



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(15/04/2024-19/04/2024)

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

## Area 2 COMMERCIAL

**Area** Area 2 - South Central  
**Application Number** 3536/24  
**Application Type** Permission  
**Applicant** Vicar Street Hotel Limited  
**Location** Site bound by Vicar Street to the east and Molyneux Yard to the west, the site adjoins public space to the south that fronts onto Swift's Alley further to the South, Dublin 8  
**Registration Date** 16/04/2024

**Additional Information**

**Proposal:** Planning permission for demolition of all existing buildings/structures on site (approximately 1,020 sq.m GFA) and the relocation of an existing ESB substation to the ground floor of the proposed building fronting onto Molyneux Yard together with new switchroom. The proposed development comprises the erection of a part 5, part 8-storey mixed use building over single basement (approximately 7,509 sq.m GFA) to provide principally for a new hotel (182 bedrooms) and ancillary development at basement to seventh floor level. A total of 22 bicycle parking spaces are provided at ground floor level. A Creative Art Studio (approximately 122 sq.m GFA) is proposed at ground floor level and basement level. The proposed building is set back at ground and first floor level from the southern, eastern and western site boundaries to provide lightwells serving basement level. The hotel entrance is accessed off an arched, internal, shared pedestrian and vehicular street running east-west across the northern part of the site connecting Vicar Street and Molyneux Yard. The upper levels of the building (from first floor and above) cantilever over the proposed internal street and the upper levels (from second floor and above) cantilever over the proposed lightwells along the southern, eastern and western site boundaries, respectively. The development will include all site works that comprise of all boundary treatments and associated site works, at site bound by Vicar Street to the east and Molyneux Yard to the west, the site adjoins public space to the south that fronts onto Swift's Alley further to the South, Dublin 8.

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**Area** Area 2 - South Central  
**Application Number** 3537/24  
**Application Type** Permission  
**Applicant** Three Ireland (Hutchinson) Limited  
**Location** Heyday, 16-22 Carman's Hall Student Accommodation, Garden Lane, Dublin 8  
**Registration Date** 16/04/2024

**Additional Information**

**Proposal:** PERMISSION: The development will consist of the removal of an existing no. 1 modular ballast with support pole and installation of telecommunications equipment including no. 6 ballast mounted shrouded antennas, no. 3 ballast mounted dishes, remote radio units (RRU's), GPS, cable trays, cabinet and all other associated site development works on the building rooftop to provide for high speed wireless data and broadband services.

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**Area** Area 2 - South Central  
**Application Number** 3551/24  
**Application Type** Permission  
**Applicant** The Iveagh Trust

**Location** Site at the corner of South Circular Road, 33-37  
Dolphin's Barn Street, Dublin 8

**Registration Date** 18/04/2024

**Additional Information**

**Proposal:** The development will consist of (1) the demolition of the existing derelict buildings and structures on the site;(2) the construction of a part two storey to part eight storey mixed-use building comprising: community/social enterprise use (class 10) or retail use (Class 1) at ground and mezzanine floor levels (subject to future tenant requirements) and 25 no. residential units at the upper floors - 12 no. one bedroom apartments, 11 no. two bedroom apartments and 2 no. two bedroom duplex apartments; (3) the development will also include the provision of balconies and terraces on the south-eastern, north-western and south-western elevations; communal open space at mezzanine floor level of the northern elevation; roof terraces on the north-western elevation at fourth floor level and the north-western and north eastern elevations at sixth floor level; 51 no. bicycle parking spaces; bin storage facilities and ESB substation at ground floor level; solar PV panels at sixth floor and roof level and all associated site development works above and below ground to facilitate the development.

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**Area** Area 2 - South Central

**Application Number** 5059/23

**Application Type** Permission

**Applicant** Kinnua Ltd

**Location** The Headline Bar , Junction of 57 Clanbrassil Street  
Lower & South Circular Road, Dublin 8, D08HC79

**Registration Date** 19/04/2024

**Additional Information** Additional Information Received

**Proposal:** Change of use of first and second floors of existing licenced premises from existing bar/lounge area (at first floor) and existing storage rooms & ancillary accommodation (at second floor) to new guest accommodation to provide 7 no. guest bedrooms with ensuite bathrooms at first floor & 6 no. guest bedrooms with ensuite bathrooms at second floor (total 13 guest bedrooms) & ancillary storage accommodation. To include material alterations to facilitate works inc. new accommodation/escape stairs, remodelled entrance lobby at ground floor, and associated internal layout changes & external alterations, inc. alterations to fenestration, alterations to roof, removal of redundant services & chimneys etc. as indicated on dwgs to facilitate same, at "The Headline Bar", located at the junction of 57 Clanbrassil Street Lower & South Circular Road, Dublin 8, D08 HC79.

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**Area** Area 2 - South Central

**Application Number** WEB1441/24

**Application Type** Permission

**Applicant** Lauren Tuite

**Location** 122 - 122A (also known as 124) Emmet Road, Inchicore,  
Dublin 08

**Registration Date** 15/04/2024

**Additional Information**

**Proposal:** The development will consist of proposed alterations to previously approved planning application Ref no. WEB1508/22. Changes include some internal modifications and provision of an additional rooflight to original Victorian house, extending the amount of demolition to and reconstruction of the rear return extension, adjustments to window opes and alterations to materiality of proposed rear return extension, alteration to external steps and sundry other minor works to the rear.

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**Area** Area 2 - South Central  
**Application Number** WEB1446/24  
**Application Type** Permission  
**Applicant** Emerald Tower Limited  
**Location** 119 Drimnagh Road, Walkinstown, Dublin 12  
**Registration Date** 16/04/2024

**Additional Information**

**Proposal:** The installation of telecommunications equipment including ballast mounted antennas, remote radio units (RRU's), GPS, cable trays, cabinets and all other associated site development works on the building rooftop to provide for high-speed wireless data and broadband services

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**Area** Area 2 - South Central  
**Application Number** WEB1449/24  
**Application Type** Permission  
**Applicant** Ovatic Ltd  
**Location** The Culvert Apartments, 7 Pim Street, The Liberties, Dublin 8  
**Registration Date** 16/04/2024

**Additional Information**

**Proposal:** Permission for the change of use of a vacant office unit at ground and mezzanine floor to 2 no. two bedroom apartments including balcony, with minor elevational changes and all ancillary site development works

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## Area 2 DOMESTIC

**Area** Area 2 - South Central  
**Application Number** 3528/24  
**Application Type** Permission  
**Applicant** Atsushi Kaga Studio Ltd  
**Location** 59, Francis Street, The Liberties, Dublin 8 , D08 FY04  
**Registration Date** 15/04/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Repairs and alterations to the Protected Structure. Existing single storey rear extension: replacement of existing flat roof with double pitched roof containing clerestory glazing and PV panels, new small courtyard to the rear, masonry repairs to rear boundary wall, new internal partitions, new roof terrace and fencing replacing existing. Rear elevation: removal of security grilles from rear windows, replacement of rear double doors within existing opening, new opening and window to the kitchen, replacement of plastic rainwater goods, masonry repairs. Ground Floor: removal of boxing and downstand in dwelling entrance hall, replacement of plywood bottom step to stairs with new step matching existing. First Floor: alterations to internal window linings to two windows in the living room to adapt existing raised and fielded panelling to function as shutters, new opening and jib door between living room and kitchen, new timber flooring in kitchen replacing linoleum, new kitchen units replacing existing. First Floor: replacement of bathroom sanitaryware.

**Area** Area 2 - South Central  
**Application Number** WEB1439/24  
**Application Type** Permission  
**Applicant** Annie O'Donnell  
**Location** 6, Saint Thomas Road, Dublin 8  
**Registration Date** 15/04/2024

**Additional Information**

**Proposal:** The development will consist of conversion of existing roof/attic storage space to non-habitable space with dormer window to the rear, new Velux window to the front elevation with attached single storey flat roof extension to rear yard and all associated works.

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**Area** Area 2 - South Central  
**Application Number** WEB1460/24  
**Application Type** Permission  
**Applicant** Mary McDonald  
**Location** 15, Blackditch Road, Ballyfermot, Dublin 10  
**Registration Date** 18/04/2024

**Additional Information**

**Proposal:** The construction of a single storey extension to the rear of existing dwelling.

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## Area 2 Decisions

**Area** Area 2 - South Central  
**Application Number** 3246/24  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 15/04/2024  
**Applicant** Cesellato Limited T/A Cesellato Cafe  
**Location** Unit 4a Goldenbridge Industrial Estate, Tyrconnell Road, Inchicore, Dublin 8

**Additional Information**

**Proposal:** RETENTION planning permission for a change of use to the forecourt area to unit 4a Goldenbridge Industrial Estate, for a mobile food & coffee truck with outdoor seating area.

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**Area** Area 2 - South Central  
**Application Number** 3250/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/04/2024  
**Applicant** Stephen Murphy & Lisa Krenn  
**Location** 23 Emmet Road, Inchicore, Dublin 8, D08X7RO

**Additional Information**

**Proposal:** Planning permission for a new dormer attic window to rear elevation along with 55m2 single story rear extension to existing dwelling together with associated ancillary site works and services.

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**Area** Area 2 - South Central  
**Application Number** 3275/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/04/2024  
**Applicant** The Commissioners of Public Works in Ireland, Major  
Projects Section  
**Location** at Chapelizod Road (R109), Chapelizod, Dublin 8, and  
Irish National War Memorial Gardens (INWVG)

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE We, the Commissioners of Public Works, are applying for Planning Permission to the above named authority to construct a new accessible commemorative pedestrian and cycle bridge across the River Liffey which will also provide a new ceremonial entrance to the Irish National War Memorial Gardens (INWVG) at Chapelizod Road (R 109), Chapelizod, Dublin 8, Dublin. Under the Dublin City Development Plan 2022 - 2028, this site is included on the Record of Protected Structures, Ref. No. 2028 (Con Colbert Road, Dublin 8. Memorial Park, Islandbridge). The works will comprise of a lightweight arched stainless steel bridge to cross over the River Liffey with an uninterrupted span of 58 metres and a structural depth of approximately 0.35 metres. Works on both sides of the proposed stainless steel bridge to include:- a new ceremonial entrance plaza with stainless steel gates, granite wall and granite paved set-down area, with- a new permeable asphalt path connected to the bridge (northern end) and also running from the bridge (southern end) land on axis with the Temple (built 1993) in the INWVG. Areas of granite paving will drain to open jointed soak-away channels. The permeable asphalt paths do not require any additional drainage. All rainwater run-off will be retained on site to percolate into the ground. Enabling works and all ancillary site services be carried out as part of this proposed development. Removal of 7 trees on the north side of the river to allow for a safe wayfinding to the bridge. Proposed wildflowers planting to the northern side and mown grass to the southern side to match the rest of the INWVG. A Natura Impact Statement has been prepared in respect of this planning application. This application relates to Objective SMTO27 on the land Development Plan 2022 - 2028 Sustainable Movement and Transport.

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**Area** Area 2 - South Central  
**Application Number** 3528/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/04/2024  
**Applicant** Atsushi Kaga Studio Ltd  
**Location** 59, Francis Street, The Liberties, Dublin 8 , D08  
FY04

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Repairs and alterations to the Protected Structure. Existing single storey rear extension: replacement of existing flat roof with double pitched roof containing clerestory glazing and PV panels, new small courtyard to the rear, masonry repairs to rear boundary wall, new internal partitions, new roof terrace and fencing replacing existing. Rear elevation: removal of security grilles from rear windows, replacement of rear double doors within existing opening, new opening and window to the kitchen, replacement of plastic rainwater goods, masonry repairs. Ground Floor: removal of boxing and downstand in dwelling entrance hall, replacement of plywood bottom step to stairs with new step matching existing. First Floor: alterations to internal window linings to two windows in the living room to adapt existing raised and fielded panelling to function as shutters, new opening and jib door between living room and

kitchen, new timber flooring in kitchen replacing linoleum, new kitchen units replacing existing. First Floor: replacement of bathroom sanitaryware.

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**Area** Area 2 - South Central  
**Application Number** 3866/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/04/2024  
**Applicant** Thornmont Limited  
**Location** The Hilton Dublin , Kilmainham Hotel, South Circular Road, Kilmainham, Dublin 8, D08 XAK3

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of an existing bin store, external walkway, stairwell and part demolition of the boundary wall to the north-western corner of the site. The proposed development will consist of extensions at all levels (excluding basement), comprising: i) A single storey extension at ground floor level (northwestern corner), to facilitate an extended hotel restaurant area; ii) A 5 storey extension at first to fifth floor levels (northwestern corner) located over the existing servicing yard and supported by structural columns; iii) A 3 storey extension at second to fourth floor levels (northern elevation) above the existing northern wing of the hotel; iv) A single storey extension at fifth floor level (eastern elevation) to the east of the existing fifth floor level. The proposed development also consists of minor alterations to the existing floor plans, including circulation space, to facilitate access to extended areas of hotel. The development will also include alterations to the basement car parking areas, resulting in a total of 70 No. car parking spaces (removal of 6 No. car parking spaces); bicycle parking; green roofs; signage; plant, and all associated site excavation and development works above and below ground. With the proposed extensions in place, the total development will retain a max. height of c. 23 m (6 storey), a total GFA of c. 9,541 sq m (c. 1,358 sq m additional) and 164 hotel bedrooms (34 no. additional).

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**Area** Area 2 - South Central  
**Application Number** WEB1216/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/04/2024  
**Applicant** Stewarts Care Ltd  
**Location** Unit 4, Saint Laurences Road, Chapelizod, Dublin 20

**Additional Information**

**Proposal:** Change of Use from Restaurant to unit for Day Care Centre Use and removal of extract duct shaft to rear of building.

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**Area** Area 2 - South Central  
**Application Number** WEB1425/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/04/2024  
**Applicant** Ovatic Ltd  
**Location** The Culvert Apartments, 7 Pim Street, The Liberties, Dublin 8

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### Additional Information

**Proposal:** Ovatic Limited are applying for Permission for the change of use of a vacant office unit at ground and mezzanine floor to 2 no. two bedroom apartments including balcony, with minor elevational changes and all ancillary site development works at The Culvert Apartments, 7 Pim Street, Dublin 8.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1441/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	17/04/2024
<b>Applicant</b>	Lauren Tuite
<b>Location</b>	122 - 122A (also known as 124) Emmet Road, Inchicore, Dublin 08

### Additional Information

**Proposal:** The development will consist of proposed alterations to previously approved planning application Ref no. WEB1508/22. Changes include some internal modifications and provision of an additional rooflight to original Victorian house, extending the amount of demolition to and reconstruction of the rear return extension, adjustments to window opes and alterations to materiality of proposed rear return extension, alteration to external steps and sundry other minor works to the rear.

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## Area 2

### Appeals Notified

None

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## Area 2

### Appeals Decided

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3486/22
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	17/04/2024
<b>Applicant</b>	Tom Rowley
<b>Location</b>	Lands to the north and east of No. 726 South Circular Road, Dublin 8

### Additional Information

Additional Information Received

**Proposal:** Permission for a residential development of 4 no. dwellings on a site measuring approx. 0.118 hectares located on lands to the north and east of No. 726 South Circular Road, Dublin 8. The proposed development consists of the construction of 4 no. terraced dwellings, comprised of 2 no. 3 storey 4 bed end of terrace dwellings and 2 no. 3 storey 4 bed mid terrace dwellings. Each of the proposed dwellings include the provision of a southern facing balcony. The proposed development also provides a new vehicular access point located off South Circular Road and surface car parking comprising of 6 no. car parking spaces. The proposed development also includes for all associated site development works, landscaping, boundary treatments, pedestrian/cycle access from South Circular Road, infrastructural connections, bin storage etc.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4925/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	16/04/2024
<b>Applicant</b>	Michael Kelly
<b>Location</b>	Site adjoining Blackhorse Inn, Goldenbridge Walk, Inchicore, Dublin 8

**Additional Information**

**Proposal:** Permission for the construction of 10 no. terraced houses comprising of 4 no. 3 bed (plus office) houses (3 storey over lower ground floor), 6 no. 2 bed (plus office) houses (2-storey over lower ground floor) all with upper floor terraces, new pedestrian entrances from Goldenbridge Walk, a new bin plus bicycle stores, new boundary walls and all associated siteworks.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

16/24

(15/04/2024-19/04/2024)

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South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

**Area** Area 2 - South Central  
**Application Number** 0144/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Monroe Estates Limited  
**Location** To the rear of 27, Howth Road, Clontarf West, Dublin 3  
**Registration Date** 18/04/2024  
**Additional Information**  
**Proposal:** SHEC: Construction of a two storey three bedroom dwelling to the rear

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# Dublin City Council

## SECTION 5 EXEMPTIONS

16/24

(15/04/2024-19/04/2024)

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**Area** Area 2 - South Central  
**Application Number** 0143/24  
**Application Type** Section 5  
**Applicant** Declan Hennessy  
**Location** 278a Ballyfermot Road,, Dublin 10, D10 PK85  
**Registration Date** 17/04/2024

**Additional Information**

**Proposal:** EXPP: Proposed glass replacement to shop front including new part M compliant aluminium glazed entrance door - new signage within permitted and existing shop signage placeholder - internal modifications to existing clothing retail shop fitout - embroidery offering as well as clothing + general retail - provision for small coffee dock and Acai Bowl offering to rear as per plans attached - all take away no sitting provisions proposed - upgraded storage provision to rear BOH space allowing upgrading WC facilities, access for bin storage and recycling via existing lane to rear.

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