (a Protected Structure) Licensed premises. The conversion of the 2 upper floors of 'The Bachelor Inn' (a Protected Structure) from function rooms to hotel rooms. The construction of an additional 2nd floor to the existing 2 storey middle portion of the property for hotel accommodation. The conversion of the existing first floor of the middle portion from Licensed Premises to hotel accommodation. Alterations to the existing stairs in 'The Bachelor Inn' (a Protected Structure) and the relocation of the toilets to the basement. Alterations to the shopfront to improve the entrance from The Bachelors Walk.

Area Area 3 - Central
Application Number 3916/18
Application Type Permission
Applicant Ms Lucy Smith
Location 232, North Circular Road, / 85 Grangegorman Upper
Dublin 7
Registration Date 12/02/2019
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE; To amend the previously approved planning permission (Dublin City Council Reference 3280/15) at a c. 0.0649 hectare site at 232, North Circular Road, / 85 Grangegorman Upper Dublin 7.

The proposed amendments will consist of the removal of the previously permitted 7 no. car parking spaces at ground level and replace with an enlarged retail supermarket unit to include retail floor space, food preparation & sales counter, off licence and café unit within the unit, with seating provided in the external plaza (for daytime use only). Associated retail waste handling and storage is to be provided at ground level. The application will reorganise the residential permitted bin stores and bicycle parking at ground level. The total gross retail floor area of the approved planning was 136sq.m. and the proposed amendment total gross retail floor area 283.5 sq.m.

Area Area 3 - Central
Application Number 4533/18
Application Type Permission
Applicant BOL Property Investments Limited
Location Site adjoining 18 Leinster Street East, North Strand,
Dublin 3 D03PE02, and to the rear of 17 Leinster
Street East, North Strand, Dublin 3, D03 X793
Registration Date 13/02/2019
Additional Information Additional Information Received
Proposal: Planning Permission at site adjoining 18 Leinster Street East, North Strand, Dublin 3, D03 PE02 and to the rear of 17 Leinster Street East, North Strand, Dublin 3 D03 X793 for the construction of 2 storey end of terrace (1 bed) dwelling to side of 18 Leinster Street East. Demolition of single storey commercial unit to the rear of 17 Leinster Street East & construction of 2 no. semi-detached single storey (1 bed) dwellings, landscaping of site, bin storage and 9 no. cycle parking spaces.

Area Area 3 - Central
Application Number DSDZ2241/19
Application Type Permission
Applicant Spencer Place Development Company Limited
Location City Block 2, Spencer Dock, Dublin 1
Registration Date 11/02/2019
Additional Information
Proposal: Permission for amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18 at a site of 1.26 hectares located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure - the proposed

development involves building adjacent to and over the Pumping Station. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed development comprises of amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by Reg. Ref. DSDZ4279/18 comprising of:

- Provision of additional storeys on Block 1 (to the north) and Block 2 (to the south) increasing the maximum height of Block 1 from 7 no. storeys (27.5m) to a maximum height of 13 no. storeys (46.8m) and increasing the maximum height of Block 2 (27.5m) to 11 no. storeys (40.5m);
- Internal re-configuration of the previously permitted Block 1 and Block 2 to provide for an additional 122 no. residential units increasing the permitted total from 349 no. to 471 no. units (233 no. 1 beds and 238 no. 2 beds);
- Block 1 will comprise of 307 no. residential units (146 no. 1 beds and 161 no. 2 beds);
- Block 2 will comprise of 164 no. residential units (87 no. 1 beds and 77 no. 2 beds) and an Aparthotel comprising of an additional 27 no. units increasing the permitted total from 100 no. units to 127 no. units (50 no. studio units, 66 no. 1 bed units and 11 no. 3 bed units in the Aparthotel);
- The proposed amendments will result in revisions to all elevations including revised location and provision of private balconies / terraces and the provision of setback levels;
- Provision of link bridge at 7th storey (6th floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development and the provision of external communal roof terraces;
- Revised undercroft layout and increase in area to include 78 no. car parking spaces and 726 no. cycle parking spaces and an increase in plant area;
- Revised landscaping throughout the scheme and revised boundary treatments along the street frontage;
- Provision of surface level visitor bicycle parking spaces;
- Revisions to plant at roof level;
- The development also includes SUDs drainage, the provision of a green roof on both blocks, consequential minor amendments and all associated site development works necessary to facilitate the development

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| Area | Area 3 - Central |
| Application Number | WEB1066/19 |
| Application Type | Outline Permission |
| Applicant | Anthony Ahern |
| Location | 70, North Strand Road, Ballybough, Dublin 3 |
| Registration Date | 12/02/2019 |

Additional Information

Proposal: A change of use for first floor from a pub lounge to two separate self contained one bedroom apartments. A balcony on each side elevation at first floor. Alteration of window opening at each balcony location to allow for a door opening to access the balconies on each side elevation.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2265/19
Application Type Permission
Applicant Pat & Marie McMullan
Location 57, Church Street, Smithfield, Dublin 7
Registration Date 13/02/2019

Additional Information

Proposal: The development shall consist of two storey extension to rear of dwelling, internal alterations and new side gate from Church Terrace.

Area Area 3 - Central
Application Number 2269/19
Application Type Retention Permission
Applicant Derek Traynor & Laura O'Hare
Location 12, O'Sullivan Avenue, Ballybough, Dublin 3
Registration Date 13/02/2019

Additional Information

Proposal: RETENTION & PERMISSION: Retention of existing single storey ground floor extension to rear and planning permission to construct a new 1st floor bedroom extension over existing structure to rear.

Area Area 3 - Central
Application Number 2274/19
Application Type Retention Permission
Applicant Deborah DeCourcy
Location 46, Elizabeth Street, Drumcondra, Dublin 3
Registration Date 14/02/2019

Additional Information

Proposal: RETENTION: Retention permission for a revised two storey extension to that previously granted under file ref 4013/10 and all associated site works to the rear existing dwelling.

Area Area 3 - Central
Application Number 3329/18
Application Type Retention Permission
Applicant Padraic Campbell
Location 4, Jones's Road, Drumcondra, Dublin 3
Registration Date 12/02/2019

Additional Information

Additional Information Received

Proposal: RETENTION; permission for 1st floor rear extension

Area Area 3 - Central
Application Number WEB1074/19
Application Type Permission
Applicant Damien McKenna
Location 2A, First Avenue, Seville Place, Dublin 1
Registration Date 14/02/2019

Additional Information

Proposal: Permission for single storey flat roof extension to the rear of the existing dwelling house and associated siteworks.

Area 3 Decisions

Area Area 3 - Central
Application Number 2163/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 13/02/2019
Applicant Hugh Hughes
Location 8, Belvedere Place, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site: No. 8 Belvedere Place D01 EV27, a Protected Structure, for: The change of use of the entire premises to educational.

Area Area 3 - Central
Application Number 4202/18
Application Type Retention Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 14/02/2019
Applicant Robert O'Reilly

Location Unit 1, Gaelic Street, Dublin 3

Additional Information

Additional Information Received

Proposal: RETENTION & PERMISSION: At Unit 1, Gaelic Street, Dublin 3. The development will consist of retention permission of existing alterations to the facade and existing signage, planning permission for alterations to previously approved application register reference 4223/16. Planning permission is sought to use the existing fitness club as a 24-hour facility, to use the building as a fitness club on a permanent basis without time limitation as outlined in condition 3 of the previous approved grant of permission 4223/16, change of use existing building storage spaces adjacent and at mezzanine level within, for use as part of the fitness club facility and all associated site works.

Area Area 3 - Central
Application Number 4584/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/02/2019
Applicant Dublin Loft Company
Location 493-511, North Circular Road & 39-41A Dorset Street
Lower (The Big Tree), Dublin 1

Additional Information

Proposal: Planning Permission for modifications to previously permitted development, planning reg. ref. 3377/18, at 493-511 North Circular Road and 39-41A Dorset Street Lower (The Big Tree). Dublin 1. The proposed modifications consist of the introduction of an enclosed fire escape stair to the rear of the site; 2 new windows and 1 door to the east and north facing elevations; for an additional ESB substation to replace the previously permitted Plant Room at ground floor level; for the relocation of the main hotel entrance on the ground floor one bay to the west on the North Circular Road; for the omission of the previously permitted access hatch from the main stairwell to roof level and introduction of an external screened stairs from the eastern fifth floor level flat roof to the main roof level for maintenance access; and for the change of use of the permitted retail unit to retail/cafe restaurant.

Area Area 3 - Central
Application Number 4593/18
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 13/02/2019
Applicant Mr. Ciaran Hopkins
Location 12, Killarney Street, Dublin 1

Additional Information

Proposal: Permission sought to demolish existing rear garage, to build 1No. one bedroom, two storey , detached dwelling. Together with change of use and alterations to existing house (No.12). Change of use from Pre'63 multi-unit dwelling , to domestic four bedroom dwelling house.

Area Area 3 - Central
Application Number 4596/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/02/2019
Applicant Moonhurst Limited
Location 81-82, Dorset Street Lower, Dublin 1

Additional Information

Proposal: Planning permission for a change of use from existing vacant ground floor financial institution unit (230m2) to restaurant/coffee shop with ancillary takeaway (188m2) with ground floor remodelling and small rear single storey extension of (3m2) to facilitate new external bin store with change of use to first floor from financial institution of 230m2 to create 3 no. 1 bedroom apartments with change of use to second floor from financial institution of 230m2 to create 3 no. 1 bedroom apartments (6 no. 1 bedroom apartments in total) with new shopfronts, signage to ground floor facade and internal kitchen extract to former Ulster Bank corner of 81-82 Dorset Street Lower and North Circular Road, Dublin 1

Area Area 3 - Central
Application Number 4603/18
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 14/02/2019
Applicant Dermot Ryan
Location 23, Glengarriff Parade, Phibsborough, Dublin 7
Additional Information
Proposal: RETENTION: Retention planning permission is sought for single storey extension to rear of existing house.

Area Area 3 - Central
Application Number 4617/18
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 14/02/2019
Applicant High Rise Developments Ltd
Location 57, Amiens Street, Dublin 1
Additional Information
Proposal: PROTECTED STRUCTURE- RETENTION PERMISSION: Retention of material change of use only, (protected structure) from 4No. Residential apartments to an owner occupied apartment with 3No. short term let apartments.

Area Area 3 - Central
Application Number 4624/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/02/2019
Applicant Damer & Fortick Charity
Location Damer Court, Wellington Street Upper, Phibsborough, Dublin 7, D07 KX4E
Additional Information
Proposal: Planning permission for change of use of existing two storey structure and ancillary garage attached to the side of Damer Court residence Wellington Street Upper, Phibsborough, Dublin D07 KX4E, from dwelling to office and staff accommodation, including ground floor extension 4 sq.m. towards the street, as well as raising the roof and parapet height of the single storey element.

Area Area 3 - Central
Application Number 4630/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/02/2019
Applicant Randalswood Construction Ltd.
Location Block A2, Bailey's Court, Summerhill, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE; Permission is sought for development at Block A2, Bailey's Court, Summerhill, Dublin 1, (bounded by Buckingham Street Upper, 67 to 69 Summerhill [Protected Structure], Bailey's Row, Duke Row and Portland Row). The proposed development will consist of works to this five storey over basement residential building [granted under refs. 4605/02; 3211/06; 3149/09; 3666/14] as follows: construction of an additional floor (i.e. six storey over basement) to provide 9 no. apartments (3 no. studios, 4 no. 1 beds and 2 no. 2 beds) with associated balconies/terraces to south, west and east elevations; utilisation of existing underground car parking; and all associated site and engineering works necessary to facilitate the development.

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| Area | Area 3 - Central |
| Application Number | 4689/18 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 15/02/2019 |
| Applicant | Oracle EMEA Limited |
| Location | Block I, East Point Business Park, Alfie Byrne Road, Dublin 3 |

Additional Information

Proposal: Planning permission is sought for alterations to the existing building, including the construction of 2 No. new glazed and timber atria extensions within the existing external courtyards on south elevation, the part replacement of the building's glazed facade (including the removal of all existing bris solei), removal existing entrance lobby to be replace by new, erection of security control posts at entrance doors, adjustment of roof mounted louvres to allow for additional roof plant space along with associated plant installation, Installation of solar hot water panels and photovoltaic panels to roof. The construction of one external bicycle shelter and waste management area and all other associated site works.

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|---------------------------|--|
| Area | Area 3 - Central |
| Application Number | DSDZ4558/18 |
| Application Type | Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 11/02/2019 |
| Applicant | Oxley Holdings Limited |
| Location | Site Bound By North Wall Quay, Castleforbes Road, New Wapping Street and Mayor Street Upper, Dublin 1 |

Additional Information

Proposal: This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block A permitted under Reg. Ref. DSDZ2750/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ3130/17. The development will consist of: provision of ESB substation/switch rooms in Building A2 reducing the permitted retail unit (from c.93sq.m to c.46.7sq.m) and associated elevation changes; reconfiguration of the ESB substation/switch rooms in Building A1 and associated elevation changes; facade treatments to all ESB substation doors/screens within Block A; a change of use of the permitted gym/fitness centre at Levels -1 and 0 to office use (c.810sq.m) within Building A3 and associated elevation changes; general reconfiguration of reception areas, toilets, lobbies, atrium courtyards and core layouts at all levels within Block A resulting in c.10sq.m of additional internal gross floor area; amendments to the entrance to Building A1 at the north-

west corner of Block A; construction of 1 no. standalone retail/cafe kiosk (c.13sq.m) to the north-east corner of Block A off Mayor Street Upper; and; and all associated site works.

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 3296/18
Appeal Type Written Evidence
Applicant The Lightstone Discretionary Settlement
Location 4, Mary's Abbey, North City, Dublin 7
Additional Information Additional Information Received
Proposal: Planning permission for development consisting of: (1) Change of use from retail to cafe use at ground floor level; (2) Alterations to shopfront; (3) Construction of a 40m2 contemporary extension at rear of 2nd floor level to provide additional office accommodation; (4) Construction of a new contemporary third floor of office space measuring 155m2; and all associated ancillary works necessary to facilitate the development.

Area 3 Appeals Decided

Area Area 3 - Central
Application Number 4292/17
Appeal Decision ATTACH CONDITIONS
Appeal Decision Date @13/02/2019
Applicant Ronnie Craven
Location 35/ 35A, Bolton Street, and Henrietta Lane, Dublin 1
Additional Information Additional Information Received
Proposal: Demolition of existing 3-storey building containing 2 commercial units at ground level and 2 three bedroom apartments at upper levels and the construction of a residential/ commercial development in two blocks consisting of: 1 no. commercial unit at ground floor, 3 no. two bedroom apartments and 1 no. one bed apartment in five storey front block with set-back at upper floor level fronting Bolton Street; 6 no. one bedroom, 7 no. two bedroom and 1 no. three bedroom apartments in five storey block to rear with set-back at upper floor fronting Henrietta Lane, a total of 15 no. apartments (7x1 bed; 7x2 bed and 1x3 bed) incorporating bicycle and refuse stores and ancillary site works, all on site of 0.044 Ha.

Area Area 3 - Central
Application Number 4016/17
Appeal Decision GRANT PERMISSION
Appeal Decision Date 04/02/2019
Applicant City Centre Hotels (Dublin) Limited
Location 1, Denmark Street Great, Dublin 1 (Barry's Hotel)
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Planning permission for development on a site at No. 1 Denmark Street Great, Dublin 1, also known as Barry's Hotel (a Protected Structure). The development will consist of a four

and five storey over basement hotel extension to the rear of the Protected Structure, connected by glazed link at ground floor level only, comprising 44 no. hotel bedrooms and related ancillary floorspace (1,886 sq m approximately) fronting onto Frederick Court. The development will also include the demolition of the existing single storey rear ballroom/function room, the removal of the timber-clad rear outshot bathroom and attached structure between the first and second floor levels on the rear elevation (727 sq m approximately), with related rear elevational reinstatement, and the provision of a rear ground floor external landscaped courtyard. The development will also include piped infrastructure and ducting; new fire escape; water storage tank; photovoltaic panels; plant; landscaping and boundary treatments; changes in level and all associated site development and excavation works above and below ground on a site of 0.103 ha.

*****Amendment to Week 06/19*****

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Dublin City Council

SECTION 5 EXEMPTIONS

07/19

(11/02/2019-15/02/2019)

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Area Area 3 - Central
Application Number 0009/19
Application Type Section 5
Applicant Pat O'Donnell + Co. Ltd.
Location 33-39, Summerhill Parade, Dublin 1
Registration Date 15/02/2019
Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Removal of loose furniture and debris; Replacement of existing aluminium frame windows with new aluminium frame windows; Fire lining of ceilings; Renewal of suspended ceiling (No. 38); Removal of modern staircase to attic level (No's 35, 36 and 38); Fire improvements to existing doors; Opening up and reinstatement of window reveals to check fire-stopping; Replacement of enclosing cabinet to electrical boards; Local upgrading of existing fire detection, emergency lighting and signage systems; Upgrading of external ventilation grills and installation of new grills (to front and rear); Internal decoration; Upgrading of electrical systems; Relocation of water tank (No.38).

Area Area 3 - Central
Application Number 0060/19
Application Type Section 5
Applicant Gerard Dolphin
Location 60, Bolton Street, Dublin 1
Registration Date 14/02/2019
Additional Information

Proposal: EXPP: Change of use of existing commercial unit at ground floor from current use class to residential, utilising the exemption introduced under S.I. No. 30/2018 - Planning and Development (Amendment) (No. 2) Regulations. Intended works to include removal of existing shop front and replace with detail which matches the fenestration and architectural details of the remainder of the structure. Existing flat at rear of property will be extended to include space currently occupied by commercial unit.
