



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(15/01/2024-19/01/2024)

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

Area Area 3 - Central
Application Number 3040/24
Application Type Retention Permission
Applicant Marisa Rabbitte
Location Devery's Lane, Phibsborough, Dublin 7
Registration Date 15/01/2024

Additional Information

Proposal: RETENTION: The development consists of retention of an automatic barrier installed on adjacent Devery's Lane.

Area Area 3 - Central
Application Number 3043/24
Application Type Permission
Applicant Crownwood Holdings Limited
Location O'Shea's Hotel, 19 Talbot Street, Dublin 1
Registration Date 15/01/2024

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (i) works at ground floor level to include the replacement of an existing door to Gardiner Street with a window ope, the demolition of the rear return and construction of new rear return to provide 3 no. new bedrooms, new stairwell and new external courtyard; (ii) revision of first floor layout and extension of first floor to provide 5 no. new bedrooms and new stairwell; (iii) provision of three-storey extension atop non-original two-storey rear element to provide 12 no. additional bedrooms; and, (iv) all ancillary works, from basement to fourth floor level, necessary to facilitate the development. The cumulative works will increase the number of hotel bedrooms from 34 to 54 no. The subject property is a protected structure (RPS No. 7991).

Area Area 3 - Central
Application Number 3044/24
Application Type Permission
Applicant Grangelough Limited
Location The rear of No. 258 North Circular Road, Dublin 7
Registration Date 16/01/2024

Additional Information

Proposal: PROTECTED STRUCTURE: the rear of No. 258 North Circular Road, Dublin 7 (A) Protected Structure, (RPS No. 1705). The proposed development comprises the following: (i) demolition of existing single storey shed; (ii) construction of 3 storey mews apartment building comprising 2 no. apartments. Unit 1 is a 1-bed unit located at ground floor with living/kitchen/dining room, bathroom, and storage. Unit 2 is a 2-bed unit located across first and second floor levels with living/kitchen/dining room, bathroom, and storage. Access to the development will be provided from the existing mews lane via Rathdown Road and Grangegorman Road Upper; (iii) provision of private outdoor amenity space in the form of a ground floor terrace to serve unit 1 and 2 no. balconies at first and second floors to serve unit 2; and (iv) drainage, landscaping and all associated ancillary works necessary to facilitate the development . .

Area	Area 3 - Central
Application Number	3049/24
Application Type	Retention Permission
Applicant	Pegaso Ltd. T/A The Church
Location	The Church Bar and Restaurant, Mary Street, Dublin 1
Registration Date	17/01/2024

Additional Information

Proposal: RETENTION. PROTECTED STRUCTURE. Retention permission for development at this site The Church Bar and Restaurant, Mary Street, Dublin 1. The site is bounded by Mary Street, Jervis Street, Wolf Tone Street, and Wolfe Tone Square, Dublin 1. The development consists of retention of a single storey glazed extension abutting the south elevation of The Church Bar and Restaurant formerly called St Mary's Church, which is a Protected Structure RPS No. 5056, for a temporary period of three years.

Area	Area 3 - Central
Application Number	3055/24
Application Type	Permission
Applicant	Renato Tavares
Location	Retail Unit 1, Zenith Building, Block A, Spindrift Avenue, Royal Canal Park, Dublin 15, D15YY9K
Registration Date	18/01/2024

Additional Information

Proposal: Change Of Use from Retail Unit to Dental Clinic, make internal alterations including signage and carry out all ancillary site works and associated services at Retail UNIT 1, Zenith Building, Block A, Spindrift Avenue, Royal Canal Park, DUBLIN 15.

Area	Area 3 - Central
Application Number	3058/24
Application Type	Permission
Applicant	The Board fo Management of Stanhope Street Primary School
Location	Stanhope Street Primary School, Manor Street Dublin 7, (Bounded by Manor Street, Kirwan, Street and Grangegorman Lower, Dublin 7
Registration Date	18/01/2024

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of widening existing single door pedestrian entrance to double door arrangement in existing boundary wall exiting on to Kirwan Street. The above works to be completed within the curtilage of a protected structure (RPS Ref. No.: 4872).

Area	Area 3 - Central
Application Number	3061/24
Application Type	Permission
Applicant	Peter Mark
Location	18 Earl Street North, Dublin 1.
Registration Date	18/01/2024

Additional Information

Proposal: The proposed development will consist of: Replacement of existing internally illuminated signage and glass fascia panel with new internally illuminated signage and stone fascia panel.

Area	Area 3 - Central
Application Number	3230/23
Application Type	Permission
Applicant	The Law Society of Ireland
Location	52, Blackhall Place, Smithfield, Dublin 7
Registration Date	17/01/2024
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: PERMISSION: The proposed development seeks permission for the change of use from enterprise use to education / office flexible use and the construction of a new external stair and lift core (58sqm) contained within a new glazed extension to the front façade of the original Methodist Hall building. The gross floor area of the building will increase by 89 sqm. External works proposed to the building include: Existing timber canopy on steel columns and existing rendered external steps to front door to be removed; Square headed, timber panelled front door opening to be replaced with new door and entrance arrangement; Section of modern steel railing and gate on rendered plinth wall to be removed to front of building; Section of modern metal railings on plinth wall to courtyard to be replaced to match existing; Original proportions to 2no. existing first floor windows, on front and side elevations respectively, to be reinstated; Original proportions to 2no. existing first floor windows on front elevation to be reinstated and window openings extended to form new doorway access/egress in each case; Fabric removal from 1 no. existing doorway at upper ground floor level on front elevation to provide for wheelchair access/egress ; fabric removal from 2no. existing doorway at lower ground floor level on front elevation to provide for ambulant stair access/egress; Increase in height of existing external fire door on rear elevation; Removal of existing internal staircase and modern partition to south west corner of building at ground and first floor level; Partial roof removal and replacement with flat roof to accommodate plant enclosed by parapet wall; Roof structure / attic void to accommodate new water tank and air handling units; Installation of new WC facilities and internal stud wall partitions; 8no. new bicycle parking spaces and all other associated repair and refurbishment, site development, landscape and boundary works.

Area	Area 3 - Central
Application Number	3479/23
Application Type	Permission
Applicant	Mr. Baljit Singh
Location	102 Talbot Street, Dublin 1
Registration Date	16/01/2024
Additional Information	Clarification of Add. Information Recd.

Proposal: Permission is sought for the change of use of an existing retail unit at ground floor and basement level to fast food restaurant use including internal alteration and associated signage.

Area	Area 3 - Central
Application Number	4530/23
Application Type	Permission
Applicant	Joseph O'Reilly
Location	21 Grattan Parade, Drumcondra, Dublin 9, D09 N4X9
Registration Date	18/01/2024

Additional Information

Clarification of Add. Information Recd.

Proposal: The development will consist of the refurbishment of the existing dwelling accommodating two existing self-contained apartments. Permission is also sought for (i) demolition of the non original extension to the rear and west (adjoining the party wall of no. 20 Grattan Parade), (ii) demolition of the western chimney breast at ground and first floor (no chimney stack existing above roof level), (iii) replacement of the existing roof currently in very poor condition with a new roof structure, (v) new internal partition walls at ground and first floor, (vi) partial demotion and rebuilding of the damaged southern boundary wall to laneway and formation of a new single storey extension to the rear with a green roof, (vii) reconstruction of the existing one- / part two- storey extension to the west of the dwelling (viii) amendment of window and door opes to the rear facade at ground level, (ix) removal of stair case serving first floor and replacement of same with new stairs in western extension, (xi) replacement of timber sash window to front elevation with new one-over-one timber sash, (x) provision of new clear glass to fanlight; removal of front door, (xi) removal of non-original vent to front facade and make good ope with brick, (xii) drainage and all associated site development and ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1038/24
Application Type	Permission
Applicant	Carlor Properties Limited
Location	31A Leinster Avenue, North Strand, Dublin 3
Registration Date	16/01/2024

Additional Information

Proposal: The development will consist of the adaptive re-use of a former (partially demolished) garage repair (two storey) premises, and the construction of a single storey extension thereof, for use as a dwelling house, with associated and ancillary works and development including single storey domestic shed / store, services, utilities and hard and soft landscaping.

Area	Area 3 - Central
Application Number	WEB1051/24
Application Type	Permission
Applicant	John Cotterell
Location	49-51 Third Avenue, Seville Place, Dublin 1, D01 X276
Registration Date	18/01/2024

Additional Information

Proposal: Conversion of a previously combined property into its original two dwellings, to create two separate dwellings No 49 Third Avenue, Seville Place, and No 51 Third Avenue, Seville Place, internal alteration to close openings in the party wall and associated site works at 49 & 51 Third Avenue Seville Place Dublin 1.

Area	Area 3 - Central
Application Number	WEB1052/24
Application Type	Permission
Applicant	Lisgowel Holdings Limited
Location	Rear of 42 North Circular Road, fronting onto O'Devaney Gardens, Dublin 7
Registration Date	18/01/2024

Additional Information

Proposal: (1.) The Construction of a Four-Bedroom, Three Storey Mews House (2.) Provision of private amenity spaces: 1 No. Ground-floor rear terrace, 1 No. First-floor Balcony rear-facing, 1 No. first-floor front Balcony Street facing, 1 no. Second-floor Balcony street-facing. (3.) The provision of pedestrian access via, O'Devaney Gardens (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1585/23
Application Type	Permission
Applicant	Jamal Aden Ali
Location	16, Frederick Street North, Dublin 1 D01 P8N2
Registration Date	18/01/2024
Additional Information	Clarification of Add. Information Recd.

Proposal: Planning Permission is sought for change of use from retail to restaurant on ground and basement floors with ancillary take-away, new air extract duct to front, associated site works and alterations to existing shop front.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	3047/24
Application Type	Permission
Applicant	Gregor Toohey and Orlaith Molloy
Location	5 Clare Road, Drumcondra, Dublin 9, D09 R2T8
Registration Date	16/01/2024
Additional Information	

Proposal: For amendments to previously approved planning application Reg Ref No: WEB1220/23 to include for 3 No rooflight windows to the front roof plane.

Area	Area 3 - Central
Application Number	3053/24
Application Type	Permission
Applicant	James Cross and Silvia Calo
Location	36 Ellesmere Avenue, Dublin 7, D07H6C3
Registration Date	18/01/2024
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.

Area	Area 3 - Central
Application Number	3064/24
Application Type	Permission
Applicant	Eoin & Ann Marie O'Riordan
Location	37 St Patrick's Road, Drumcondra, Dublin 9, D09 Y8C1
Registration Date	19/01/2024
Additional Information	

Proposal: PERMISSION & RETENTION: Planning permission for 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. Retention Planning Permission of first floor rear extension comprising of bedroom.

Area	Area 3 - Central
Application Number	WEB1033/24
Application Type	Permission
Applicant	Joseph & Edel Mady
Location	96, Navan Road, Dublin 7
Registration Date	15/01/2024
Additional Information	

Proposal: (1) Demolition of existing single storey garage to side and part 2-storey return and removal of existing single storey extension to rear. (2) Removal of existing chimney to rear and part removal of roof to form dormer and side extension. (3) Removal of existing timber suspended floor at ground floor level for new insulated concrete floor. (4) Construction of new 2-storey extension to front + side and rear, new porch to front, new single storey extension to rear kitchen, new external wall insulation to existing front and rear walls. (5) Conversion of existing attic to new master bedroom with dormer window, rooflights and dressing room over new side extension with new stairs from first floor level. New stairs from ground to first floor level. (6) New garden room to rear to contain gym, sauna, W.C & store. (7) Opening up of existing front boundary wall. Removal of existing piers and fence + gates and construction of new piers with 3.3m wide vehicular access with sliding gate and .9m wide pedestrian gate and associated works at 96 Navan Road, Castleknock, Dublin 7, D07 W8K0.

Area	Area 3 - Central
Application Number	WEB1036/24
Application Type	Permission
Applicant	Caelen King and Barbara Morrissey
Location	4, Bantry Road, Drumcondra, Dublin 9, D09 YH92
Registration Date	15/01/2024
Additional Information	

Proposal: PERMISSION & RETENTION: Planning permission and retention is being sought by Caelen King & Barbara Morrissey for the provision of a new single storey, garden room structure, attached to an existing shed & raised patio with rain shelter, to rear garden of existing semi-

detached dwelling, with all associated site works. Retention is sought for the existing shed & raised patio with rain shelter. All above structures are ancillary to the enjoyment of the main dwelling.

Area	Area 3 - Central
Application Number	WEB1049/24
Application Type	Permission
Applicant	Michael Fagan
Location	82, Saint Mobhi Road, Dublin 9, D09 F6P1
Registration Date	18/01/2024

Additional Information

Proposal: Vehicular access to front garden, new piers, gates, dished footpath, landscaping and associated works.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0415/23
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	16/01/2024
Applicant	Sandro Estates Limited
Location	8 North Circular Road, Dublin 7
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: I. Upgrade of existing bathroom facilities in existing locations, utilising existing service routes only. II. Upgrade of existing kitchenette facilities in existing locations, utilising existing service routes only. III. Upgrade of electrical circuits, rewiring within existing service ducts and runs. IV. Provision of fire upgrade works to include compartmentalisation of floors. V. Replacement of modern floor finished throughout. VI. Provision of fire rated door sets in original style off circulation spaces; installation of modern flush doors within apartments. VII. General redecoration works. VIII. Repaint lower ground floor front wall. IX. Repair and renewal of the damaged eaves soffit board to front roof. X. Replacement of non-original front entrance door with historically appropriate 4 panel type door.

Area	Area 3 - Central
Application Number	0423/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	16/01/2024
Applicant	Mr. Wayne Michael O'Leary Sheridan
Location	Corner site of 173 Clonliffe Road, Dublin 3 & 2A Jones Road, Dublin 3.

Additional Information

Proposal: SHEC: Development of a 3 storey mews house with roof garden, in the rear of an existing house at 173 Clonliffe Road, Dublin 3 & 2A Jones Road, Dublin 3.

Area	Area 3 - Central
Application Number	0425/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	16/01/2024
Applicant	Lisgrowel Holdings Limited
Location	Lands to the rear of 42, North Circular Road, Fronting onto the crescent, O'Devaney Gardens, Dublin 7

Additional Information

Proposal: SHEC: The proposed development will consist of:(1.) The Construction of a Three Storey Building, comprising of 1 No. four-bedroom dwelling unit (2.) Provision of private amenity spaces: 1 No. Ground-floor rear terrace, 1 No. First-floor Balcony rear-facing, 1 No. first-floor front Balcony Street facing, 1 no. Second-floor Balcony street-facing. (3.) The provision of pedestrian access via, O'Devaney Gardens (4.) SUDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	0428/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	17/01/2024
Applicant	Michael and Mairead Marron
Location	Lands to the rear of 30, North Circular Road, Fronting onto the crescent, O'Devaney Gardens, Dublin 7

Additional Information

Proposal: SHEC: (1) The Construction of Three No. New Apartment units, in a Two-and-a-half Storey Building, comprising of 2 No. Two-bedroom Units, on the ground and first floor and 1 No. One-bedroom unit in the 2nd Floor Roof Space.(2) Provision of private amenity spaces, 1 No. Ground-floor rear terrace, 1 No. First-floor Balcony rear-facing, 1 No. Ground-floor front terrace street facing, 1 no. First-floor Balcony street-facing and 1 no. Second-floor Balcony street-facing. (3) The provision of pedestrian access via, The Crescent, O'Devaney Gardens; (4) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	0432/23
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	17/01/2024
Applicant	Gavin Ward
Location	36, Findlater Street, Dublin 7

Additional Information

Proposal: EXPP: Proposal is to retain existing flat roof and support new heat pump on it, as space is very limited in the rear garden.

Area	Area 3 - Central
Application Number	0435/23
Application Type	Section 5

Decision	Refuse Exemption Certificate
Decision Date	16/01/2024
Applicant	Comission for Communications Regulation
Location	Met Eireann, Glasnevin, Dublin 9

Additional Information

Proposal: EXPP: This application is best covered under a section 31 exemption, part k. The antenna colour will match the existing chimney screed. The purpose of the installation is to enable ComReg to ensure compliance by operators with paragraph 6 of the planning regulations. The receive only antennas planned for this site will continuously monitor non ionising radiation levels in Dublin city from all licensed operators and ensure that emissions are safe and within the levels established by ICNIRP (International Commission on Non Ionising Radiation Protection).

Area	Area 3 - Central
Application Number	3003/24
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/01/2024
Applicant	Gerald O'Halloran
Location	55 Annamoe Drive, Cabra, Dublin 7

Additional Information

Proposal: RETENTION: Retention Planning Permission for a first floor extension to rear of existing house, Retention for extended vehicle access along with associated ancillary works.

Area	Area 3 - Central
Application Number	3251/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/01/2024
Applicant	Custom House Quarter Limited
Location	The chq Building (formerly 'Stack A', a Protected Structure, RPS No. 2094), Custom House Quay, Dublin 1

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: PERMISSION: The proposals comprise alterations of The chq Building including change of use of existing floor space to facilitate a licenced food market at ground floor level (part), exhibition and event space (including dining, licenced restaurant) at mezzanine level (part) and the partial demolition of existing service buildings and provision of an extended services building. The development will consist of the partial demolition of 2 no. service buildings (external walls retained) and the provision of c. 2,952 sqm new floor area as follows: at basement (c. 246 sqm), ground floor (c. 134 sqm), mezzanine level (c. 691 sqm) and service building (c. 1,881 sqm); change of use of c. 4,829 sqm of existing retail/restaurant/storage units/office to food market at basement level (c. 28 sqm) and ground floor level (c. 2,094 sqm) and exhibition / event space (including dining and licenced restaurant use) at mezzanine level (c. 2,707sqm). Food and alcohol will be served within the food hall, galleria and outside area and the following works to The chq Building: 1. West-Elevation - New central entrance & stair & lift access from George's Dock including change of use of unit C1 (retail) and units 20 and 21 (restaurant) to food market use and circulation. The restoration of lost granite arched entrance and the provision of cast-iron doors and frame in its original location in the west elevation. 2. South-elevation Custom House Quay - Removal of modern restrictive revolving door and flight of steps and replacement with wider sliding doors and wider flight of steps to provide better access to and from chq building.

3. South Mall Area - (Ground Floor Level) - Change of use of existing chq units 1A - 11B, 13-15 & 18-19 from retail /restaurant to food market (providing 30 market units in total) and ancillary uses (cloakroom / locker area to rear of Units 18 & 19). 4. South-East mezzanine level (currently vacant/storage) Exhibition/event space (including dining) and pre-event space 01 with feature stairs and lift access from galleria; lowering of mezzanine by c. 300 mm. 5. Extended existing unit 1A (c. 49 sqm) to provide additional mezzanine floor area for winter garden at existing Dogpatch Labs, Startup Hub and shared office space. 6. Extension of existing unit 2 (c. 39 sqm) to provide additional mezzanine floor area for circulation to new exhibition event space. 7. North-West mezzanine - change of use from currently vacant/storage use to exhibition/event space and improved fire escape stairs (amendments to Unit 31 at ground floor level). 8. South-West mezzanine - change of use from currently vacant/storage use to exhibition/event space including pre-event space 02 with pop up unit, keg room & restroom provision, with feature stairs accessed from market entrance. 9. Provision of two no. internal bridges / viewing platforms to connect east & west mezzanine Levels. 10. Partial demolition (external walls retained) and extension to two no. existing service buildings at eastern elevation to provide a 5-storey mixed-use building over extended basement (total floor area c. 3,717 sqm including basement), (with enclosed roof level above behind brick parapet wall and (part) covered with green roof), to provide back of house facilities including staff, office and event service use and bicycle parking (44 spaces) (at ground to second floor levels) & office space (at third and fourth floor levels) and installation of fall-arrest system and plant at roof level. Building to have pedestrian access from George's Dock to the north and vehicular access to loading bays at car park at eastern elevation via Exchange Place. 11. Provision of 30 no. new openable glazed rooflights to the inner slopes of the chq roof and removal of forty-six existing glazed rooflights and replacement with openable glazed roof lights (AOVS) to match existing. Removal of fifty-six small panes of glass in cast-iron lanterns lights and replacement with metal grills and installation of fall-arrest system. 12. Provision of designated outdoor seating for food market at George's Dock adjacent to west elevation. 13. Extended floor area (c. 246 sqm) at basement/vault level (east) for required additional fire escape access, fridge room, keg room, workshop and improved services and change of use from office space to museum restroom at basement level (west). 14. Provision of thirteen signage elements on East Elevation, West Elevation, and Southeast Mezzanine totalling c. 25.65 sqm. Signage 1: Central Entrance (3 x 0.93 sqm each); Signage 2: Market Entrance (2 x 0.93 sqm each); Signage 3: Irish Food Market (4 x 2.13 sqm each); Signage 4: Epic CHQ Gala Banquet (4) x 3.12 sqm each). 15. Completion of repairs and renovation of historic and modern fabric as detailed in the Conservation Methodology Statement in compliance with Conservation Best Practice, including restoration of 3 no segmental granite arches at ground floor level in the east elevation and openings in the historic fabric of the east wall including 3 no door openings and a servery opening, to provide access to the services building of the Protected Structure. 16. All associated site works and provision of 18 no. bicycle parking spaces at the northwest elevation. A Natura Impact Statement has been prepared in respect of the planning application.

Area	Area 3 - Central
Application Number	3776/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/01/2024
Applicant	Ulster Bank Ireland Limited
Location	2-4, O'Connell Street Lower, Dublin, D01 XH68
Additional Information	Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission to carry out external works on a protected structure for the removal of ATMs in stonework and shopfront glazing with replacement stone and glazing to match existing. The removal of the night safe front plate, replacing with a blank steel	

plate, as well as the removal of the Ulster Bank Shop Front raised lettering and the removal of all blue Ulster Bank signage. Carry out internal works for the removal of the ATMs, as well as the removal of loose furniture and general Ulster Bank signage and on all floors.

Area	Area 3 - Central
Application Number	4321/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/01/2024
Applicant	Dr Angela Leah
Location	Unit 2, Meridian Court, Spindrift Avenue, Royal Canal Park, Dublin 15 Y2FV
Additional Information	Clarification of Add. Information Recd.

Proposal: PERMISSION: Permission for a change of use on this site, Unit 2 Meridian Court, Spindrift Avenue, Royal Canal Park, Dublin 15 Y2FV from one 185m² single unit ground floor retail space, granted under PP ref No. 3414/04 to a Medical Clinic, the proposed works will include internal non-structural alterations and interior fit out to create a medical clinic; alterations to the existing Spindrift Avenue elevation window glazing and stone cladding, including the installation of a new entrance door; installation of external signage to the Spindrift Avenue elevation, all as indicated on the application drawings.

Area	Area 3 - Central
Application Number	4342/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/01/2024
Applicant	Ahmed Shaikhoun and Sohir Eldeeb
Location	Site to side of 14, Saint Finbar Road, Cabra, Dublin 7
Additional Information	Additional Information Received

Proposal: Construction of a detached, 2-storey, 2 bedroom dwelling with part single-storey/ part two-storey flat-roof projections to front, new boundary treatment with No.14 St. Finbar Road, new vehicular entrance and footpath dishing, and all associated site and landscaping works.

Area	Area 3 - Central
Application Number	4633/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/01/2024
Applicant	BT Motors
Location	Rear of 4, Orchard Road, Dublin 3, D03 NY20
Additional Information	Additional Information Received

Proposal: Increasing the height of the existing building from 2.750 m to 3.5 m at the highest point and all ancillary works.

Area	Area 3 - Central
Application Number	4773/23
Application Type	Permission

Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	16/01/2024
Applicant	Union Investment Real Estate GmbH
Location	Gandon House, Amiens Street, Dublin 1, D01A361

Additional Information

Proposal: PERMISSION & RETENTION: The development will consist of: Permission for the removal of the existing surface level car park fencing and vehicle entrance gate; installation of new 3.57 metres high fencing with vehicular and pedestrian gate on Talbot Place; and the reconfiguration of an existing surface level car park. Retention permission for replacement of an existing fence and gates to basement car park with new fencing and gates of the same height (3.57 metres) and colour; and all associated site works.

Area	Area 3 - Central
Application Number	4778/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/01/2024
Applicant	Killeen Properties ULC.
Location	Plaza 2, Custom House Plaza, Harbourmaster Place, I.F.S.C., Dublin 1, D01 V9V4.

Additional Information

Proposal: PERMISSION: The development will consist of: Change of use of office space to medical use containing consultant suites and various adult outpatient care services. The proposals comprise the change of use of all floors in Plaza 2 from office space to a medical use including modifications to the internal layout of the building to facilitate the medical use. No external changes are proposed. The total change of use area will be 4,148sqm. 26 existing basement car parking spaces (including 2 accessible spaces) will be utilised for staff parking. No visitor parking is proposed. Cycle parking will be provided at basement level and all ancillary works.

Area	Area 3 - Central
Application Number	4790/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	18/01/2024
Applicant	Phibsborough D7 Development Ltd
Location	No's 36-40 Dominick Street Upper, Dublin 7 (The Hendrons Building), The site includes protected structures under RPS Ref.: 8783 Hendrons: main building and original, historic western railings only and RPS Ref.: 8483 Stone walls enclosing, Western Way

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The site has frontages to Palmerston Place, Dominick Street Upper and Western Way. The proposed development will consist of the following: Demolition of the existing vacant warehouse buildings, the boundary wall fronting Palmerston Place and the existing dwelling at no. 36 Dominick Street Upper, with a combined Gross Floor Area (GFA) of c. 2,359.6sqm; The construction of a mixed-use development of 93 no. apartments in 3 no. residential blocks (Blocks A to C), including a residential amenity area in Block B and a café/retail unit in Block A; extension Block A includes adaptive re-use of and related works to the existing Hendrons building, a protected structure under RPS Ref.: 8783, for residential and café/restaurant development, and an extension fronting onto Palmerston Place and wrapping

around the back of the existing Hendrons Building. Along Palmerston Place, Block A ranges in height from 3-5 storeys. Works to the protected structure include retention of the existing 'Hendrons' signage, the construction of an additional storey (resulting in a 5 no. storey building), alterations and additions, including removal of original and non-original internal dividing walls, construction of new and alterations of existing openings within the original walls on the front, rear and side elevations to accommodate new doors and windows; removal of 2 no. external emergency exit stairs, re-fenestration of original window openings on the front elevation and retention and repair of the existing glass blocks to window openings on the side elevations, and retention and repair of the original railings, ladder and lift shaft; Block A will accommodate 36 no. apartments (18 no. 1 beds, 13 no. 2 beds and 5 no. 3 beds) from ground to fourth floor level, a café/retail unit of 261.7 sq.m at ground floor level and 48.1 sq.m of plant / storage area at basement level; -Block B is part 6 to part 7 no. storeys and will accommodate a residential amenity area at ground floor level and 39 no. apartments (6 no. 1 beds, 21 no. 2 beds and 12 no. 3 beds) from ground to sixth floor level;- Block C is part 4 to part 5 no. storeys and comprises 18 no. apartments (4 no. 1 beds and 14 no. 2 beds) from ground to fourth floor level; 86 of the apartments are provided with balconies / terraces on the south, western, eastern and northern elevations of the building;- External amenity space (total area of c. 652 sqm) is provided in the form of 1 no. roof terrace on Block B (sixth floor level with an area of c. 251 sq.m) and within a central courtyard and secondary communal area, including outdoor seating and play areas (with an area of 401 sqm); The development includes bike stores containing 175 no. spaces at ground floor level, 50 no. surface level cycle parking spaces, a bin store and plant room. An ESB substation and switchroom is proposed in Block A; -The proposal includes alterations to Dominick Street Upper, including adjustment of existing kerb alignments, removal of entrance/adjustment of loading bay, replacement of footpath, and provision of cycle parking, and consolidation and repair as necessary of the boundary wall to Western Way (a Protected Structure under RPS Ref.: 8483); and The proposal includes the provision of a public plaza of 193 sq.m on the corner of Dominick Street Upper and Western Way, hard and soft landscaping, site lighting, green blue roofs, PV panels, connections to foul and surface water drainage, signage zones, hard and soft landscaping, boundary treatments and associated and ancillary works.

Area	Area 3 - Central
Application Number	5016/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/01/2024
Applicant	Central Line Consulting Ltd, Gillian Maxwell
Location	Rear of 50 & 52, Clonliffe Road, Dublin 3, D03 AK63 & D03 EP64

Additional Information

Proposal: Permission is sought for a change of house type from that granted under planning reference 2685/20. The proposed house will front onto the main part of Orchard road to the west and not the cul de sac to the north as previously granted. This is to facilitate a level access into the house. The proposed house is also two storey and detached with a slightly different internal layout and window type which includes cedar than that previously granted under planning reference 2685/20. The zinc boxes around the windows have been removed. There is an additional roof window on the northeast elevation. The proposed northeast and northwest elevation are also changed to brick.

Area	Area 3 - Central
Application Number	5040/23

Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/01/2024
Applicant	Concepta Drew
Location	20 Achill Road, Drumcondra, Dublin 9. D09X9Y6
Additional Information	
Proposal: RETENTION: To Retain alterations to approved Planning Permission (Reg. Ref. 3708/17) to include change of roof design to rear providing a gable with raked fascia and soffit, and the addition of a window to the attic to partially complete new dwelling.	

Area	Area 3 - Central
Application Number	5067/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/01/2024
Applicant	Yvonne Smith
Location	85 Dingle Road, Cabra, Dublin 7
Additional Information	
Proposal: a. Removal of existing substandard extension to side and replacement with a less obtrusive modern two storey extension. b. Attic conversion incorporating dormer extension to rear, c. All associated site works.	

Area	Area 3 - Central
Application Number	WEB1027/24
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/01/2024
Applicant	Damian Kidd
Location	8 Martin Savage Park, Navan Road, Ashtown, Dublin 15, D15 CC8V
Additional Information	
Proposal: Construction of a new, semi-detached two-storey, 3 bedroomed house to side garden of existing dwelling (no.8), including retaining existing vehicular entrance and all associated site works; and for works to existing house (no.8) to include the provision of a new vehicular entrance and driveway to front garden, a new 16m ² single storey rear extension, internal alterations and all associated site works.	

Area	Area 3 - Central
Application Number	WEB1836/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/01/2024
Applicant	Declan Ryan
Location	473, Blackhorse Avenue, Dublin 7, D07 F7P3
Additional Information	
Proposal: The development will consist of the construction of a porch to the front of the house, the demolition of an existing single-storey extension to the rear of the property and the construction of a single-storey extension to the rear of the property and all associated site works.	

Area	Area 3 - Central
Application Number	WEB2010/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/01/2024
Applicant	Alanna Gallagher
Location	35, Charles Street Great, Dublin 1

Additional Information

Proposal: 1. PROVISION OF STEEL STAIRS/ GATE TO FRONT LIGHTWELL (PREVIOUSLY APPROVED), WITH 2. LOWER LEVEL ACCESS DOOR UNDER STONE STEPS, 3. LIME-BASED RE-POINTING OF FRONT FAÇADE INCLUDING LIME FINISHED RENDER RETURNS AT STEPS, 4. NEW REPLACEMENT TIMBER SASH WINDOWS IN PLACE OF PVC, 5. REPLACEMENT CONSERVATION ROOFLIGHT TO FRONT ROOF AND EXEMPT REAR ROOFLIGHTS, TO STAIR, DOUBLE TO ATTIC ROOM, SMALLER ROOFLIGHT TO ENSUITE. 6. REAR UPPER LEVEL STEEL FRAMED GARDEN DECK WITH ESCAPE STEPS TO REAR GARDEN, 7. ASSOCIATED BOUNDARY PRIVACY SCREENS, 8. BOILER HOUSE UNDER REAR DECK, 9. REAR UPPER FLOOR WINDOW ALTERED TO ESCAPE DOUBLE DOORS, 10. ALL WITH ASSOCIATED ANCILLARY WORKS, DRAINAGE AND LANDSCAPING.

Area	Area 3 - Central
Application Number	WEB2018/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/01/2024
Applicant	Siobhan Griffin and Maurice Cusack
Location	116 Botanic Road, Dublin 9, D9 W7K3

Additional Information

Proposal: Works to include Internal alterations at first floor level and conversion of the existing attic level to habitable space, including a new Dormer to the rear west facing main roof. At ground floor level to the rear west side of the existing dwelling, a new single storey extension with pitched roof. At main roof level one no. new rooflight to the front east facing elevation with one no. new rooflight to the rear west facing main roof and one no. new rooflight to the new ground floor extension on the west facing roof plane. All of the above along with all associated site works and internal alterations.

Area 3
Appeals Notified

Area	Area 3 - Central
Application Number	WEB1912/23
Appeal Type	Written Evidence
Applicant	Michael Murphy
Location	56, Faussagh Road, Dublin 7

Additional Information

Proposal: First floor extension to the rear and side. Single-story extension to the front and side for extended living. New window to the downstairs front.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	4904/22
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	17/01/2024
Applicant	Larry Keegan
Location	Rear garden of No. 17 St. Alphonsus Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: Permission to demolish an existing garage and construct a new 2 storey 2 bedroom mews dwelling including the provision of a rear garden with integral car port and the creation of vehicular access off rear laneway including the widening of rear laneway to a minimum 5.5m and ancillary siteworks all in the rear garden.

Area	Area 3 - Central
Application Number	WEB1356/22
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	16/01/2024
Applicant	Sinead Kavanagh
Location	3-5, Prospect Square, Glasnevin, Dublin 9 D09 AP62

Additional Information

Proposal: The development will consist of the removal of the existing single storey rear extensions to the rear (north) and partial removal of the two storey external walls to the rear and side, external modifications to include repair & repointing of the existing brick façades to nos. 3&4, to allow for the 3-storey extensions to the rear (north) of nos. 3-4 Prospect Square, a 3-storey extension to rear & side (east) of no.5 Prospect Square; full removal of roofs at nos. 3,4&5 Prospect Square to allow for the subsequent new second floor extension to the front, rear & side, comprising of roof terraces to the entire front façade, two bay windows to side, one balcony and two Juliet-style balconies to rear; the 2no. terraced houses at nos. 3&4 Prospect Square to be reconfigured to allow for a one-bed residential unit on ground floor and a two-bed duplex on first and second floor; modifications to the existing fenestration on the side of no.5 Prospect Square; 5 no. new rooflights within new zinc roof to all units; 2 bicycle spaces to one-bed unit within a private rear yard, 3 bicycle spaces to a 2-bed unit within rear service yard; new balustrade and planting to existing front parapet to all units; internal modifications to all existing layouts; and all associated site works to 2no. existing two-storey terraced houses at nos. 3&4 Prospect Square and 2-storey end-of-terrace at no.5 Prospect Square.

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.

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(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”

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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.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

03/24

(15/01/2024-19/01/2024)

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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	Area 3 - Central
Application Number	0014/24
Application Type	Social Housing Exemption Certificate
Applicant	Grangelough Limited
Location	Rear of 258, North Circular Road, Dublin 7
Registration Date	16/01/2024
Additional Information	
Proposal:	SHEC: Demolition of non-original shed and construction of a mews dwelling containing 2 no. units (1 no. two-bedroom).

Area	Area 3 - Central
Application Number	0019/24
Application Type	Social Housing Exemption Certificate
Applicant	Pat Rooney (JR)
Location	1- 2, Saint Joseph's Avenue, Drumcondra, Dublin 9. D09YV00 & D09EK46
Registration Date	18/01/2024
Additional Information	
Proposal:	SHEC: (a) the demolition of the existing single storey light industrial buildings on the site, (b) the construction of 6 no. three storey, 2 bedroom, terraced townhouses to the rear of the site inclusive of all, roof terraces, roof lights, drainage, bicycle spaces and associated site works, (c) the construction of a semi-basement single storey building to the front of the site, comprising shared bin stores, storage and garage with 3 no. car lifts, to accommodate 6 no. cars, with a shared terrace over at first floor level, (d) the widening of the existing vehicular access to St. Joseph's Avenue along with pedestrian and bicycle access onto St. Joseph's via the adjoining mews lane. On completion the development will comprise 6 no. dwelling units, car spaces and bicycle spaces respectively.
