



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(12/02/2024-16/02/2024)

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)**

(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>	3174/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Port Company
<b>Location</b>	A site located north of Berth 50, Alexandra Road, Dublin Port, Dublin 1
<b>Registration Date</b>	12/02/2024

**Additional Information**

**Proposal:** The development will consist of :partial demolition of an electrical substation building to include an ESB room the north-east of the overall existing building which contains an electrical substation (10kV) together with the removal of associated raised access, steps and railings (total demolition of area c.32 sq.m) and reinstatement works; Installation of a new package substation (10kV) (c.6.2 sq.m and c. 2.8 in height) separate and to the north of existing substation building on an elevated platform (c. 30 sq.m and c. 1m in height); installation of new sheet piles on the landside to mitigate wash-out of sediment through the existing rock armour; adjustments to the existing surface parking layout; removal, relocation and replacement of a portion of existing fencing and gates (2.7m high); provision of 2 no. portable storage containers to support tugboats operations; site clearance, resurfacing, line marking, service trench excavation for electrical and communication duct installation, sub-surface remedial work and all associated site development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3178/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Central Line Consulting Ltd.
<b>Location</b>	50 & 52, Clonliffe Road, Dublin 3, D03AK63 & D03EP64
<b>Registration Date</b>	12/02/2024

**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 northwest elevation. The proposed northeast and northwest elevation are also changed to brick by Central Line Consulting Ltd at (rear of) 50 & 52, Clonliffe Road, Dublin 3, D03 AK63 & DO3 EP64.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3184/24
<b>Application Type</b>	Permission
<b>Applicant</b>	William Donnelly
<b>Location</b>	21 Saint Patrick's Road, Drumcondra, Dublin 9 , D09RT44
<b>Registration Date</b>	13/02/2024

**Additional Information**

**Proposal:** Permission for the two storey 1 bedroom infill residential development bounding onto St.

Annes Road to be placed at the Northeast Corner of the site to the rear of the existing house; partial demolition of rear return of dwelling and demolition of the permitted 1 bed apartment unit with flat roof of poor quality with all associated works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3191/24
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Board of Management of St Dominic's College
<b>Location</b>	St. Dominic's College, Ratoath Road, Dublin 7, D07NX47
<b>Registration Date</b>	13/02/2024
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION: Retention and Completion of a New Ball Catch system to include 10 no. 15m high netting poles to previously granted GAA Pitch reference 3528/23.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3197/24
<b>Application Type</b>	Permission
<b>Applicant</b>	The Trustees (Ned Quinn & JJ Carroll), for and behalf of the GAA
<b>Location</b>	Hill End of Croke Park, St. Joseph's Avenue, Dublin 3
<b>Registration Date</b>	14/02/2024
<b>Additional Information</b>	
<b>Proposal:</b>	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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3216/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Health Service Executive (HSE)
<b>Location</b>	The Earl Building, Earl Street North and Earl Place, Dublin 1, D01T6W2
<b>Registration Date</b>	16/02/2024
<b>Additional Information</b>	
<b>Proposal:</b>	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

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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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3218/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Keith Lowe and Paul Newman
<b>Location</b>	138/139 Phibsborough Road and Devery's Lane, Dublin 7, D07 PK88
<b>Registration Date</b>	16/02/2024

**Additional Information**

**Proposal:** Permission for the demolition of the existing single storey building with the construction of a 3-storey building (Block A) comprising of ground floor use as retail/estate agent with associated signage. 2No. 1 bed apartments to the first floor with balconies and 1No. 3 bed apartment to the second floor with balcony. Widening Devery's Lane with the provision of footpaths, 1No. disabled parking space, turning area and street lighting. Construction of a detached 3 storey residential apartment building (Block B) comprising of 5No. 1 bed apartments with external terraces to the ground floor and 5No. 3 bed duplexes to the first and second floors with balconies at first floor. Provision of a standalone bin store with plant room, bicycle store all with associated landscaping and all associated site development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4114/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	4 Kings Amusement Ltd.
<b>Location</b>	55/56 Talbot Street, Dublin 1
<b>Registration Date</b>	12/02/2024
<b>Additional Information</b>	Additional Information Received

**Proposal:** RETENTION PERMISSION : the development will consist of retention of (a) the provision of an ATM on the front fascia of 56 Talbot Street; (b) change of use from retail to cafe including the provision of street furniture (tables and chairs and associated screening for an outdoor seating area) at 55 Talbot Street; (c) the provision of an awning over the front entrance of the ground floor commercial units and all associated site works at 55 & 56 Talbot Street, Dublin 1.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ4463/23
<b>Application Type</b>	Permission
<b>Applicant</b>	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 8
<b>Location</b>	Rear of Northbank House, Sheriff Street Upper & Castleforbes Road, North Lotts, Dublin 1
<b>Registration Date</b>	13/02/2024

**Additional Information**

**Proposal:** Permission at this site (c. 0.017 ha). The site is otherwise generally bounded by Northbank House to the north and east, and Alexandra Terrace to the south and west. The proposed development consists of landscape enhancements at the rear of the existing Northbank House building including the provision of raised planters with associated planting, new boundary

treatment and adjustment of access to rear of Northbank House onto Alexandra Terrace to integrate with the permitted Coopers Cross Commercial scheme (DCC Reg. Ref. DSDZ4087/19, as amended) and Residential scheme (DCC Reg. Ref. DSDZ2186/20, as amended) and all associated and ancillary site development works. No material change is proposed to the overall height, the facades or internal configuration of the existing / permitted Northbank House as part of this planning application. This application relates to a proposed development within the North Lots & 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>Applicant</b>	Dorset Propco Limited
<b>Location</b>	Dublin One Hotel, 493-511 North Circular Road, Dublin 1, D01 A2Y5
<b>Registration Date</b>	13/02/2024

**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>Applicant</b>	Mairead Baker & Gary Shields
<b>Location</b>	3A, Saint George's Avenue, Drumcondra, Dublin 3, D03 RH36
<b>Registration Date</b>	13/02/2024

**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>	WEB1158/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Caroline Murray
<b>Location</b>	35, Saint Columba's Road Upper, Dublin 9, D09 E8E2
<b>Registration Date</b>	15/02/2024

**Additional Information**

**Proposal:** Erection of 1 No single storey 2 bedroom semi detached dwelling house (75.5m2 gross area), & associated site works, to include demolition of existing single storey 'lean to' store (8.4m2 gross area) on site (110m2 0.011ha site area) in existing rear garden.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1166/24
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited

**Location** On the public footpath outside the Telus Building on East Wall Road, near the junction with Sheriff Street, Dublin 1

**Registration Date** 16/02/2024

**Additional Information**

**Proposal:** To apply for planning permission for the installation of a double sided digital Metropole advertising display and associated works and services on the public footpath outside the 'Telus' Building on East Wall Road, near the junction with Sheriff Street, Dublin 1. The proposed structure has an overall height of 5.45m. The display case has a width of 3.32m, a height of 2.65m and a depth of 0.4m and is mounted on an offset leg.

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**Area 3**  
**DOMESTIC**

**Area** Area 3 - Central

**Application Number** 3173/24

**Application Type** Permission

**Applicant** Michael Kinsella

**Location** 30 Iona Road, Dublin 9, D09 V8F2

**Registration Date** 12/02/2024

**Additional Information**

**Proposal:** The development will consist of the removal of two velux roof lights to the existing main attic roof and the construction of a new dormer window extension to the same rear roof.

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**Area** Area 3 - Central

**Application Number** 3179/24

**Application Type** Permission

**Applicant** Gerald O Halloran

**Location** 55 Annamoe Drive, Cabra, Dublin 7

**Registration Date** 12/02/2024

**Additional Information**

**Proposal:** RETENTION: For a first floor extension to rear of existing house, Retention for Dormer lighwell to first floor bathroom of existing house, Retention for extended vehicle access along with associated ancillary works.

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**Area** Area 3 - Central

**Application Number** 3181/24

**Application Type** Permission

**Applicant** Suzanne & Maurice Moore

**Location** 40 Kinvara Road, Navan Road, Dublin 7, D07 AY75

**Registration Date** 12/02/2024

**Additional Information**

**Proposal:** PERMISSION for proposed single story extension at ground floor to rear and all associated site works.

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**Area** Area 3 - Central

**Application Number** 3203/24

<b>Application Type</b>	Permission
<b>Applicant</b>	Ruth Kelly
<b>Location</b>	30 Clonliffe Gardens, Drumcondra, Dublin 3
<b>Registration Date</b>	14/02/2024

**Additional Information**

**Proposal:** Permission for vehicular access to form new opening in existing railings and new gates to allow for vehicular entrance driveway for off street parking.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3214/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Grainne Carberry and Shane Conroy
<b>Location</b>	13 Stella Avenue, Glasnevin, Dublin 9, D09E168
<b>Registration Date</b>	15/02/2024

**Additional Information**

**Proposal:** For new vehicular entrance to off street car parking to front garden and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3215/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Antoine and Eimear Besse
<b>Location</b>	15 Stella Avenue, Glasnevin, Dublin 9, D09T850
<b>Registration Date</b>	15/02/2024

**Additional Information**

**Proposal:** For new vehicular entrance to off street car parking to front garden and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3220/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Derek Lynch
<b>Location</b>	5 Villa Park Road, Navan Road, Dublin 7, D07 ECIW
<b>Registration Date</b>	16/02/2024

**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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1137/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Justin Guerin
<b>Location</b>	325, Navan Road, Dublin 7
<b>Registration Date</b>	12/02/2024

**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** WEB1144/24  
**Application Type** Permission  
**Applicant** Paul & Niamh O'Sullivan  
**Location** 2, Cremore Park, Glasnevin, Dublin 11  
**Registration Date** 13/02/2024

**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  
**Applicant** Senan Delargy  
**Location** 27, Connaught Parade, Phibsborough, Dublin 7  
**Registration Date** 14/02/2024

**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; 1 no. 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** WEB1152/24  
**Application Type** Permission  
**Applicant** Ioan Bologa  
**Location** 53, Dowth Avenue, Cabra East, Dublin 7, D07 W5P9  
**Registration Date** 14/02/2024

**Additional Information**

**Proposal:** Two-storey extension to the rear. Attic conversion for storage with dormer to the rear.

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**Area** Area 3 - Central  
**Application Number** WEB1156/24  
**Application Type** Permission  
**Applicant** Justin Guerin  
**Location** 325, Navan Road, Dublin 7, D07 V8X9  
**Registration Date** 14/02/2024

### 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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1167/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Catherine & Patrick Carr
<b>Location</b>	69, Russell Avenue East, East Wall, Dublin 3, D03 XY97
<b>Registration Date</b>	16/02/2024

### 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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2051/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Blanaid and Stephen Flanagan
<b>Location</b>	160 New Cabra Road, Cabra, Dublin 7, D07 EF84
<b>Registration Date</b>	15/02/2024

**Additional Information** Additional Information Received

**Proposal:** Proposed change of use from commercial to residential of existing (vacant) single storey garage structure with mezzanine floor (formally road haulage store) attached to and ancillary to the side of existing two storey semi-detached dwelling house to incorporate the following modifications: a) Proposed demolition of existing metal barrel roof down to the top of external wall level, internal mezzanine floor and flat roofs (to front and rear) and partial demolition of external walls to rear side, b) Provision of new flat roof over (with roof lights, solar panels and canopy to rear side), c) Proposed single storey extensions to front and rear side to include provision of new entrance courtyard at ground level to front, d) Proposed elevational alterations, boundary wall treatments, interior alterations and associated site development works all to provide for additional living accommodation with 2 no. bedrooms. The proposed residential use shall be ancillary to the main dwelling house. 2. Replacement of existing flat roof with proposed new hipped roof over first floor extension to the side of main dwelling house to include removal of chimney stack to rear.

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## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0014/24
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	12/02/2024
<b>Applicant</b>	Grangelough Limited

**Location** Rear of 258, North Circular Road, Dublin 7

**Additional Information**

**Proposal:** SHEC: Demolition of non-original shed and construction of a mews dwelling containing 2 no. units (1 no. two-bedroom).

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**Area** Area 3 - Central

**Application Number** 0019/24

**Application Type** Social Housing Exemption Certificate

**Decision** Grant Social Housing Exemption Cert

**Decision Date** 14/02/2024

**Applicant** Pat Rooney (JR)

**Location** 1- 2, Saint Joseph's Avenue, Drumcondra, Dublin 9.  
D09YV00 & D09EK46

**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.

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**Area** Area 3 - Central

**Application Number** 0030/24

**Application Type** Social Housing Exemption Certificate

**Decision** Grant Social Housing Exemption Cert

**Decision Date** 15/02/2024

**Applicant** Trinity Propserv Ltd

**Location** Rear of 1 Prussia Street, off Fingall Place, Dublin 7

**Additional Information**

**Proposal:** SHEC: Proposal for a total of 6 apartment units, located at ground, first, second and third floors in a 4 storey apartment block which contains: 1 No. Studio, 4 no 1 bedroom apartments and 1 no.2 bedroom duplex all with their own private balcony/terrace, new pedestrian site entrance, external bike and covered bin storage areas and all associated site development works.

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**Area** Area 3 - Central

**Application Number** 3153/24

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 13/02/2024

**Applicant** The Office of Public Works

**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 external modifications will include two glazed screen access doors

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and upgrade works to the existing glazed facade, and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3165/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/02/2024
<b>Applicant</b>	Sally Keane
<b>Location</b>	1 Kempton View, Navan Road, Dublin 7, D07X8X2
<b>Additional Information</b>	

**Proposal:** Planning permission is sought for 2 storey extension to front, side and rear of existing house, relocation of front door and internal modifications, proposed side access gate to boundary wall, and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3173/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/02/2024
<b>Applicant</b>	Michael Kinsella
<b>Location</b>	30 Iona Road, Dublin 9, D09 V8F2
<b>Additional Information</b>	

**Proposal:** The development will consist of the removal of two velux roof lights to the existing main attic roof and the construction of a new dormer window extension to the same rear roof.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4599/23
<b>Application Type</b>	LAW
<b>Decision</b>	City Council - Approved
<b>Decision Date</b>	12/02/2024
<b>Applicant</b>	Dublin City Council - Culture Recreation & Economic Services
<b>Department</b>	
<b>Location</b>	Dalymount Park, Phibsborough, Dublin 7
<b>Additional Information</b>	

**Proposal:** LAW: PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) - PART 8 Applicant: Dublin City Council - Culture Recreation & Economic Services Department, Floor 4, 3 Palace Street, Dublin 2. Location: Dalymount Park, Phibsborough, Dublin 7 Proposal: Pursuant to the requirements of the above, notice is hereby given of the redevelopment of Dalymount Park, Phibsborough, Dublin 7. A small part of the site (146 sq.m) is located in an Architectural Conservation Area, and limited works are proposed to this area. The proposed development will consist of: I. The demolition of the existing stadium and structures located on the site; II. The development of a new c.8,034 capacity stadium with provision for c. 6,240 seats and c.1,794 standing and new modern floodlighting and associated facilities; III. Reorientation of the pitch to a North/South Axis (105m x 68m) and installation of a new sand-based grass pitch; IV. A basement area (622 sq.m) to facilitate competition area changing rooms and facilities; V. The provision of modern match-day facilities for teams and officials; VI. Club offices & a merchandise shop for the anchor tenants Bohemian FC;

VII. The provision of a stadium bar/function room and concession areas within the stadium; VIII. The provision of 12'car parking spaces and 50 bicycle spaces within the site; IX. A community facility with an area of 585sq.m over two floors to include a multi-functional community room and a community gym; X. The provision of a public thoroughfare along the eastern boundary connecting North Circular Road and Connaught Street to include various eateries and a new public plaza; and XI. All associated plant, substation, waste storage, landscaping, boundary treatment, lighting and all ancillary site works to facilitate the proposed development. 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 06/10/2023, 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 and Phibsborough Library, Blacquiere Bridge, Off North Circular Road, Phibsborough, D07 VX54. 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 17/11/2023. Submissions may be made online on Citizen Space.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4947/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/02/2024
<b>Applicant</b>	Dabrena Properties Ltd, James Beggan, Carl Bone & Susanna Quinn
<b>Location</b>	12 - 16A, Wellington Street Lower, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION: The development will consist of the demolition of the existing 2no. car repair garages; The construction of a new development consisting of 39 No. Apartments comprising 24 No. 1 bed apartments and 15 No.2 bed apartments across the ground to the fifth floor, with associated communal amenity space at Ground level. All with associated site works, drainage, bin/bike storage, landscaping and signage.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4957/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/02/2024
<b>Applicant</b>	Malcom Drake
<b>Location</b>	59 Parnell Square West, Dublin 1, DO1C2C8
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: PERMISSION & RETENTION:The development will consist/consists of works to a Protected Structure as follows: Retention Permission is sought for the insertion of a new floor structure and floorboards which replaced the existing fire damaged floor structures and associated floorboards. Permission is sought for the following works: Repair and restoration of 6no. historic sash windows to east (Parnell Square) elevation and replacement of

15no. casement windows to south (Parnell Street) Elevation; Repair of cracks to east and south elevations and repointing of historic east facade to Parnell Square in traditional wiggled detail; Repair of historic roof structure and re-slating to traditional detail using maximum possible original slates; Replacement of 3no. Existing rooflights and installation of 2 no. new rooflights - all to be 'conservation' type rooflights; Interior refurbishment to include conservation and restoration of all original features within the central stairwell, installation of breathable dry-lining to external walls, installation of new ceilings to rooms at first, second and third floor, installation of new internal doors, architraves and skirting boards as required; Proposed bathroom/wardrobe pods to be inserted in each bedroom and a kitchen pod in the kitchen/dining/living area; Proposed restoration of existing fireplaces; All associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4959/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/02/2024
<b>Applicant</b>	Dublin Zoo
<b>Location</b>	Dublin Zoo, Phoenix Park, Dublin 8, D08AC98

**Additional Information**

**Proposal:** Construction of a new Restaurant Building, single storey with part sub floor area with a total floor area of 1218 m2, incorporating a flat roof at a height of 5.8m and a plaza entrance at a height of 7.7m above ground level and local featured photo voltaic panels. The project includes an attached Aviary of 860 m2 with open viewing mesh on a steel structure at a height of 9m and external eating area, requiring the removal of a number of selected trees and addition of supplementary landscaping incorporating a play area. Associated drainage and ancillary works are also included.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4966/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/02/2024
<b>Applicant</b>	Gary and Emma Fitzgerald
<b>Location</b>	5 Cherrymount Park, Phibsborough, Dublin 7, D07 RH64

**Additional Information**

**Proposal:** For conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs , 3no. roof windows to the front and flat roof dormer to the rear.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4967/23
<b>Application Type</b>	Retention Permission
<b>Decision</b>	SPLIT DECISION(RETENTION PERMISSION)
<b>Decision Date</b>	15/02/2024
<b>Applicant</b>	Lihua Yang
<b>Location</b>	418 North Circular Road, Dublin 7, D07 A2E4

**Additional Information**

**Proposal:** RETENTION: The development consists of 1) Retention Permission for Pantry Room

(7.6 sqm) at rear of the house, 2) Retention permission for Refurbish the existing store and 'change of use' the store to 2 Bedrooms (24sqm) and associated works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4970/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/02/2024
<b>Applicant</b>	Six Rent a Car
<b>Location</b>	6th Floor, Q Park, The Spire, Marlborough Street, Dublin 1, D01W207

**Additional Information**

**Proposal:** Permission for the following development on the sixth floor, Q Park, The Spire, Marlborough Street, Dublin 1. D01-W207. The development consists of a): Single storey car rental kiosk (42.00 sq.mts); comprising: public office, staff canteen and storage area; with covered link walkway from the elevator shaft to the kiosk. b) Re-designation of 80 car spaces, and all ancillary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4979/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/02/2024
<b>Applicant</b>	Donal Dennehy
<b>Location</b>	64 Walsh Road, Drumcondra, Dublin 9, D09 P8N7

**Additional Information**

**Proposal:** Permission is sought for the demolition of the existing rear extension and the construction of a new two storey extension to the rear & side, the addition of a small front entrance proch, enclosed shed along with a new vehicular entrance to the existing end of terrace house at 64 Walsh Road, Dublin 9, D09 P8N7.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ4963/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/02/2024
<b>Applicant</b>	Hakuba Limited
<b>Location</b>	Point Village District Centre and Point Square, East Wall Road, and Sherriff Street Upper, Dublin 1.

**Additional Information**

**Proposal:** The proposed development relates to: 1) Permission for the change of use of Unit 6 (c. 109 sq.m) from permitted retail/ café use to office use to provide for a new office entrance lobby for commercial offices above; 2) The removal of the existing Conference Centre Entrance, glass canopy, access control pedestal, signage, and small totem, on East Wall Road. 3) The replacement of the revolving door at the existing office entrance on East Wall Road with a double glazed door, and the removal of an access control pedestal and small totem; 4) Removal of vacant substation and switch rooms, and existing recessed glazed and metal louvre clad façade, on East Wall Road, to be replaced with a new glazed façade in line with the existing external columns,

resulting in an increase in floor area of 38. sq.m. 5) Internal layout reconfiguration at Unit 6, existing Conference Centre entrance/exit, existing Office Entrance and Reception, and vacant substation and switch rooms, on East Wall Road, and redirection of fire and escape routes, all resulting in a new office lobby entrance and reception (including storage area) of 520 sq.m accessed from Point Square, to serve the commercial offices above; 6) The replacement of the existing office entrance on East Wall Road, with the construction of a new office entrance including a revolving door and overhead canopy and associated signage (c. 4.5 m in height) and access control pedestal, at Point Square; 7) The relocation of street furniture and 18 no. bicycle parking spaces from the front of the existing entrance at Unit 6 to within Point Square, and removal of two small existing trees; 8) All associated development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1113/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/02/2024
<b>Applicant</b>	Ciaran Brennan
<b>Location</b>	14, Saint Ita's Road, Botanic Avenue, Dublin 9, D09 E5X7

**Additional Information**

**Proposal:** The development will consist of Removing existing boundary hedge to front garden of house, Demolishing existing boundary railings and pedestrian gate to front garden of house, Removing existing turf in front garden of house and replacing with gravel driveway to provide new vehicular entrance for one car.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1123/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	13/02/2024
<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>	WEB1137/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/02/2024
<b>Applicant</b>	Justin Guerin
<b>Location</b>	325, Navan Road, Dublin 7

**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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1585/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/02/2024
<b>Applicant</b>	Jamal Aden Ali
<b>Location</b>	16, Frederick Street North, Dublin 1 D01 P8N2
<b>Additional Information</b>	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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2101/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/02/2024
<b>Applicant</b>	Joy Hogan-Boulger
<b>Location</b>	29 Clare Road, Drumcondra, Dublin 9, D09 P7W1
<b>Additional Information</b>	

**Proposal:** Planning Permission, at 29 Clare Road, Drumcondra, Dublin 9, D09 P7W1, for a two storey extension to the rear and side of the existing semi-detached dwelling, comprising of additional living space to the ground floor with a new bedroom and en suite to the first floor. It is proposed to adapt the existing hipped roof of the dwelling to form a traditional gable end in order to increase the available South/West facing profile in order to accommodate the future installation of solar panels. The works will involve the relocation of the existing staircase and the provision of a sub-25 sqm garden room to the rear containing a shed, hobby room and WC (which falls under exempt development) together with all associated and necessary internal alterations, modifications and site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2109/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	16/02/2024
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	Located outside The Hampton by Hilton on the public footpath at the junction between Greek Street an

**Additional Information**  
**Proposal:** the replacement of a double-sided Metropanel with single-sided digital Metropanel advertising display with a vinyl back (containing public advertising), including all associated site works and services. The proposed structure has an overall height of 2.882m, a depth of 0.255m and a width of 1.438m. The site is located outside 'the Hampton by Hilton' on the public footpath at the junction between Greek Street and Chancery Place, Dublin 7.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2112/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/02/2024
<b>Applicant</b>	Johnny Drake
<b>Location</b>	8, New Wapping Street, Dublin 1

**Additional Information**

**Proposal:** 8 NEW WAPPING STREET DUBLIN 1, D01 F8W8, (A mid Terrace dwelling)1. New attic level conversion and dormer extension to rear of dwelling.2. Alterations and reconfiguration of existing single storey kitchen and bathroom area to rear dwelling. 3. Alterations to rear elevations of existing dwelling. 4. Also to include all associated windows, landscaping, drainage and all associated site works necessary to facilitate the development.

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**Area 3**

**Appeals Notified**

**None**

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**Area 3**

**Appeals Decided**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3283/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	15/02/2024
<b>Applicant</b>	EWD3 Developments Ltd
<b>Location</b>	Existing commercial premises at Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road and Blythe Avenue)

**Additional Information**

Additional Information Received

**Proposal:** The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (1 no. studio, 7 no. 1-bed/2-person apartments, 1x 2-bed/3-person apartment and 4 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, a separate access to Unit 4 from Blythe Avenue, associated internal refuse and storage for 34 no. bikes at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

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## 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”

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## 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.





# Dublin City Council

## SECTION 5 EXEMPTIONS

07/24

(12/02/2024-16/02/2024)

## WEEKLY PLANNING LISTS

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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.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0047/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	ComReg (Commission for Communications Regulation)
<b>Location</b>	Met Eireann Building, Glasnevin, Dublin 9
<b>Registration Date</b>	12/02/2024

**Additional Information**

**Proposal:** EXPP: This application is best covered under a section 31 exemption, part k. The purpose of the installation is to enable ComReg (The Commission for Communications Regulation) 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).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0052/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Yeria Limited
<b>Location</b>	11 Glenarm Avenue,, Drumcondra, Dublin 9, D09 X8F1.
<b>Registration Date</b>	16/02/2024

**Additional Information**

**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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