



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**09/19**

(25/02/2019-01/03/2019)

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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**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

## Area 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2358/19  
**Application Type** Permission  
**Applicant** Ran Kang  
**Location** 27, Hill Street, Dublin 1  
**Registration Date** 26/02/2019

**Additional Information**

**Proposal:** The development will consist of: Planning Permission is sought for change of use on ground floor from Public Bar to residential facility consisting of kitchen, lounge and bedroom. New sunroom to first floor over existing ground floor extension, all services retained, no changes to original first and second floor and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2367/19  
**Application Type** Permission  
**Applicant** Martin Grehan  
**Location** 50 & 52, Clonliffe Road, Dublin 3  
**Registration Date** 26/02/2019

**Additional Information**

**Proposal:** Permission sought for demolition of 2 no. existing single storey domestic garages / outhouses to the rear garden areas of both 50 & 52 Clonliffe Road, Dublin 3, D03 AK63 & D03 EP64 and for the construction of 2 no., 2 bedroomed, 2 storey, semi-detached mews dwellings on the same site, fronting onto the laneway behind and siding onto Orchard Road to include associated site development works and services connections. Works to include pedestrian access gates to the garden areas to the side of House 1 onto Orchard Road and for House 2 from the laneway behind.

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**Area** Area 3 - Central  
**Application Number** 2370/19  
**Application Type** Permission  
**Applicant** Carra Shore Hotel (Dublin 7) Ltd.  
**Location** Site at Little Britain Street and Little Green Street,  
Dublin 7  
**Registration Date** 26/02/2019

**Additional Information**

**Proposal:** Development at a site of approx. 0.091 ha. The development will consist of:

- The demolition of the existing 1 to 2 no. storey building at the subject site and the construction of a 7 no. storey over basement, 195 bedroom hotel of approximately 6,200 sq.m with a eight floor penthouse on the Little Green Street corner;
  - all ancillary areas to include staff areas, internal service yard, reception, bar, licenced restaurant, kitchen, business area, laundry and electric substation and transformer, all located at ground floor level;
  - ancillary basement areas to include plant room, comms room, staff-room and changing areas and bike
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store for 16 no. bicycles;

- relocation of existing granite door surround on Little Britain Street (NIAH Ref. 50070297);

- and all ancillary site development/ boundary works.

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**Area** Area 3 - Central  
**Application Number** 3862/18  
**Application Type** Permission  
**Applicant** Fan Ping Chang  
**Location** 21, Eden Quay, Dublin 1  
**Registration Date** 25/02/2019  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: permission is being sought by Fan Ping Chan for change of use from retail shop unit to take away coffee shop at ground floor unit, 21 Eden Quay, Dublin 1 - A Protected Structure.

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**Area** Area 3 - Central  
**Application Number** 3900/18  
**Application Type** Permission  
**Applicant** Bartra Property (Poplar Row) Limited  
**Location** 3, Poplar Row with a service access on Annesley Place, Ballybough, Dublin 3  
**Registration Date** 25/02/2019  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission comprising the demolition of an existing commercial building, formerly used as a car dealers and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a seven storey building to accommodate a total of 52 no. apartments consisting of 10 no. studio apartments; 16 no. 1 bedroom units; 12 no. 2 bedroom (3 person) units; 13 no. 2 bedroom (4 person) units 1 no. 3 bedroom unit with balconies (2 no.) at each level from first to fifth floor levels and terraces (2 no.) at sixth floor level on the front (north) elevation and balconies (6 no.) at each level from the first to sixth floor levels on the rear (south) elevation; a communal facility/meeting room and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 78 no. spaces; a secure bin storage facility; 2 no. areas of communal open space, including a children's play space; and associated site development works. Primary access to the development would be from Poplar Row with service access from Annesley Place.

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**Area** Area 3 - Central  
**Application Number** GSDZ2346/19  
**Application Type** Permission  
**Applicant** Grangegorman Development Agency  
**Location** Within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 hectares at Grangegorman, Dublin 7.  
**Registration Date** 25/02/2019  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at a site within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 hectares at Grangegorman, Dublin 7. There are a number of Protected Structures within the Grangegorman SDZ. The specific location of the proposed development comprises c. 0.6920 hectares and is located centrally within the site. The development is for Phase 1 of an Academic Hub comprising change of use and works to North House East (part of 'Top House or North House' (Protected Structure Ref. No. 3282)) and its integration with new build elements to accommodate a library, study areas, administrative offices, exhibition space, café and ancillary facilities with a total gross floor area of c. 10,161 sq.m. The development comprises: A. Permanent change of use of North House East to Library use (905 sq.m.). B. Demolition works, material alterations and interventions to North House East as follows: Demolition of flat roofed single and two-storey structures, of twentieth century construction, on the east side of the protected structure; Demolition of single and two-storey pitched roof extensions to the rear of the protected structure; Demolition of modern glazed entrance pavilion (permitted under DCC Ref. SDZ2052/13 and GSDZ2697/14); New and enlarged openings to north, south and east exterior walls; replacement, refurbishment and repairs of other openings; and repointing of stonework; Internal alterations including: new ground floor slab; removal of existing partitions; provision of new internal partitions; upgrading of floors; new stairs and lift; provision of new mechanical and electrical services and all associated modifications, refurbishment and repairs; Refurbishment and repairs to the roof and roof structure and provision of new glazed rooflights. C. New 2-6 storey extensions linked at ground and first floor to the North House East. The extensions comprise: Northern extension (Block B) comprising: a 2-storey glazed link at ground and first floor and a 6 storey main block. The main block comprises: at ground floor to fourth floor: library, administrative and academic accommodation, student support services and toilets; and at fifth floor - plant and solar PV panels. The total area of Block B (including link) is c. 3,130sq.m.; Southern extension (Block C): a 2 storey glazed link at ground and first floor and a 5 storey main block. The main block comprises: at ground floor level: main building reception, café, exhibition space, learning commons, student support services and toilets; at first to third floor: library, administrative and academic accommodation, student support services and toilets; and at fourth floor - roof top: café/event space, roof garden, toilets and plant. The total area of Block B (including link) is c. 6,126 sq.m.; All associated elevational treatments, sedum roof on new build elements etc. D. Permanent modification to the Site Infrastructure and Public Realm (SIPR) permission (DCC Ref. 3373/12); and interim landscape and access arrangements pending full development of site (i.e., Phase 1 and 2) and implementation of the SIPR permission. E. Surface level car parking (6 no. disabled spaces), bicycle parking (80 no. spaces), and external set-down/loading bay. F. All associated site development works (including drainage works and lighting) and building signage.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1097/19
<b>Application Type</b>	Outline Permission
<b>Applicant</b>	ANTHONY AHERN
<b>Location</b>	70, North Strand Road, Ballybough, Dublin 3
<b>Registration Date</b>	25/02/2019
<b>Additional Information</b>	

**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** Area 3 - Central  
**Application Number** 2383/19  
**Application Type** Permission  
**Applicant** Deeter Management Limited  
**Location** To the rear of 9, Drumcondra Road Lower, Drumcondra, Dublin 9  
**Registration Date** 28/02/2019

**Additional Information**

**Proposal:** Permission sought for construction of a shed to the rear of 9 Drumcondra Road Lower, Dublin 9 to be used as secure storage for tenants bikes and belongings, landlords tools. Single floor building, 38 sqm.

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**Area** Area 3 - Central  
**Application Number** 3631/18  
**Application Type** Permission  
**Applicant** Adrian Richards  
**Location** 9, Hawthorn Avenue, East Wall, Dublin 3  
**Registration Date** 25/02/2019

**Additional Information** Additional Information Received

**Proposal:** Permission is sought to demolish gable wall and rear extension to existing house, to construct two storey extension to gable, part two storey part single storey flat roof extensions to rear, to form widened ground floor opening to front to form car port, and to reposition windows at front elevation.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0068/19  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 28/02/2019  
**Applicant** Arden Bradley  
**Location** 35A, Spring Garden Street, Ballybough, Dublin 3

**Additional Information**

**Proposal:** SHEC: New 2 storey 2 bedroom end of terrace house.

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**Area** Area 3 - Central  
**Application Number** 2029/19  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 01/03/2019

**Applicant** Eileen O'Carroll  
**Location** 5, Norton's Avenue, Dublin 7

**Additional Information**

**Proposal:** RETENTION: Planning permission retention is sought for a single storey extension comprising of a living room / kitchen to rear and dormer bedroom and en-suite to rear half of pitch roof to original terrace cottage residence.

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**Area** Area 3 - Central  
**Application Number** 2336/19  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/02/2019  
**Applicant** MB Properties & Real Estate Consultants Ltd  
**Location** 434, North Circular Road, Dublin 7

**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.

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**Area** Area 3 - Central  
**Application Number** 3893/18  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 27/02/2019  
**Applicant** Catholic Housing Aid Society  
**Location** James McSweeney House, Berkeley Street, Dublin 7  
**Additional Information** A.I Article 35 Received

**Proposal:** The development will consist of the demolition of existing building James McSweeney House which contains 21 one bedroom apartments: the construction of a four storey building consisting of three stories plus one upper storey level setback from the street edge, accommodating 35 one bedroom apartments: a ground floor community room, ESB sub-station, 2 offices, WC, plant rooms, external bin stores and new sit boundary gates, railings and plinth to Berkeley Street Berkeley Place: and landscaping and associated siteworks. We note this development is adjacent to protected structures RPS ref 745 & 746.

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**Area** Area 3 - Central  
**Application Number** 3996/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/02/2019  
**Applicant** Sea Strand Properties Ltd  
**Location** 96-99, Amiens Street, Dublin 1  
**Additional Information** Additional Information Received

**Proposal:** Permission for development at this site, c 0.165ha at 96-99 Amiens Street, Dublin 1. The development consists of: The demolition of all structures on site (total floor area of 478.4 sqm); The construction of a part four, six and seven storey building over basement/lower ground floor (comprising 172 bedrooms; related hotel facilities including reception area, lounge, kitchen, storage) with a total gross floor area of 6,806sqm; Provision of vehicular access off Amiens Street to car park and servicing at basement/lower ground floor level to provide 20 parking spaces and 24 cycling spaces; One ESB substation at basement/lower ground floor level; PV panels at roof level; and all ancillary site landscaping, boundary and site development works.

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**Area** Area 3 - Central  
**Application Number** 4032/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/02/2019  
**Applicant** Visioncare Opticians Limited  
**Location** Unit 9, GPO Arcade, Henry Street, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE; Replacement of existing shop signage to the front and side elevations. The front elevation within the GPO Arcade, which is a protected structure located in a conservation area, will provide a new internally illuminated logo pod, internally illuminated LED descriptor lettering and internally illuminated projecting sign. The side elevation on North Prince's Street will provide new conservation style signage, to include a new aluminium fascia, and externally illuminated logo pod.

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**Area** Area 3 - Central  
**Application Number** 4175/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/02/2019  
**Applicant** Xi Lu  
**Location** 132, Capel Street, Dublin 1, D01 WE02  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of change of use of existing ground floor commercial unit from retail to ice cream shop / cafe including minor internal alterations, replacement of existing shopfront with new painted timber shopfront, fascia mounted shopfront signage, and integrated internal security shutters. The cafe / ice cream shop will serve hot and cold food for consumption on and off the premises.

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**Area** Area 3 - Central  
**Application Number** 4179/18  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 26/02/2019  
**Applicant** Double S Housing Ltd  
**Location** Montpelier Square, Montpelier Hill, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: The development will consist of retention of open area to rear of building, plant areas on roof and apartment entrance door to street elevation.

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**Area** Area 3 - Central  
**Application Number** DSDZ2011/19  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/02/2019  
**Applicant** Oxley Holdings Limited  
**Location** Site bounded by Mayor Street Upper to the north, proposed Block A & New Wapping Street beyond to

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the west, Castleforbes Rd. to the east & North Wall  
Quay to the south, Dublin 1

**Additional Information**

**Proposal:** Development at this site generally bounded by Mayor Street Upper to the north, proposed Block A and New Wapping Street beyond to the west, Castleforbes Road to the east and proposed Block E and North Wall Quay beyond to the south in the North Lotts of the Docklands, Dublin 1.

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 B permitted under Reg. Refs. DSDZ2749/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ2496/17. The proposed amendments relate to Block B only and will not result in any changes to the footprint of Block B as permitted. The development will consist of: a single storey pitched roof access corridor linking Buildings B4 and B5 at level 07 to provide a connection for apartment units at Level 07 within Building B4 to access the lift core in Building B5; internal amendments to 2-bedroom apartment unit T40 to become a 1-bedroom unit with study at Level 07 within Building B4 to reflect new link arrangements; and all associated development works.

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**Area 3  
Appeals Notified**

**None**

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**Area 3  
Appeals Decided**

**None**

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## SOCIAL HOUSING EXEMPTION CERTIFICATES

09/19

(25/02/2019-01/03/2019)

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**Area** Area 3 - Central  
**Application Number** 0076/19  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Kieran Hegarty  
**Location** Side garden of 58, Tolka Road, Clonliffe Road, Dublin  
3  
**Registration Date** 27/02/2019  
**Additional Information**  
**Proposal:** SHEC: New dwelling proposed in side garden of existing dwelling.

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