



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**14/19**

(01/04/2019-05/04/2019)

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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North Central Area	222 8870	

## Area 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2644/19  
**Application Type** Permission  
**Applicant** The Trustees for & on Behalf of The GAA  
**Location** Croke Park, St. Joseph's Avenue, and St. James Avenue,  
Dublin 3  
**Registration Date** 01/04/2019

**Additional Information**

**Proposal:** Planning permission for the demolition of the existing detached 2-storey, 1130sqm handball centre and levelling of the associated site.

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**Area** Area 3 - Central  
**Application Number** 2645/19  
**Application Type** Permission  
**Applicant** Tornese Limited  
**Location** 18, Capel Street, Dublin 1, D01 X9T3  
**Registration Date** 01/04/2019

**Additional Information**

**Proposal:** Planning permission is sought for the change of use of the existing four storey building from retail & office use to cafe & guesthouse accommodation. The proposed guesthouse will comprise 10 no. bedrooms and ancillary accommodation including multi-purpose / day room, kitchenette and reception integrated as part of the cafe. The total gross internal floor area of the guest house will remain at c. 323m<sup>2</sup>. An external courtyard will be created of area 6.5m<sup>2</sup> at ground floor to the rear, with new formed internal elevations & associated site works.

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**Area** Area 3 - Central  
**Application Number** 2648/19  
**Application Type** Permission  
**Applicant** The Law Society of Ireland  
**Location** The Law Society of Ireland, Blackhall Place, Dublin 7,  
D07 VY24  
**Registration Date** 01/04/2019

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development at The Law Society, Blackhall Place, Dublin 7, D07 VY24, (the former Blue Coat School, a protected structure Ref. No. 765).

Proposals to the South Pavilion known as the Law Library under previously granted planning application ref. 2678/16 will form part of this phase of work. This includes: new access and fire escape stairwell, accessible entrance, removal of 'mock window' with insertion of new window to East gable, new AOV roof light and removal of mezzanine stairs. In addition to the above, the proposed works comprise of the refurbishment and modification of the Law Library and the addition of a new accessible ramp at the South Quadrant as follows:

- a. Removal of existing non original ramp and guarding at South Quadrant and insertion of new gently

sloping access,

b. Removal of non-original oil tank and screen wall in South Quadrant,

c. Removal and replacement of hoppers and downpipes on North elevation with new rain water goods to match those used on South elevation,

d. Open up 4 no. new window openings on ground floor of North elevation for installation of new casement windows to match existing on South elevation,

e. Removal of all non-original internal doors, partition walls and fixed furniture throughout South Pavilion,

f. Removal of non-original mezzanine level and replacement with new mezzanine floor level with voids to external wall,

g. Existing retained floor joists and floor boards to be repaired, strengthened and insulated,

h. Removal of non-original ceilings and replacement with new fire rated ceilings,

i. New fire rated doors to existing stairs,

j. 6 no. new office spaces (2 to each floor), new multiuse flexible space to top floor (to be sub-divided using folding partition walls),

k. The repair of 5 no. historic windows to the North elevation,

l. Replacement of 4 no. non original windows to the North elevation with new windows to match windows on South elevation,

m. Repair of areas of external wall surfaces and blind arch at ground level,

n. Plant space in attic with new roof vents on rear gable to match existing roof access hatch.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2667/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Mater Private Hospital
<b>Location</b>	Mater Private Hospital, Eccles Street, Dublin 7
<b>Registration Date</b>	02/04/2019

**Additional Information**

**Proposal:** Mater Private Hospital intends to apply for permission for development on a 0.6087 ha site, approximately, at Mater Private Hospital, Eccles Street, Dublin 7, D 07 WKW8. The development proposed includes an amendment to a previously permitted scheme (Dublin City Council Register Reference 2219/17). The development will consist of additional hospital/medical-related use through the demolition of a plant room at Level 04 (c.24 sq m), the provision of extensions at Level 04 (measuring c. 98 sq m), Level 05 (measuring c. 95 sq m floor area (of which 55 sq m is plant rooms)) and Level 06 (measuring c. 1,369 sq m floor area (of which 137 sq m is a plant room )), and the provision of a new floor of development onto the existing hospital building, described as Level 07 (measuring c. 1,317 sq m floor area (of which 137 sq m

is a plant room)). The development will also consist of the provision of 2 no. new lifts located internally within the hospital building extending from existing Levels 00 to 05 (12 sq m), which will also extend to form part of the extended Level 06 and new Level 07 floors. The development will result in an increase of 47 No. inpatient bedrooms at the hospital, with associated and ancillary hospital/medical-related use. The overall floor area proposed is 2,8911 sq m (including plant), resulting in the proposed overall gross floor area of the hospital being 24,011 sq m. The development will also comprise: the reorganisation of 3 No. existing bedrooms at Level 05, which will be incorporated into the proposed extension at that level (no change proposed to the number of inpatient beds at that level); new facade treatment on the southern elevation of Level 05; a screened open air plant room at Level 06; the extension of 2 No. existing generator flues on the northeast stairs facade; the relocation of 2 No. permitted exhaust flues from the roof of Level 05 (permitted under DCC Reg. Ref 2219/17) to the new Level 08 (roof) and the provision of 2 No. new exhaust flues at roof level, with all associated support; the provision of a new roof light to the stair extension to the roof of Level 04; the relocation of the atrium roof to Level 08 (roof level) and the provision of 2 No. associated extract fans; the provision of guard rails; associated internal alterations; associated elevation changes; alterations to existing site services; changes in levels and all other associated site development works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 2683/19  
**Application Type** Permission  
**Applicant** Balark Trading GP Ltd  
**Location** c. 0.5 hectare site located at and to the rear of 84-87, Prussia Street, Stoneybatter, Dublin 7  
**Registration Date** 04/04/2019

**Additional Information**

**Proposal:** Planning permission for amendments to previously permitted development Reg. Ref. 4035/16 on a site of c. 0.5 hectare site located at and to the rear of 84-87, Prussia Street, Stoneybatter, Dublin 7. The proposed amendments comprise of alterations to the permitted development of 193 no. student accommodation bedspaces to consist of revisions to the fenestration to all elevations of permitted Blocks B, C, D, E, F, G. The permitted window detail comprises a deep window reveal c.1m inset into the external facade and this amendment will revise this occurrence in c. 150 student bedspaces throughout the scheme to a typical window detail. The reason for the amendment is for practical maintenance and to ensure residents safety and results in an overall increase to the permitted development floor area of c.170 sqm.

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**Area** Area 3 - Central  
**Application Number** 2687/19  
**Application Type** Permission  
**Applicant** Lidl Ireland GmbH  
**Location** 25/27, Drumcondra Road Upper, Drumcondra, Dublin 9  
**Registration Date** 04/04/2019

**Additional Information**

**Proposal:** Planning permission on lands located at 35/27 Drumcondra Road Upper, Drumcondra, Dublin 9 for: Amendments to the development granted planning permission under PA Ref: 3811/11 and ABP ref: PL29N.240376 and as extended by 3811/11/x1. The amendments to the permitted development include the following: (1) Overall increase in height of the development by circa 1.32 metres. This is to ensure the building has sufficient, internal floor to ceiling heights to allow for servicing of the premises. (2) The reconfiguration of the ground floor restaurant and cafe and ancillary areas of the building and the car

parking and circulation areas. (3) The reconfiguration of the first floor area, sales area, storage and ancillary rooms, to create a more uniform retail sales area. The reconfigured sales area will include a revised off-licence area. (4) Minor internal amendments to the second floor layout of the offices. (5) Inclusion of a mechanical plant area on the roof of the building. (6) External facade changes to the elevations of the development including in response to condition number 2 of PL29N.240376 in relation to the south east elevation (the elevation addressing Drumcondra Road Upper). (7) This application also seeks permission for an extension to the north west of the permitted development subject to the above amendments, to allow for additional plant including an ESB substation at ground floor and additional warehouse and staff facilities at first floor level. All associated site development works as required including amendments to the drainage layout on the site.

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**Area** Area 3 - Central  
**Application Number** 2694/19  
**Application Type** Permission  
**Applicant** The Davy Platform ICAV  
**Location** Unit 3/4, Bachelors Walk, Dublin 1, D01 ND71  
**Registration Date** 05/04/2019

**Additional Information**

**Proposal:** Permission for change of use of the subject units from retail use to cafe/delicatessen use. It is also proposed to provide new toilets, storage and staff facilities.

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**Area 3  
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 2658/19  
**Application Type** Permission  
**Applicant** Bernard Cervl  
**Location** 1A Marlborough Place, Dublin 1  
**Registration Date** 02/04/2019

**Additional Information**

**Proposal:** Planning Permission is sought for ground floor extension, new works above ground floor increasing the size of bedroom space to rear of building also new window to side elevation and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 2659/19  
**Application Type** Retention Permission  
**Applicant** Sophia Karok  
**Location** 16, Hawthorn Terrace, East Wall, Dublin 3  
**Registration Date** 02/04/2019

**Additional Information**

**Proposal:** RETENTION: The development consists of removing a front hedge to create vehicular access for provision of off street parking, installation of pedestrian and vehicular gates, and dishing of public footpath and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2643/19
<b>Application Type</b>	Permission
<b>Applicant</b>	Claire Taaffe & Daragh Coughlan
<b>Location</b>	38, Montpelier Hill, Dublin 7, D07 E3C3
<b>Registration Date</b>	29/03/2019

**Additional Information**

**Proposal:** The development will consist of; a) the construction of 1 no ground floor terrace to the rear of the property along with associated access stair, ancillary amenity space beneath, site works, structural works and associated boundary treatment screens and landscaping.

**\*\*\*Amendment to Week 13/19\*\*\***

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0096/19
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	01/04/2019
<b>Applicant</b>	FOCUS IRELAND
<b>Location</b>	Focus Ireland, 53, Mountjoy Street, Dublin 7, D07 K6AK

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed change of use only - within same use class -

from Class 8 (a) - Use as a Health Centre or Clinic

to Class 8 (d) - Use as a Family Centre.

No material works are proposed as part of this change of use.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0098/19
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	01/04/2019
<b>Applicant</b>	Fionnuala & Nuada Mac Eoin
<b>Location</b>	23, Mountjoy Square, Dublin 1

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed works :-

-Removing 1980's plasterboard partitions separating the present kitchen and bathroom.

- Removing plasterboard partitions in Bedroom 2 and Storage Area.

- Retention of existing 1980's door sets throughout.
- Relocation of doors entering Bathroom, Kitchen and Bedroom 2.
- Insertion of sliding Pocket door to Hall Storage Area.
- Construction of enlarged Kitchen Area.
- Construction of reduced Bathroom Area.
- Construction of enlarged Hall Storage Area.
- Provision of new built-in Kitchen units.
- Provision of new Storage Units in Bedrooms 1 and 2.
- Fitting new floorcovering throughout.
- Decoration throughout.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2222/19
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/04/2019
<b>Applicant</b>	Dublin Loft Company Limited
<b>Location</b>	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 rebuilding of the Big Tree Tavern upper floor structure. The ground floor facades of the Big tree Tavern will be retained. Original floor levels and ceiling heights will be retained. Original window positions and break ups will be retained.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2589/19
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/04/2019
<b>Applicant</b>	Vincent Mullen
<b>Location</b>	6, Bessborough Avenue, North Strand, Dublin 3

**Additional Information**

**Proposal:** Planning permission consisting of 3 Velux windows to the front of the house.



**Area** Area 3 - Central  
**Application Number** 4199/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/04/2019  
**Applicant** Jenny Power & Ceall O'Dunlaing  
**Location** 7, Fontenoy Street, Phibsborough, Dublin 7 and stone wall bounding Western Way, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE; Development involving the demolition of a shed and existing single storey rear return to house, construction of a single storey extension to the rear of the house, and provision of a pedestrian gate in the stone wall to the rear boundary.

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**Area** Area 3 - Central  
**Application Number** 4521/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/04/2019  
**Applicant** Dublin Port Company  
**Location** Alexandra Road, Dublin Port, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of: a 150m long, 13m wide two lane vehicular bridge with access ramps over Alexandra Road connecting the CDL yard and Terminal 4, associated lighting columns of up to 8m in height and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** 4630/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/04/2019  
**Applicant** Randalswood Construction Ltd.  
**Location** Block A2, Bailey's Court, Summerhill, Dublin 1  
**Additional Information** Additional Information Received  
**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** 4659/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION

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**Decision Date** 01/04/2019  
**Applicant** Lottie Kealy  
**Location** 11 Geraldine Street, Phibsboro, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for change of use from domestic use to also run a sessional pre-school service (am/pm) at 11 Geraldine Street, Phibsborough, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4674/18  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2019  
**Applicant** irish Student Fund (Dublin) II - Circular Student Ireland Limited  
**Location** Lands referred to as the 'Doyle Triangle', Rathdown Road, Dublin 7, D07 A302  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for development at this circa 0.1 ha site located on lands referred to as the 'Doyle Triangle', Rathdown road, Dublin 7, D07 A302. The site entrance fronts on to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road). It is intended that the development will amalgamate with the neighbouring development under construction to the east at 274 North Circular Road (DCC Reg. Ref. 4262/16; ABP Ref. PL29N.248726). The proposed development will consist of the demolition of the existing buildings (c. 319.4 sqm) and the construction of a student accommodation development extending to c. 1,869.7 sqm comprising 44 no. bed spaces. Accommodation will be provided within a single block ranging in height from 3 no. storeys at the building's western elevation, to 4 no. storeys at the eastern elevation. Student bed spaces are provided by 8 no. clusters, ranging from 3-bed to 6-bed units and 2 no. double occupancy studios. The development includes c. 481.3 sqm of amenity space, provided by c. 403.3 sqm of internal amenity space and c. 78 sqm of external amenity space located within a private landscaped courtyard at the western corner of the site. Internal amenity is provided by a cafe and lounge, study and cinema room and gym at ground floor level. A refuse store and ESB switch room are also included at ground floor level. Access is provided at the building's eastern elevation, with 17 no. cycle parking spaces provided proximate to the main entrance. An access ramp, paved footpath and planting is also provided within a landscaped area adjacent to the site's eastern perimeter. No car parking will be provided.

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**Area 3**  
**Appeals Notified**

**None**

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**Area 3**  
**Appeals Decided**

**None**

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# Dublin City Council

## SECTION 5 EXEMPTIONS

14/19

(01/04/2019-05/04/2019)

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**Area** Area 3 - Central  
**Application Number** 0146/19  
**Application Type** Section 5  
**Applicant** Kennell Management  
**Location** Montpelier Mews, Montpelier Hill, Dublin 7  
**Registration Date** 01/04/2019

**Additional Information**

**Proposal:** EXPP: The owners wish to replace the neo Georgian sash windows with a contemporary alu clad high performance window. The existing windows are 21 years old and need replacing.

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