



Dublin City Council

Weekly Planning List

11/19

(11/03/2019-15/03/2019)

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

Article 27(2), Planning & Development Regulations 2001 (as amended)

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Article 31(g), Planning & Development Regulations 2001 (as amended)

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PLANNING INFORMATION SESSIONS

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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 2476/19
Application Type Permission
Applicant Laupteen Limited
Location 87/88, Mabbott Lane, Dublin 1
Registration Date 12/03/2019

Additional Information

Proposal: The development will consist of: -> Demolition of an existing warehouse shed structure and single storey return located on Mabbot Lane to the rear of properties 87 and 88 Gardiner Street Lower; > Construction of a new 6-storey over ground level structure providing additional hotel bedroom accommodation with connection to the existing hotel at 89-90 Gardiner Street Lower (Protected Structures), Dublin 1; > All associated ancillary works.

Area Area 3 - Central
Application Number 2477/19
Application Type Permission
Applicant Eden Quay Taverns Ltd
Location 3, Eden Quay, Dublin 1
Registration Date 12/03/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission sought for internal alteration and renovations to four storey over basement building to provide for 1) public bar at ground floor level. 2) public bar, kitchen, toilets and stores at basement level. 3) four guest bedrooms at first floor level. 4) three guest bedrooms at second floor level. 5) two guest bedrooms at third floor and all associated site works.

Area Area 3 - Central
Application Number 2478/19
Application Type Permission
Applicant Cuisle Properties Ltd.
Location 23-24 Rutland Place North, Dublin 1
Registration Date 12/03/2019

Additional Information

Proposal: The proposed development consists of the demolition of a single storey flat roofed storage building, the construction of a two storey over basement, pitched roof building fronting onto Rutland Place North and a three storey, three townhouse pitched roof building to the rear of the site. The two storey building facing onto Rutland Street North contains a ground floor with three no. ensuite twin bedrooms, a caretaker office and toilet, a communal living, dining and kitchen area with utility room and a single storey refuse storage room. The first floor contains two ensuite twin bedrooms, one single ensuite bedroom and a caretakers ensuite bedroom. There is rooftop outdoor recreation area. The basement contains a communal laundry area together with a TV room and pool room. The external finish of the two storey building consists of a slate roof, walls rendered, timber windows and door, all to matching the existing street facade. The refuse storage area is single storey with matching finishes. The north east elevation is finished in brick to match the brickwork of the properties fronting onto North Circular Road. The south east elevation matches the finishes of the facade facing onto Rutland Place North. The entrance to the site from

Rutland Place North is constructed of rendered pillars and double timber gates and pedestrian gate entrance. Each of the three storey, three townhouse block to the south of the site, consists of a ground floor entrance with kitchen, toilet, living/dining room. The first floor contains one double and one single, both ensuite bedrooms, while the second floor contains two double ensuite bedrooms. The north west facade is red brick with red brick surrounds to windows and door openings, while the two side elevations are a mixture of brick and render walls, with the rear facade render finish. The roof is slate finish. There is a single storey bicycle store containing 17 bicycle spaces. The bicycle store is flat roofed and render walls externally. Recreational external open space is provided between the two buildings with porous paving and a basketball net for student use, together with grass areas and landscaped open space, together with all ancillary site development works.

Area	Area 3 - Central
Application Number	2490/19
Application Type	Permission
Applicant	Gerry Fay
Location	77-78 Seville Place, 38 Lower Oriel Street and 60 Fourth Avenue, Dublin 1
Registration Date	12/03/2019
Additional Information	
Proposal:	The development consists of:

- i) The demolition of existing single storey commercial structure at corner of no. 78 Seville Place & Lower Oriel Street, the demolition of the internal structure to no. 77 Seville Place with the retention of the original facade & roof facing onto Seville Place and gable wall facing onto Fourth Avenue, the demolition of the internal structure & roof of the two storey terrace dwelling at 38 Lower Oriel Street with the retention of the original facade and the demolition of the internal structure of the single storey terrace dwelling at 60 Fourth Avenue with the retention of the original facade & roof;
- ii) The construction of a part 3/ part 4 storey mixed use development comprising 1 no. commercial unit (87 sq.m) at ground floor, 1 no. 3-bed residential unit (112 sq.m), 1 no. 2-bed residential unit (91 sq.m), 5 no. 1-bed residential units (52 sq.m-58 sq.m each), 2 no. studio residential units (38 sq.m each), and 1 no. penthouse residential unit (60 sq.m) giving a total of 10 residential units;
- iii) Bicycle & bin storage to ground floor;
- iv) Balconies fronting onto Seville Place, Fourth Avenue and Lower Oriel Street;
- v) Communal roof terrace at 3rd floor to serve all residential units;
- vi) Addition of new windows to existing gable wall of 77 Seville Place facing onto Fourth Avenue;
- vii) Minor amendments to existing facade of 77 Seville Place at ground floor level;
- viii) Dormer style windows facing onto Lower Oriel Street and Fourth Avenue; and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 2492/19
Application Type Retention Permission
Applicant Hugh Hughes
Location 8, Belvedere Place, Dublin 1, D01 EV27
Registration Date 13/03/2019
Additional Information
Proposal: PROTECTED STRUCTURE: RETENTION: Retention for change of use from Residential to Educational use of entire premises.

Area Area 3 - Central
Application Number 2493/19
Application Type Permission
Applicant Sian Walsh
Location 22, 23 Aand part of 21 Church Street East at the corner of Abercorn Road and Church Street East, Dublin 3
Registration Date 13/03/2019
Additional Information
Proposal: The development will consist of demolition of existing buildings on site including part of an office & warehouse, two vacant cottages and other structures and construction of 7 apartments, comprising 5 x 2 bed. and 2 x 1 bed. apartments each with balconies or roof terraces in a 4 storey building, with associated facilities including, caretaker's office, bin storage, cycle parking spaces, plant and service rooms, service enclosure on roof, all service connections, landscaping and all associated site works.

Area Area 3 - Central
Application Number 2521/19
Application Type Permission
Applicant Maye Taverns Limited
Location 19A Frederick Street North & 44-45 Dorset Street Upper, Dublin 1
Registration Date 15/03/2019
Additional Information
Proposal: Planning permission for development comprising: a) change of use of existing first floor function room as a 4 bedroom apartment, b) minor work to Frederick Street North shopfront to Lounge Bar comprising swapping of door and window.

Area Area 3 - Central
Application Number 2522/19
Application Type Permission
Applicant Hattington Student Housing 2 Ltd
Location 43-53 Montpelier Hill, Dublin 7
Registration Date 15/03/2019
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission for permanent building signage at the site of the Student Accommodation development, 43-53 Montpelier Hill, Dublin 7, granted permission under Reg. Ref.

nos. 3772/16, 3896/17 and 4760/18. The 0.46ha site is located adjacent to two Protected Structures, nos. 41 and 55 Montpelier Hill. The site is accessed from Montpelier Hill. The development consists of permanent illuminated signage to be mounted to the front face of Block A entrance canopy at first floor level on Montpelier Hill. Proposed sign, 390 mm (h) x 4373mm (l) x 70mm (d), comprises halo illuminated lettering and logo. All lettering to be built up PPC aluminium and translucent opal acrylic backplate to allow for halo illumination using long life LEDs housed within letters. All to be mounted to canopy using translucent opal spacers to allow for halo illumination.

Area	Area 3 - Central
Application Number	WEB1134/19
Application Type	Permission
Applicant	James Kearney
Location	Rear of 131, Church Road, East Wall, Dublin, D03 YP90
Registration Date	11/03/2019
Additional Information	

Proposal: The development will consist of the demolition of existing single storey shed, the construction of two storey dwelling comprising of living room, kitchen and dining area with ancillary utility room and WC at ground floor and two bedrooms with shared bathroom at first floor. The external works include one car parking space, replacement of existing wall with railings and associated landscaping works to front garden and dishing to existing footpath.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	2484/19
Application Type	Permission
Applicant	Conor Milroy
Location	14D Poplar Row, Corner of Poplar Row and Annesley Bridge, Dublin 3
Registration Date	12/03/2019
Additional Information	

Proposal: The development will consist of an extension above the existing 2-storey single family residence comprising new 2nd floor bedrooms with setback bedroom penthouse above and including all associated ancillary works.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0060/19
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	13/03/2019
Applicant	Gerard Dolphin
Location	60, Bolton Street, Dublin 1

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.

Area Area 3 - Central
Application Number 2082/19
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 13/03/2019
Applicant Bike to Work Ltd.
Location 175, Ivy Exchange, Granby Place, Dublin, 1

Additional Information

Proposal: RETENTION: Retention permission is sought for 10sqm of additional floor space resulting from the infill of a void at first floor and all associated works.

Area Area 3 - Central
Application Number 2084/19
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 15/03/2019
Applicant Spencer Leisure Investments Limited
Location The Spencer Hotel, North Wall Quay, I.F.S.C., Dublin 1

Additional Information

Proposal: The development will consist of a number of building lighting measures to the North Wall Quay (south facing) elevation and to the Excise Walk (west facing) elevation of the hotel building. These include: Narrow beam downlights (4 no.) at ground floor level on the south elevation (North Wall Quay); Narrow beam uplights (6 no.) located above the ground floor level on the south elevation (North Wall Quay); Linear narrow beam lighting at ground floor on the south elevation (North Wall Quay); LED neon flex lighting at 1st-5th floor levels on the south elevation (North Wall Quay) and west elevation (Excise Walk); All of the proposed lighting is to be colour changeable.

Area Area 3 - Central
Application Number 2085/19
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/03/2019
Applicant Harp Portfolio trading under Davy Icarv.
Location 89-94, Capel Street, Dublin 1

Additional Information

Proposal: The proposed development involves the change of use from public house to office use at ground floor and basement level only with associated internal modifications and also associated changes to the ground level elevation onto Capel Street.

Area Area 3 - Central
Application Number 3329/18
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 11/03/2019
Applicant Padraic Campbell
Location 4, Jones's Road, Drumcondra, Dublin 3
Additional Information Additional Information Received
Proposal: RETENTION; permission for 1st floor rear extension

Area Area 3 - Central
Application Number 3577/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/03/2019
Applicant Cavalaire Associates Limited
Location 3, Bachelors Way, and The Bachelor Inn (a Protected Structure), 31 Bachelors Walk, Dublin 1
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 4533/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/03/2019
Applicant BOL Property Investments Limited
Location Site adjoining 18 Leinster Steet East, North Strand, Dublin 3 D03PE02, and to the rear of 17 Leinster Street East, North Strand, Dublin 3, D03 X793
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	DSDZ2076/19
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	14/03/2019
Applicant	EFIV Irish Property ICAV
Location	Unit 5, Point Campus, Upper Mayor Street & 113-115 Sheriff Street, Dublin 1

Additional Information

Proposal: Permission for development at Unit 5, Point Campus, Upper Mayor St. and 113-115 Sheriff Street, Dublin 1. The site is bounded by Upper Mayor St./Point Village Square to the south, Sheriff St. to the north, North Wall Avenue to the west and existing north-south street adjacent the Point Village District Centre to the east. The proposed development includes for the installation of a mezzanine of 71 sqm for storage and ventilation equipment; signage on the southern and eastern elevations; 2 no. ventilation panels on the eastern elevation; and all associated works.

Area	Area 3 - Central
Application Number	DSDZ2088/19
Application Type	Permission
Decision	EXTENSION OF TIME
Decision Date	15/03/2019
Applicant	Spencer Place Development Company Ltd.
Location	Site at the junction of North Wall Quay, and New Wapping Street, Spencer Dock Dublin 1, The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay, and to the west by an unnamed street.

Additional Information

Proposal: PROTECTED STRUCTURE:Amendments to a previously permitted development under Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay, and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates, and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).

The proposed amendments in a total gross floor area of c.72,559 sq.m. (excluding basement c. 7,948 sq.m. and sub-basement c. 2,503 sq.m.) comprising of c. 10,986 sq.m. of hotel and associates uses, c. 60,259 sq.m. of office use, c. 1,152 sq.m. of retail / restaurant / cafe uses, 170 sq.m. of community use, above a lower ground floor and 2 no. basement levels (c. 10,541 sq.m.). The proposed development will result in an increase in floor area from c. 58,670 to c. 72,559 sq.m.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

The proposed amendments comprise of the following:

The provision of 3 no. additional floors to building 1B increasing the building height from 7 no. storeys to 10 no. storeys with a setback 8th and 9th floor. The additional floors comprise of 2 no. typical floors at 6th and 7th floor level and 1 no. set back floor at 8th floor level. The additional floors at 6th and 7th floor level will result in the provision of 2 no. additional bridge connections on each level linking to building 4.

The provision of 2 no. additional storeys to building 2 increasing the building height from 9 no. storeys to 11 no. storeys. The additional floors comprise of 2 no. typical floors at 5th and 6th floor level. It is proposed to revise the northern elevation of building 2 at ground floor level. The proposed amendments will result in an increase in the number of bedrooms permitted in the hotel from 204 no. to 264 no.

The provision of 2 no. additional storeys to building 3 increasing the building height from 7 no. storeys to 9 no. storeys. The additional floors will comprise of 3 no. typical floors at 4th and 5th floor level. The additional floors will result in the provision of 2 no. additional link bridges from building 3 to building 4. The proposed development also include the provision of an extended community facility at the mezzanine level of building 3.

The provision of 2 no. additional storeys to building 4 increasing the building height from 9 no. storeys to 11 no. storeys. The additional floors comprise of 2 no. typical floors at 6th and 7th floor levels. The additional floors will result in the provision of 2 no. additional bridge connections on each level linking to building 1B.

The proposed amendments also include the provision of revised landscaping proposals at lower ground floor level, revised roof profile of all buildings 1B, 2, 3 and 4 to accommodate revision to plant areas, SUDs, revised internal layouts to accommodate the additional floors, amendments to the elevations as a result of the additional floors and all associated site development works necessary to facilitate the development.

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None

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SOCIAL HOUSING EXEMPTION CERTIFICATES

11/19

(11/03/2019-15/03/2019)

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Area Area 3 - Central
Application Number 0108/19
Application Type Social Housing Exemption Certificate
Applicant Gerry Fay
Location 77-78, Seville Place, 38 Lower Oriel Street, & 60 Fourth Avenue, Dublin 1
Registration Date 12/03/2019

Additional Information

Proposal: SHEC: The development consists of: (i) the demolition of existing single storey commercial structure at corner of no. 78 Seville Place & Lower Oriel Street, the demolition of the internal structure to no. 77 Seville Place with the retention of the original facade & roof facing onto Seville Place and gable wall facing onto Fourth Avenue, the demolition of the internal structure & roof of the two storey terrace dwelling at 38 Lower Oriel Street with the retention of the original facade, and the demolition of the internal structure of the single storey terrace dwelling at 60 Fourth Avenue with the retention of the original facade & roof; (ii) the construction of a part 3/part 4 storey mixed use development comprising 1 no. commercial unit (87m²) at ground floor, 1 no. 3-bed residential unit (112m²), 1 no. 2-bed residential unit (86m²), 5 no. 1-bed residential units (52m² each), 2 no. studio residential units (38m² each), and 1 no. penthouse residential unit (60m²) giving a total of 10 residential units; (iii) bicycle & bin storage to ground floor; (iv) balconies fronting onto Seville Place, Fourth Avenue and Lower Oriel Street; (v) communal roof terrace at 3rd floor to serve all residential units; (vi) additional of new widows to existing gable wall of 77 Seville Place facing onto Fourth Avenue; (vii) minor amendments to existing facade of 77 Seville Place at ground floor level; (viii) dormer style windows facing onto Lower Oriel Street and Fourth Avenue; and all ancillary works necessary to facilitate the development.



Dublin City Council

SECTION 5 EXEMPTIONS

11/19

(11/03/2019-15/03/2019)

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Area	Area 3 - Central
Application Number	0106/19
Application Type	Section 5
Applicant	Iarnrod Eireann
Location	Site to North East area of Connolly Station, Dublin 1
Registration Date	12/03/2019

Additional Information

Proposal: EXPP: The building will comprise of a two storey structure, clad in a ventilated terracotta rain screen cladding. The building will house the welfare and operational facilities needed to support the Over Head Line Electrification (OHLE) 'gangs' and their 4 road/rail vehicles for their work in the 'field'. The building is located to the North East of the Operational Lands surrounding Connolly Station. There is an existing single storey exposed concrete blockwork structure which will be demolished to provide part of the site area needed for the new structure which will be built between the railway siding to the south and the locomotive shed to the north west. Vehicular access will be via Oriel Street Lower via an existing entrance already used for fuel tanker deliveries.
