



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(08/04/2024-12/04/2024)

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)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

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

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**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 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 3 COMMERCIAL

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3500/24
<b>Application Type</b>	Permission
<b>Applicant</b>	IPUT plc
<b>Location</b>	25-28 North Wall Quay, Dublin 1, D01 H104
<b>Registration Date</b>	08/04/2024

### **Additional Information**

**Proposal:** PERMISSION & RETENTION PERMISSION for development at the A&L Goodbody Building, 25-28 North Wall Quay, Dublin 1, DO1 H104. The site is bound by North Wall Quay to the south, an access ramp to existing basement to the east, Alderman Way to the north and the Spencer Hotel/an unnamed laneway to the west. The proposed development consists of the following amendments to the external elevations, internal layout and roof layout of the permitted building under Reg. Ref.: 3245/20 (as amended by Reg. Ref.: 4202/21) which is currently under construction: Planning permission is sought for: 1. Change in materiality to the southern stair cores. 2. Alterations to the main entrance to improve universal access. 3. Changes to the number and location of external doors. 4. Addition of a security gate to the basement car park. 5. Amendments to the reception and main core layouts. 6. Alterations to the landscaping to the south of the building. 7. Amendments to the landscaping to the north, east and west to allow for ESB access requirements (resulting in the loss of 1 no. car parking space) 8. Provision of a lightwell to the basement area. 9. Changes at basement level to provide additional space for Active commuter Facilities. 10. Reconfiguration of the basement layout resulting in a reduction from 64 no. to 58 no. car parking spaces and 8 no. to 3 no. motorcycle spaces. 11. Changes to layout of bicycle parking with no change to number of spaces. 12. Alterations to landscaping at level 6 and level 7. 13. Amendments at roof level including height of plan screen, extent of plant enclosure, increase in extent of proposed atrium roof and PV panels location. 14. Omit plant space in lieu of roof lights at level 1 roof. 15. Alterations to the level 6 south building permitted signage. 16. Change in location of permitted signage at main entrance. 17. New high level building signage to northeast core. Retention and completion permission is sought for: 1. Minor alterations to the FFLs of levels 1-7. 2. Change in modulation of channels to the main south elevation levels 2-5. 3. Change in materiality of spandrel panels to the north, east and west elevations. 4. Change in extent and materiality to northern stair cores. 5. Change to ground & 1st floor elevation to the west of the main entrance. 6. Alterations to the shape of the atrium and location of the feature stairs. 7. Addition of a roof access stairs. The above works result in an increase in GFA by 194 sq.m (125 sq.m proposed (planning permission) 69 sq.m to be retained (retention permission)) from 18,131 sq.m. (excluding basement of 3,708 sq.m.) to 18,325 sq.m. (excluding basement of 3,670 sq.m.).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3506/24
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	James Hayes & Maryrose Fitzpatrick
<b>Location</b>	Basement Level Unit, 1 Whitworth Road, Drumcondra, Dublin 9, D09F2V3
<b>Registration Date</b>	09/04/2024

### **Additional Information**

**Proposal:** RETENTION Permission for continuation of the ancillary takeaway element of the existing restaurant use at Basement Level Unit.

**Area** Area 3 - Central  
**Application Number** 3512/24  
**Application Type** Retention Permission  
**Applicant** Allied Imports Ltd  
**Location** 27 Henry Street, Dublin 1, D01DA03  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** RETENTION. PROTECTED STRUCTURE. The development consists of retention of a sign to the front elevation of 27 Henry Street, Dublin 1 D01DA03.

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**Area** Area 3 - Central  
**Application Number** 3523/24  
**Application Type** Permission  
**Applicant** Mater Misericordiae University Hospital  
**Location** Mater Misericordiae University Hospital, Eccles Street, Dublin 7  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** The development will consist of the following: The relocation and resizing of the link connection at Level 02 between the existing Whitty Building and the previously granted rooftop extension development, Reg Ref 3616/20 to accommodate support service and circulation for the department. In addition, the part infill of an existing external courtyard from garden space to internal accommodation at Level 01 for the purposes of Mechanical and Electrical Plant provision. The development is located directly over the North Circular Road Main Entrance to the North of the Campus. This is within the centre of the Mater Hospital Campus, Eccles Street, Dublin 7 and will have a total additional internal area of 88sqm. The works form part of the ongoing enabling works for the development of the Hospital's facilities.

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**Area** Area 3 - Central  
**Application Number** 3525/24  
**Application Type** Permission  
**Applicant** Jehan's Heaven Caucasian Cuisine Limited  
**Location** 10 Talbot Street, Dublin 1  
**Registration Date** 12/04/2024

**Additional Information**

**Proposal:** The development will consist of a change of use from retail use to restaurant use on the ground and basement floor with replacement of existing shopfront including signage and lighting and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4200/23  
**Application Type** Permission  
**Applicant** Botanic Building Supplies Ltd.  
**Location** 64, Botanic Avenue, Glasnevin, Dublin 9 , D09PN76  
**Registration Date** 08/04/2024

**Additional Information**

**Proposal:** Planning permission is sought for demolition of existing rear kitchen single storey extension, proposed rear single storey extensions and rear two storey extension, proposed

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widening alteration of existing side vehicular access with associated site development works, proposed subdivision with extension of existing commercial ground floor level retail shop use and own side access door first floor level proposed apartment dwelling flat with associated internal and external alterations.

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**Area** Area 3 - Central  
**Application Number** 5024/23  
**Application Type** Permission  
**Applicant** Christopher Sheehan  
**Location** Nos. 64, 65 and 66 Gardiner Street Lower and all associated sites to the rear addressing Moland, Place  
**Registration Date** 08/04/2024  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURES : Amendments to a permitted development under Reg. Ref.: 4014/20 at Nos. 64, 65 and 66 Gardiner Street Lower and all associated sites to the rear addressing Moland Place, Dublin 1. Nos. 64, 65 and 66 Gardiner Street Lower are Protected Structures. Nos. 64, 65 and 66 Gardiner Street Lower are Protected Structures (RPS Ref. Nos. 3065, 3066 and 3067). The proposed amendments consist of: •Omission of the basement level to the permitted hotel to the rear of the site addressing Moland Place; • The provision of a new stair core to the rear of the permitted hotel addressing Moland Place; • Revised internal layouts at ground, first, second, third and fourth floor levels; • The provision of a new substation and plantroom/water storage area at ground floor level; • Revised doors and windows on the Moland Place elevation at ground floor level; • Removal of two permitted windows to the rear elevation at ground floor level; • No amendments are proposed to the permitted development within the protected structures, Nos. 64, 65 and 66 Gardiner Street Lower and; • All associated site development works, and elevational changes as a result of the amendments and associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB1402/24  
**Application Type** Retention Permission  
**Applicant** Margaret Shodiya  
**Location** 506, Carnlough Road, Dublin 7  
**Registration Date** 09/04/2024  
**Additional Information**

**Proposal:** RETENTION: Retention of existing single storey garden room structure for use ancillary to the main dwelling in the rear garden of 506 Carnlough Road, Dublin 7. D07 XW80

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**Area** Area 3 - Central  
**Application Number** WEB1403/24  
**Application Type** Retention Permission  
**Applicant** Crestcove Limited  
**Location** 139, Capel Street, Dublin 1, D01 P9K7  
**Registration Date** 09/04/2024  
**Additional Information**

**Proposal:** RETENTION: Crestcove Limited is seeking retention planning permission for change of use from retail to medical (doctors surgery) of the 145sqm ground floor unit together with associated signage to the east elevation all at No. 139 Capel Street, Dublin 1, D01 P9K7.

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**Area** Area 3 - Central  
**Application Number** WEB1419/24  
**Application Type** Permission  
**Applicant** Agentbite  
**Location** Milano, 6, Excise Walk, Dublin 1  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Permission for the installation of: 2 sets of halo illuminated fascia text, 1 set of non illuminated fascia text and 4 non illuminated awnings.

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**Area** Area 3 - Central  
**Application Number** WEB1426/24  
**Application Type** Permission  
**Applicant** Staycity Limited  
**Location** Staycity Aparthotel, Mary Street Little, Dublin 7, D07 PKW5  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** The development will consist of the erection of new signage consisting of: -• 2 no. horizontal signs (1.2m x 4.8m) on Mary Street Little and Little Green Street elevations; • 1 no. horizontal sign over the main entrance on Mary Street Little (0.5m x 2m);• 2 no. pedestrian wayfinding signs (3m x 1.2m) on Little Green Street and Anglesea Row; • 2 no. illuminated plaques (0.5m x 0.5m) located on either side of the main entrance on Mary Street Little;• All of the above signage will have internal LED illumination;

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**Area** Area 3 - Central  
**Application Number** WEB1427/24  
**Application Type** Retention Permission  
**Applicant** Pinnacle Private Capital Limited  
**Location** Units 1B, 1C & 2A, rear of 74 (Woodlawn House) , Drumcondra Road Lower, , Drumcondra, Dublin 9, D09 W0Y5  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** PERMISSION & RETENTION: (a) Permission for the demolition of the existing single storey structure circa 40m sq. (Unit 1C), the reinstatement of the resultant area as private amenity space and amendments to elevations at first floor level for the relocation of the existing south west first floor bedroom window to the north west elevation of two storey return and (b) Retention permission for the additional 10m sq. of extended floor area at ground floor level (Unit 1B) and additional 16m sq. of extended floor area at first floor level (Unit 2A) to the rear of the existing two storey return, all located at units 1B, 1C & 2A, rear of 74 (Woodlawn House), Drumcondra Road Lower, Drumcondra, Dublin 9, D09W0Y5.

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**Area** Area 3 - Central  
**Application Number** WEB1430/24  
**Application Type** Retention Permission

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**Applicant** Crestcove Limited  
**Location** Crestcove Limited, 139, Capel Street, Dublin 1, D01 P9K7  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** RETENTION: Crestcove Limited is seeking retention planning permission for change of use from retail to medical (doctors surgery) of the 145sqm ground floor unit together with associated signage to the east elevation all at No. 139 Capel Street, Dublin 1, D01 P9K7.

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**Area** Area 3 - Central  
**Application Number** WEB1431/24  
**Application Type** Retention Permission  
**Applicant** Cunningham Design & Planning  
**Location** 13, Synnott Place, Dublin 7, D07 E7N4  
**Registration Date** 11/04/2024

**Additional Information**

**Proposal:** RETENTION: Retention Of The Change Of Use Of Existing Studio Type Apartment At Basement Level Which Was Previously Storage Space Together With The Retention Of The Existing External Staircase That Services Same As Currently Constructed Together With Seeking Full Planning Permission For The Proposed Modification Of Existing Window Ope On The Existing Front Elevation To Service The Existing Studio Apartment At Basement Level And All Ancillary Site Works

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**Area 3  
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3507/24  
**Application Type** Retention Permission  
**Applicant** Brendan White  
**Location** 79, Killala Road, Cabra West, Dublin 7  
**Registration Date** 09/04/2024

**Additional Information**

**Proposal:** RETENTION permission is sought for projecting dormer window for attic conversion to rear roof for the purpose of additional storage and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1408/24  
**Application Type** Permission  
**Applicant** Neil Corcoran  
**Location** 179, Carnlough Road, Dublin 7  
**Registration Date** 09/04/2024

**Additional Information**

**Proposal:** The development consists of the demolition of the existing front garden wall to allow for the construction of new vehicular access to the front of the existing dwelling off Carnlough Road. The application is to include landscaping and all ancillary site works as required.

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**Area** Area 3 - Central  
**Application Number** WEB1410/24  
**Application Type** Retention Permission  
**Applicant** Seamus Delaney  
**Location** 45, Ellesmere Avenue, Dublin 7  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** RETENTION: Retention Planning Permission for widened entrance, vehicular and pedestrian, to front of dwelling and all associated site works at No 45 Ellesmere Avenue, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1412/24  
**Application Type** Permission  
**Applicant** Niall Mulchair & Dearbhla Murphy  
**Location** 47, Dalcassian Downs, Glasnevin, Dublin 11  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** The development will consist of the Construction of a double step back two storey side extension connected to the existing property, capped with a hipped roof and to include all site ancillary works to the property.

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**Area** Area 3 - Central  
**Application Number** WEB1415/24  
**Application Type** Permission  
**Applicant** Ioan Bologa  
**Location** 53, Dowth Avenue, Cabra East, Dublin 7, D07 W5P9  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Two-storey extension to the rear. Attic conversion for storage with dormer to the rear. New first floor front window.

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**Area** Area 3 - Central  
**Application Number** WEB1416/24  
**Application Type** Permission  
**Applicant** Derek & Caroline Farrell  
**Location** 12, Millmount Avenue, Drumcondra, Dublin 9, D09 KN70  
**Registration Date** 10/04/2024

**Additional Information**

**Proposal:** Conversion of existing attic space comprising of modification of existing roof structure, new access stairs, 2No. roof windows to the front and flat roof dormer to the rear.

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**Area** Area 3 - Central  
**Application Number** WEB1428/24  
**Application Type** Permission  
**Applicant** Owen Goodman  
**Location** 15, Saint Brigid's Road Upper, Dublin 9  
**Registration Date** 11/04/2024



### Additional Information

**Proposal:** Works to the rear of the house comprising: a single storey extension of ground floor kitchen area; extension of return at first floor level; a new dormer window to proposed non-habitable attic space; works to the front to replace the existing pebble dash render to a smooth render finish, and all associated works

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**Area** Area 3 - Central  
**Application Number** WEB1437/24  
**Application Type** Permission  
**Applicant** Marie Arkins  
**Location** 116, Faussagh Road, Dublin 7  
**Registration Date** 12/04/2024

### Additional Information

**Proposal:** Permission for new vehicular access and off street parking to front and associated site works.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0052/24  
**Application Type** Section 5  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 11/04/2024  
**Applicant** Yeria Limited  
**Location** 11 Glenarm Avenue,, Drumcondra, Dublin 9, D09 X8F1.  
**Additional Information** Additional Information Received

**Proposal:** EXPP: Change of use from use as social care accommodation to use as accommodation for persons seeking international protection as defined in Part 1 of Schedule 2 of the Planning and Development Regulations 2002- Class 20F.

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**Area** Area 3 - Central  
**Application Number** 0096/24  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 09/04/2024  
**Applicant** Jason Barrow & Lisa Fitzgerald  
**Location** 48, Glenbeigh Road, Cabra West, Dublin 7.

### Additional Information

**Proposal:** EXPP: The works comprise of the addition of 100mm external insulation to the exterior walls of the house, with a plain/smooth finish.

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**Area** Area 3 - Central  
**Application Number** 3019/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024

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**Applicant** Alon Salman  
**Location** 14 Berkeley Road, Phibsborough, Dublin 7, D07 VE82  
**Additional Information** Additional Information Received  
**Proposal:** PERMISSION for works to the existing two storey building , comprising (A) alterations/extensions including the replacement of the unoriginal shopfront with a new brick clad and glazed timber framed shopfront with new illuminated metal signage, alterations to upper portion of front elevation to reinstate original brickwork and window proportions, demolition of existing primary roof to be replaced by a new hipped roof to match neighbouring roofs, with separate apartment access door and internal security shutter to café/restaurant space and sundry works, construction of a new flat roofed extension to the rear, to be part single-storey with 1no roof-light, and part two storey with 1no. roof-light & 1no. roof terrace to the rear, alterations to the rear façade, construction of a partially covered single storey pitched roof to shelter the restaurant garden to the rear. (B) the change of use of the ground floor retail unit (former post-office/credit union) to café/restaurant, sited within a conservation area.

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**Area** Area 3 - Central  
**Application Number** 3197/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 09/04/2024  
**Applicant** The Trustees (Ned Quinn & JJ Carroll), for and behalf of the GAA  
**Location** Hill End of Croke Park, St. Joseph's Avenue, Dublin 3  
**Additional Information**  
**Proposal:** PERMISSION for development at the Hill End of Croke Park, St Joseph's Avenue, Dublin 3. Consisting of modifications to existing planning permission Ref: 2644/19 to include the substitution of a 27.8m reinforced concrete wall incorporating a 9m long gated opening in lieu of the previously approved 27.8m long blockwork wall to the western boundary of the Handball Centre site. In addition it is proposed to construct a new 12.7m long reinforced concrete wall between gates A9 and A10, a new galvanised steel fence and double gate between the Handball Centre site and the outer Cusack car park, and a new 5 sqm security hut at the end of St Joseph's Avenue along with 2 No. automated boom barriers in lieu of the proposed re-arrangement of the existing Hill end turnstiles and gates described in the planning permission Ref: 2099/20. It is also proposed to construct the underground rain water harvesting tank as permitted by planning permission Ref: 2099/20. The new enclosure will accommodate 8 No EV charging stations and bicycle parking for 52 bicycles.

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**Area** Area 3 - Central  
**Application Number** 3214/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2024  
**Applicant** Grainne Carberry and Shane Conroy  
**Location** 13 Stella Avenue, Glasnevin, Dublin 9, D09E168  
**Additional Information**  
**Proposal:** For new vehicular entrance to off street car parking to front garden and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3215/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2024  
**Applicant** Antoine and Eimear Besse  
**Location** 15 Stella Avenue, Glasnevin, Dublin 9, D09T850  
**Additional Information**  
**Proposal:** For new vehicular entrance to off street car parking to front garden and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3216/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Health Service Executive (HSE)  
**Location** The Earl Building, Earl Street North and Earl Place, Dublin 1, D01T6W2

**Additional Information**  
**Proposal:** Change of Use from mixed use retail, office, café, restaurant and bar, to 'Health Clinic', for an area of 85 sqm, on Level 05 of The Earl building, Earl Street North and Earl Place, Dublin 1, D01 T6W2. The remaining areas of The Earl building on level 01 to level 05 are currently categorized as 'Health Clinic'. The additional Health Clinic area proposed will contain a seminar room and communication pod to support the approved adult and paediatric outpatient care services. The proposed area did not form part of the previous change of use application Planning Reference: 3743/23. The proposal includes modifications to the internal layouts and fitout. The proposal does not impact the external building elevations.

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**Area** Area 3 - Central  
**Application Number** 3220/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Derek Lynch  
**Location** 5 Villa Park Road, Navan Road, Dublin 7, D07 ECIW  
**Additional Information**

**Proposal:** The development will consist of attic conversion to an non-habitable room - 17m - including raising of gable wall with mini hipped roof to allow stair access to attic space and new dormer window with rendered finish to the sides and flat roof to the rear of the existing house and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3237/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2024  
**Applicant** The Office of Public Works

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**Location** Retail Unit B, George's Court, The Infinity Building ,  
90 King Street North, Dublin 7

**Additional Information**

**Proposal:** The development will consist of change of use of existing ground floor unit B (floor area 294 sq. m) to office use. The eternal modifications will include two glazed screen access doors and upgrade works to the existing glazed facade and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3247/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/04/2024  
**Applicant** Tempside Limited  
**Location** Unit 4, Maple Shopping Centre, Navan Road, Cabra West,  
Dublin 7, D07VH64

**Additional Information**

**Proposal:** Planning permission is sought by Tempside Limited for part change of use in a permitted retail unit (circa 729 m2) to retail use with ancillary off-licence sales (area for display of alcohol circa. 43.7 m2) and other minor ancillary alterations.

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**Area** Area 3 - Central  
**Application Number** 3490/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/04/2024  
**Applicant** Jehan's Heaven Caucasian Cuisine Ltd  
**Location** 10 Talbot Street, Dublin 1

**Additional Information**

**Proposal:** The development will consist of a change of use from retail use to restaurant use on the ground and basement floor with replacement of existing shopfront including signage and lighting and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3506/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2024  
**Applicant** James Hayes & Maryrose Fitzpatrick  
**Location** Basement Level Unit, 1 Whitworth Road, Drumcondra,  
Dublin 9, D09F2V3

**Additional Information**

**Proposal:** RETENTION Permission for continuation of the ancillary takeaway element of the existing restaurant use at Basement Level Unit.

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**Area** Area 3 - Central  
**Application Number** 3747/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Sevona Ltd  
**Location** Nos 16-19, Rutland Place, Dublin 1 (located to the rear of Nos 16-19 North Great George's Street all of which, are Protected Structures)

**Additional Information** Clarification of Add. Information Recd.

**Proposal:** PROTECTED STRUCTURE: PERMISSION: For development for a residential development comprising 24 no. units, on a site of 0.084 ha, at Nos. 16-19 Rutland Place, Dublin 1 (located to the rear of Nos 16-19 North Great George's Street all of which are Protected Structures (RPS Nos. 3191; 3192; 3193 and 3194). The development will consist of: The demolition of the existing two storey site structures at Nos. 16, 18 and 19 Rutland Place (c. 882.6 sqm) and the partial demolition (c. 175.2 sq m) of No. 17 Rutland Place, retaining the below ground brick cellar and ground to first floor stone rubble walls (c. 96.7 sq m retained above ground level and c. 139.6 sq m at basement level); alterations to the existing retained built form at No. 17 Rutland Place to facilitate the construction of the new development; and the construction of a 4 storey apartment block (3 full storeys plus set back 4 th floor; 14.2m max. height), with balconies and terraces, to provide 24 no. residential apartments (c. 2085 sq m GFA), comprising 1 no. studio unit, 12 no. one bedroom units and 11 no. two bedroom (4 person) units. The development will also consist of the provision of communal amenity space, hard and soft landscaping, boundary treatment; bicycle parking; piped infrastructural services and connections; ducting; plant; waste management provision; SuDS measures (including green blue roof); site lighting and all site development and excavation works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 4142/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024  
**Applicant** Connor Milroy  
**Location** 14D, Poplar Row, Dublin 3, D03 TN29  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION: For the demolition of existing dwelling & site structures, and the construction of a 6 storey mixed used development consisting of: ground floor commercial/retail/ cafe unit, with 9 No. one-bed, apartments; which include balconies to the south & east elevations with green/blue roof terrace at fifth floor level, with internal bike storage, refuse store, and pedestrian access from Poplar Row, with associated landscaping & site works.

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**Area** Area 3 - Central  
**Application Number** 4915/23  
**Application Type** LAW  
**Decision** City Council - Approved  
**Decision Date** 08/04/2024  
**Applicant** Dublin City Council  
**Location** Dublin City Moorings, Custom House Quay, Dublin 1

**Additional Information**  
**Proposal:** LAW: PROTECTED STRUCTURE: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8 Proposal: Pursuant to the requirement of the above, notice is hereby given of the proposed development at the site located at Dublin City Moorings, Custom House Quay, on an existing pontoon structure adjacent to the current Dublin Docklands office building. The proposed development will consist of the below elements:- Extended Boardwalk and glass balustrading 4.2m in width joining to the granted 1.8m wide boardwalk and elevated above the Quay Wall protected structure level. Proposed area 495 sq.m total.- Relocation of existing gangway (N.01) further in the East direction as per drawings. Existing gangway = 22m length by 2m width approximately.- Relocation and removal of existing pontoons and proposed seven number pontoons to replace existing pontoons and canopy with glazed roof. Existing pontoon (C) relocation area of 80 sq.m. Existing pontoon (A, B & D) removal area of 239 sq.m. Proposed pontoon area of 486 sq.m total. Glazed canopy area of 121 sq.m. - Proposed gangway (N.02) & platform connected to the extended boardwalk and replacement of existing pontoon with two new pontoons and canopy with glazed roof. Gangway = 24 metres in length, with a width of 1.8m approximately Platform area = 6 sq.m Existing pontoon (E) area of 80 sq.m Proposed two number pontoons area = 159 sq.m Glazed canopy area = 37 sq.m Plans and Particulars of the proposed development may be Inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 05/12/2023, during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday-Friday 9.00am to 4.30 pm (excluding Bank Holidays).The plans and particulars are available to view online on Citizen Space <https://consultation.dublincity.ie/>. The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA Is not required. A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 24/01/2024.Submissions or observations may also be made online on Citizen Space Submissions may be made online on Citizen Space <https://consultation.dublincity.ie> before 23.59hrs on 24/01/2024.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ3235/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/04/2024
<b>Applicant</b>	KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partne
<b>Location</b>	Coopers Cross City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1

**Additional Information**

**Proposal:** Permission for development at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Mayor Street Upper to the south, Cooper Cross residential scheme to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' as amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22 & DCC Reg. Ref. DSDZ3573/23 & DCC Reg. Ref. DSDZ4304/23) comprising the change of use at basement level of

building 2 from exhibition space (ancillary to overall office use) to a use which includes an exhibition / multi-functional space, artists studio / workshop room, reading room and ancillary retail area (all for items associated with artist or installations); all ancillary accommodation and works. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ4087/19 as amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22, DCC Reg. Ref. DSDZ3573/23 & DCC Reg. Ref. DSDZ4304/23). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1142/24
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Dorset Propco Limited
<b>Location</b>	Dublin One Hotel, 493-511 North Circular Road, Dublin 1, D01 A2Y5

**Additional Information**

**Proposal:** RETENTION: Retention Planning Permission is sought for existing kitchen ventilation ducts surrounded by screening louvres from First Floor to Third Floor on the previously permitted development under planning reg. ref. 3377/18 & 4584/18, at Dublin One Hotel, 493-511 North Circular Road, Dublin 1, D01 A2Y5.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1143/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Mairead Baker & Gary Shields
<b>Location</b>	3A, Saint George's Avenue, Drumcondra, Dublin 3, D03 RH36

**Additional Information**

**Proposal:** Change of use of the existing garage and workshop at 3A Saint George's Avenue, Drumcondra, Dublin 3, D03 RH36 to a gymnasium.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1144/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/04/2024
<b>Applicant</b>	Paul & Niamh O'Sullivan
<b>Location</b>	2, Cremore Park, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** Planning Permission to carry out the following works: 1. Demolition of an existing single storey extension to rear of dwelling 2. Construction of a new single storey extension to rear of dwelling 3. Alteration of existing door opening on North façade to facilitate a new window and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1150/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2024  
**Applicant** Senan Delargy  
**Location** 27, Connaught Parade, Phibsborough, Dublin 7

**Additional Information**

**Proposal:** The development will consist of: Partial demolition of the existing single-storey rear extension; internal alterations and demolitions; a 17sq.m single-storey extension to the rear; the removal of a rear boundary wall which allows right of way to additional open space; 1no. new rooflight to the rear; new windows and external doors throughout; associated drainage works and ancillary works within the curtilage of the site.

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**Area** Area 3 - Central  
**Application Number** WEB1156/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/04/2024  
**Applicant** Justin Guerin  
**Location** 325, Navan Road, Dublin 7, D07 V8X9

**Additional Information**

**Proposal:** Proposed rear two storey extension; rear single storey extension; enclose front porch; attic roof space conversion with change of side roof profile from hip roof to a 'dutch' half hip roof, raised side gable wall and rear roof dormer roof window with rear rooflight; take down single stack chimney; associated internal & external alterations; proposed widening alteration of vehicular access driveway to front garden with associated site development works; alter front & sides boundaries with walling and fencing above; all to dwelling house.

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**Area** Area 3 - Central  
**Application Number** WEB1158/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/04/2024  
**Applicant** Caroline Murray  
**Location** 35, Saint Columba's Road Upper, Dublin 9, D09 E8E2

**Additional Information**

**Proposal:** Erection of 1 No single storey 2 bedroom semi detached dwelling house (75.5m<sup>2</sup> gross area), & associated site works, to include demolition of existing single storey 'lean to' store (8.4m<sup>2</sup> gross area) on site (110m<sup>2</sup> 0.011ha site area) in existing rear garden.

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**Area** Area 3 - Central  
**Application Number** WEB1167/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/04/2024



**Applicant** Catherine & Patrick Carr  
**Location** 69, Russell Avenue East, East Wall, Dublin 3, D03 XY97

**Additional Information**

**Proposal:** The development consists of the construction of a part two storey extension to the rear of the existing house and for all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1402/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/04/2024  
**Applicant** Margaret Shodiya  
**Location** 506, Carnlough Road, Dublin 7

**Additional Information**

**Proposal:** RETENTION: Retention of existing single storey garden room structure for use ancillary to the main dwelling in the rear garden of 506 Carnlough Road, Dublin 7. D07 XW80

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**Area** Area 3 - Central  
**Application Number** WEB1403/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/04/2024  
**Applicant** Crestcove Limited  
**Location** 139, Capel Street, Dublin 1, D01 P9K7

**Additional Information**

**Proposal:** RETENTION: Crestcove Limited is seeking retention planning permission for change of use from retail to medical (doctors surgery) of the 145sqm ground floor unit together with associated signage to the east elevation all at No. 139 Capel Street, Dublin 1, D01 P9K7.

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**Area** Area 3 - Central  
**Application Number** WEB1408/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/04/2024  
**Applicant** Neil Corcoran  
**Location** 179, Carnlough Road, Dublin 7

**Additional Information**

**Proposal:** The development consists of the demolition of the existing front garden wall to allow for the construction of new vehicular access to the front of the existing dwelling off Carnlough Road. The application is to include landscaping and all ancillary site works as required.

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**Area** Area 3 - Central  
**Application Number** WEB1410/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/04/2024  
**Applicant** Seamus Delaney

**Location** 45, Ellesmere Avenue, Dublin 7

**Additional Information**

**Proposal:** RETENTION: Retention Planning Permission for widened entrance, vehicular and pedestrian, to front of dwelling and all associated site works at No 45 Ellesmere Avenue, Dublin 7.

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**Area** Area 3 - Central

**Application Number** WEB1412/24

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 11/04/2024

**Applicant** Niall Mulchair & Dearbhla Murphy

**Location** 47, Dalcassian Downs, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** The development will consist of the Construction of a double step back two storey side extension connected to the existing property, capped with a hipped roof and to include all site ancillary works to the property.

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

**Area** Area 3 - Central

**Application Number** 3053/24

**Appeal Type** Written Evidence

**Applicant** James Cross and Silvia Calo

**Location** 36 Ellesmere Avenue, Dublin 7, D07H6C3

**Additional Information**

**Proposal:** PROTECTED STRUCTURE (RPS. 8837): the development will consist of the demolition and removal of a single storey concrete block garage to the side of house and the construction of single-storey extension in its place. The proposed work will require localised and partial demolition of a wall, window and discussed chimneybreast at ground floor level to form a connection between the proposed extension and the existing house and associated foundation works at the same corner. The proposed extension will consist of a new utility area, a ground floor WC, a kitchen and dining area. It includes roof lantern to provide daylight. The proposed work to the existing house includes new breathable internal wall insulation, new insulation beneath existing suspended timber floors, restoration and repairs to existing timber windows including replacement of existing glass with double glazing, repair of settlement cracks and defects to rendered external wall and brickwork including re-pointing of brickwork, painting, decorating and repairs to any damaged or altered internal plaster details, minor local repairs to roof flashings, tiles and rainwater goods, installation of solar panels to rear roof, new foul and surface water drainage, removal of concrete surfaces to front and rear of house and replacement with free draining permeable paving, repairs to cast iron fence and front gate and sundry other minor works.

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

**Area** Area 3 - Central

**Application Number** 0013/23

**Appeal Decision** SECTION 5 - NOT EXEMPT

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**Appeal Decision Date** 08/04/2024  
**Applicant** BA Steel Fabrication  
**Location** 145C, Slaney Road, Dublin Industrial Estate, Dublin 11

**Additional Information**

**Proposal:** EXPP: The provision of temporary steel containers within the applicant's lands for the period of implementation of a permitted development (Reg. Ref.: 3199/20).

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**Area** Area 3 - Central  
**Application Number** 3203/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 09/04/2024  
**Applicant** Copperdale Estates Ltd  
**Location** 1/2 Royal Canal Terrace, Phibsborough Road, Dublin 7.  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The proposed development will consist of: The change of use of the existing property from hostel, residential and office to use as 'Bed and Breakfast' accommodation consisting of 13 no. guest rooms with ensuite, dining room, kitchen and staff facilities. The following works are proposed:(i) Demolition of existing external staircase and single storey structure at ground floor level and the construction of a new single storey flat-roof structure to the rear featuring 3 no. rooflights; (ii) internal alterations at basement, ground, first and second floor levels comprising (a) replacement/relocation/reinstatement of doorways, window opes and wall partitions (b) extension of existing lightwell to front of building (c) replacement of kitchenette with ensuite partitions and (d) provision of new painted timber sash windows at existing opes to the front and rear of the building; (iii) provision of 2 no. carparking spaces at ground level to the front of the building and 6 no. bicycle parking spaces to the rear of the building; and (iv) all ancillary site and landscaping works necessary to facilitate the development.

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