



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(29/01/2024-02/02/2024)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## WEEKLY PLANNING LISTS

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

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**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 2 COMMERCIAL

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3112/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Fergal and Aubrey McCarthy
<b>Location</b>	13-16 Long's Place, Dublin 8
<b>Registration Date</b>	30/01/2024

**Additional Information**

**Proposal:** The proposed development includes additional two floors on top of existing three storey building including removal of existing roof and a new lift shaft, to the rear of the premises, to serve all five storeys. The proposed new third and fourth floors are comprising of 2 types of apartments: 2 No. 2Bed/3p, each with gross floor area of 64.7m<sup>2</sup>. 2 No. 1 Bed/2p, each with gross floor area of 61.5m<sup>2</sup>. The proposed total floor area of the apartments with the extension is 795.2sq.m, a gross increase of 323.1sq.m. The floors of the existing building below the proposed additional 2 storeys will have the additional lift extension, and the overall height of the apartments including the proposed will be a maximum of 15.7m.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1085/24
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Jreugor Investments Limited
<b>Location</b>	55 Park West Industrial Park, Dublin 12, D12 X9F9
<b>Registration Date</b>	30/01/2024

**Additional Information**

**Proposal:** RETENTION: retention of the existing office space at second floor level resulting in an overall office floorspace increase of 125 sqm approximately, Creation of 2no. openings to the south elevation and associated site development works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1088/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Marie McLoughlin
<b>Location</b>	39, Kickham Road, Dublin 8, D08 W0X5
<b>Registration Date</b>	29/01/2024

**Additional Information**

**Proposal:** Construction of: one, two-bedroom end of terrace house complete with driveway and vehicular access to front and courtyard garden to side, adjacent to 39 Kickham Rd, Inchicore, plus a new driveway, vehicular access and door to the front of No. 39 Kickham Rd, with a new velux rooflight to rear of No. 39 - including modifications to existing on-site drainage.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1111/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Jason Rooney
<b>Location</b>	Side of 27, Lough Conn Avenue, Dublin 10, D10 RT99
<b>Registration Date</b>	02/02/2024

## Additional Information

**Proposal:** Permission is sought for the construction of a new dwelling to the side of No. 27 Lough Conn Avenue, Dublin 10, D10 RT99 by Jason Rooney. The proposed development includes the following principal elements: 1. Construction of a new detached two-storey, 2-bedroom dwelling with a study (104.0 m<sup>2</sup>). 2. Subdivision of the existing site (428.0 m<sup>2</sup>) into two separate individual sites. 3. Provision for a separate pedestrian gate and a new 3.5m wide vehicular entrance with two parking spaces to serve the new dwelling. 4. New boundary treatment for the existing dwelling. 5. Connecting all of the above to existing services, along with associated ancillary site works.

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## Area 2 DOMESTIC

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3116/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Kilian Tennyson
<b>Location</b>	161, Cooley Road, Dublin 12
<b>Registration Date</b>	31/01/2024

### Additional Information

**Proposal:** PERMISSION & RETENTION : Retention for the existing vehicular access and Permission to reinstate part of the front boundary wall to form a smaller vehicular entrance of 3.6 m with associated kerb dishing.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1106/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerard Butler
<b>Location</b>	26 Faulkners tec, Dublin 8, D08 PF2H
<b>Registration Date</b>	01/02/2024

### Additional Information

**Proposal:** Permission sought by Gerard Butler for Refurbishment and extension to existing two-storey end of terrace house to include (a) demolition of existing single story rear extension (b) construction of new part two storey (pitched roof) and part single storey (flat roof) extension to rear (c) velux type roof light to new rear facing pitched roof (d) associated internal alterations, drainage and external works at 26 Faulkners Terrace, Mount Brown, Dublin 8 (D08 PF2H).

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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0004/24
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	National College of Art and Design
<b>Location</b>	National College of Art and Design, 100 Thomas Street, Usher's Quay, Dublin 8, D08 K521.

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: Enabling works including (1) removal of collapsed timbers, (2) vegetation and rubble clearance and (3) consolidation of masonry (including temporary flaunching of wall tops.

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**Area** Area 2 - South Central  
**Application Number** 0011/24  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 02/02/2024  
**Applicant** Jason Rooney  
**Location** 27, Lough Conn Avenue, Dublin 10. D10 RT99.  
**Additional Information**  
**Proposal:** SHEC: 2 bed gome with study.

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**Area** Area 2 - South Central  
**Application Number** 3067/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/01/2024  
**Applicant** Jim & Audrey Kelly  
**Location** Clonbur House, Martins Row, Chapelizod, Dublin 8, D20 T938

**Additional Information**

**Proposal:** PROTECTED STRUCTURE :The development will consist of the construction of a new two storey house on the existing tennis court including a new first floor terrace with screening, repair and re-alignment of the existing swept entrance walls and ancillary site works.

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**Area** Area 2 - South Central  
**Application Number** 4854/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/01/2024  
**Applicant** Liam Farrell  
**Location** 4, Inns Court, Winetavern Street, Dublin 8

**Additional Information**

**Proposal:** PERMISSION The development will consist of the following: (i) change of use of the existing property from office to guesthouse accommodation use, providing for a total of 8 no. rooms comprising 4 no. single-rooms each with shared W/C, 2 no. double rooms each with private W/C and 2 no. triple rooms each with private W/C; (ii) demolition of existing internal walls and provision of new partition walls and internal doors where required at ground, first, second and third floor levels; (iii) provision of lounge and breakfast area with associated kitchen, staff room/reception area with staff W/C and 2 no. staff/guest W/C all at ground floor level; (iv) demolition of brick recessed opening to the front at third-floor level and replacement with new window opening with finish to match that as existing; (v) alterations to rear opes at ground floor level inclusive of the removal of existing garage door and provision of 2 no. new opes to facilitate access to bin store provided at ground floor level from St. Michael's Close, and fenestration to bedroom 1, with external wall finishes to match that as existing along St. Michael's Close; (vi) alterations to rear opes at first floor level including the removal of glazed screen and door and replacement with new

insulated external wall and external access door to provide a terrace at the western elevation for bedroom no. 4; (vii) alterations to rear opes at second floor level including the removal of 2 no. existing opes and provision of 1 no. ope to provide fenestration with finishes to match that as existing; (viii) removal of steps and guarding at first floor rear terrace and replacement with pedestal paving and glass barrier all along St. Michael's Close; (ix) alterations to northern elevation within existing courtyard inclusive of replacement of existing windows at first and second floor level with insulated masonry rendered to match existing and replacement of existing windows at first, second and third floor level with 60-minute fire rated windows; and (x) all ancillary works, inclusive of planting, to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4886/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	30/01/2024
<b>Applicant</b>	The Board of Management of St. Ultan's Primary School,
<b>Location</b>	St. Ultan's Primary School, St. Ultan's Campus, Cherry Orchard Ave, Dublin 10

**Additional Information**

**Proposal:** Permission for the construction of a two- storey classroom building for additional crèche facilities and all associated site development works to the east elevation at the south corner of St. Ultan's Campus.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4889/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	John Cassidy & Elena Sannikova Cassidy
<b>Location</b>	513, South Circular Road, Dublin 8

**Additional Information**

**Proposal:** Planning Permission is sought for alterations/extensions to the existing three-storey semi-detached house comprising demolition of the rear ground floor return walls and rear garage, and construction of a new single-storey and two-storey extension to the rear, including 3 no. new roof-lights plus two no. new dormer windows to the existing attic stairs and existing attic room on the rear roof slope, 1 no. new velux rooflight to the front facing slope plus associated internal alterations and site development including upgrade of existing vehicular access to the laneway.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4894/23
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Forbes Property Investments Limited
<b>Location</b>	8, Spitalfields, The Coombe , Dublin 8

**Additional Information**

**Proposal:** RETENTION & PERMISSION: a) The development works to be retained consist of a single storey flat roof extension to the rear, roof terrace at first floor level and all associated

alterations, site works and ancillary works b) Permission for a new 2 metre high timber privacy screen at first floor level to replace the existing timber balustrade surround to the roof terrace.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1067/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	31/01/2024
<b>Applicant</b>	Jason Rooney
<b>Location</b>	Site to the side of 27, Lough Conn Avenue, Dublin 10, D10 RT99

**Additional Information**

**Proposal:** Permission is sought for the construction of a new dwelling to the side of No. 27 Lough Conn Avenue, Dublin 10, D10 RT99 by Jason Rooney. The proposed development includes the following principal elements: 1. Construction of a new detached two-storey, 2-bedroom dwelling with a study (104.0 m<sup>2</sup>). 2. Subdivision of the existing site (428.0 m<sup>2</sup>) into two separate individual sites. 3. Provision for a separate pedestrian gate and a new 3.5m wide vehicular entrance with two parking spaces to serve the new dwelling. 4. New boundary treatment for the existing dwelling. 5. Connecting all of the above to existing services, along with associated ancillary site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1085/24
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Jreugor Investments Limited
<b>Location</b>	55 Park West Industrial Park, Dublin 12, D12 X9F9

**Additional Information**

**Proposal:** RETENTION: retention of the existing office space at second floor level resulting in an overall office floorspace increase of 125 sqm approximately, Creation of 2no. openings to the south elevation and associated site development works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB2068/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/02/2024
<b>Applicant</b>	Jonathan Caffrey
<b>Location</b>	71, Clarence Mangan Road, The Tenters, Dublin 8

**Additional Information**

**Proposal:** The development will consist of the demolition of the garage (16sqm) and existing single-storey rear extension (9sqm) and the construction of a new single-storey extension (20sqm) to the side and rear and associated site works; modifications to the front and side elevation to accommodate a new first floor bathroom and the installation of external wall insulation.

## Area 2 Appeals Notified

None

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## Area 2 Appeals Decided

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3950/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	01/02/2024
<b>Applicant</b>	Turvey Manor Ltd
<b>Location</b>	39-40 Bridgefoot Street, Dublin 8, D08 T6F7

### **Additional Information**

**Proposal:** Planning permission for the proposed development involves the following: the demolition of the existing derelict sheds and construction of part 7 and part 8 storey mixed use retail and residential development consisting of 2 no. retail units and 44 no. apartments comprising of 22 no. one-bed, 19 no. two-bed and 3 no. three-bed units, all with associated private open space, communal open space, landscaping, bike storage, bin storage, retail storage and the necessary site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4458/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	01/02/2024
<b>Applicant</b>	Joinville Limited
<b>Location</b>	Hollybrook House, 55 Naas Road, Dublin 12

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist of amendments to the permitted development as granted under Reg. Ref. 4018/18 to include the following; a. replacement of permitted Block A, a 3 storey apartment building (1159sqm) containing 6no. 3-bed single storey apartments and 6 no. 2-bed single storey apartments (12no. in total) with a new 3 and part 4 storey apartment building (1573.75sqm) containing 8no. 2-bed single storey apartments, 3no. 2-bed (3-person) single storey apartments, 5no. 1-bed single storey apartments and 3no. studio single storey apartments, bin and bicycle storage (19 in total an increase of 7 units). All associated site development and landscape works, 9 no. car parking spaces within landscaped courtyard, provisions of new soft and hard landscaped areas, bicycle parking and all other associated and ancillary works. Demolition of existing shed structure to rear of site as permitted under Reg. Ref. 4018/18. There are no works proposed to the protected structure arising from this application.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4610/22
<b>Appeal Decision</b>	GRANT PERMISSION



**Appeal Decision Date**

31/01/2024

**Applicant**

HPREF HSQ Investments Ltd.

**Location**

Heuston South Quarter which is bounded by St. John's Road West (to the north), Military Road (to the east) and the Royal Hospital Kilmainham (Protected Structure) (to the west and south), Kilmainham, Dublin

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### **Additional Information**

**Proposal:** The proposed development will provide a mixed use commercial development comprising of a hotel (238 no. bedrooms) and an office block delivering a cumulative Gross Floor Area (GFA) of 32,602 sq.m, inclusive of basement area. The proposed development consists of:

- Site clearance and localised demolitions to remove part of the podium and Basement Level-1 reinforced concrete slabs at the interface of the proposed hotel and office blocks, together with the incorporation of part of the existing basement level structure extending to approximately 4,228 sq.m (GFA).
- The proposed basement will be integrated within the existing basement levels serving the wider HSQ development and will be accessed from the existing vehicular ramped accesses/egresses onto/off St. John's Road West and Military Road to the north and east, respectively. The proposed basement area is split into two areas to provide a dedicated Hotel Basement area of approximately 2,132 sq.m (GFA) and an Office basement area of 2,096 sq.m (GFA)
- The construction of a 5-storey hotel (over lower ground and basement levels) to provide 238 no. bedrooms. At basement level provision is made for 24 no. car parking spaces; 2 no. motorcycle spaces together with plant and storage rooms. A waste storage area with dedicated loading bay/ staging area is provided along with dedicated set-down area for deliveries. A dual-purpose service bay is also provided at basement level with modifications to existing line markings to the basement parking area to accommodate the development. At Lower Ground floor level provision is made for 14 no. Bedrooms; Conference Room; Kitchen and Staff facilities and Changing Rooms/ WCs plus ancillary Gym. This floor is arranged around an internal courtyard space. Provision is made at Podium level for 19 no. Bedrooms; Dining Area and Foyer with entrance at the South-Eastern corner of the building onto a new laneway separating the proposed hotel and office building. Provision is made at the south-western corner at podium level for an ESB sub-station/switch room and 15 no Sheffield type bicycle stands are provided for the hotel and the retail/cafe unit, providing storage space for 30 no. bicycles. A total of 205 no. bedrooms are provided at the upper levels (above podium level). The top floor of the hotel (4th floor) has a splayed setback to provide a west facing roof terrace. An ancillary hotel bar (118 sq.m) opens onto this roof terrace.
- The construction of a 12-storey (over lower ground and basement levels) office building to the east of the proposed hotel building to provide 19,474 sq.m of office floorspace (GFA) from lower ground floor level and above. Provision is made at basement level for 30 no. car parking spaces; 2 motorcycle spaces and 120 no. bicycle storage spaces together with plant and storage rooms. Provision is made for a further 196 no. bicycle storage spaces at Lower Ground floor level plus changing rooms (including showers). At podium level 2 no. ESB sub-stations and switch rooms are proposed. The foyer and entrance is provided at the southern end of the building at Podium level along with a Retail/Cafe unit of 208 sq.m at the South-Western corner of the building. The building is setback at 4th floor level to provide a west facing roof terrace. Splayed setbacks to the southern and eastern elevations at the 11th floor level forms a roof terrace that wraps around the South-Eastern corner of the building. Plant is provided at rooftop level that is enclosed by curved louvred screens and PV panels.
- Works proposed along the St John's Road West frontage include the omission of the existing left-turn filter lane to the vehicular ramped access to the HSQ development and re-configuration of the pedestrian crossing at the existing junction together with the re-configuartion of the existing pedestrian crossing over the westbound lanes of St. John's Road West leading to an existing pedestrian refuge island and re-alignment of the existing footpath along the site frontage onto St. John's Road West to tie into the reconfigured junction arrangement.
- Drainage works proposed include the provision of 2 no. below basement

surface water attenuation tanks with duty/stand-by arrangement pump sumps and associated valve chambers, and 2 no. below basement foul pump sumps with duty/stand-by arrangement and 24hr emergency storage and associated valve chambers. New foul drainage and stormwater drainage connections are proposed to existing foul and storm sewers in St. John's Road West with associated site works. -Hard and soft landscaping works are proposed at lower ground level along St John's Road West and at podium level to provide for the extension and completion of the public plaza to the south of the proposed Office Block and the provision of a new pedestrian laneway connecting St John's Road West with the public plaza at podium level. The application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

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