

# **Dublin City Council**

(19/02/2024-23/02/2024)

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.

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

# Area 2 **COMMERCIAL**

Area **Application Number Application Type** Applicant Location **Registration Date** Additional Information Area 2 - South Central 3228/24 Permission Liberty Renaissance Ltd Tailors Hall, 8 Back Lane, Dublin 8, D08 X2A3 19/02/2024

Proposal: PROTECTED STRUCTURE (RPS Ref: 332) : permission for 1. the erection/fixing of wall mounted black cased LED floodlights and associated service cables, affixed to the external fabric of the protected structure facing into the rear yard which bounds High Street, 2. the fixing/erection of wall mounted black security cameras, black speakers and associated services cables affixed to the external fabric of the protected structure facing the rear yard which bounds High Street, 3. the placing of horse box trailer to facilitate the sale of tea/coffee, on the rear yard which bounds High Street, 4. the placing of numerous picnic style table/seating benches in both the front garden bounding Back Lane and in the rear yard bonding High Street, 5. the fixing of a canvas banner type sign to the high level railings adjacent to the rear yard which bonds High Street, 6. the erection/placing of 5 number lamps posts running through the non-original boundary railings at various locations along the party boundary, which bonds High Street, 7. the erection/fixing of a wall mounted black security camera, a black speaker and all associated services cables affixed to the external fabric of the protected structure the rear yard which bounds High Street, 8. the placing/laying of paving slabs on an area between the access ramps located in the front garden which bonds Back Lane, 9. the placing of a half bust statue in the western boundary wall of the front garden which bounds Back Lane, 10. the placing of wall mounted light bulbs and associated services cables and conduits along access rams located in the front garden which bounds Back Lane, 11. the installation of new internal electrical services and alternations to the existing internal electrical services including the provision/connection of a wall mounted TV, security and emergency lighting including all associated cabling, fixtures and fittings, 12. the installation of metal ventilation ducting within the external store and the installation of a wall vent to the external fabric of the protected structure facing into the rear yard which bounds High Street.

Area	Area 2 - South Central
Application Number	3246/24
Application Type	Retention Permission
Applicant	Cesellato Limited T/A Cesellato Cafe
Location	Unit 4a Goldenbridge Industrial Estate, Tyrconnell
	Road, Inchicore, Dublin 8
Registration Date	21/02/2024
Additional Information	
Proposal: RETENTION planni	ng permission for a change of use to the forecourt area to unit 4a

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

Area **Application Number Application Type** Applicant Location **Registration Date** 

Area 2 - South Central WEB1187/24 Permission Stewarts Care Ltd Unit 4, St Laurences Road, Chapelizod, Dublin 20 21/02/2024

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

Area	Area 2 - South Central
Application Number	WEB1197/24
Application Type	Retention Permission
Applicant	Peninsula Suite Holdings Ltd
Location	2-3, Marks Alley West, Dublin 8
Registration Date	23/02/2024
Additional Information	
Proposal: RETENTION: Th	e development seeks retention for a rear e

Proposal: RETENTION: The development seeks retention for a rear extension, consisting of 3 floors above ground level, to include new accommodation stair serving the existing building and all associated site works.

# Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3241/24
Application Type	Permission
Applicant	Susan O'Flanagan
Location	2, Greenville Parade, Dublin 8
Registration Date	20/02/2024
Additional Information	
Proposal: PERMISSION to erect a	first floor flat roof extension to the rear of existing dwelling

including ancillary site works.

Area	Area 2 - South Central
Application Number	3250/24
Application Type	Permission
Applicant	Stephen Murphy & Lisa Krenn
Location	23 Emmet Road, Inchicore, Dublin 8, D08X7RO
Registration Date	21/02/2024
Additional Information	

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

Area	Area 2 - South Central
Application Number	WEB1184/24
Application Type	Permission
Applicant	Robert O'Gorman
Location	17, Balfe Road East, Dublin 12
Registration Date	21/02/2024
Additional Information	
Proposal: The development will consist of a new vehicular entrance to the front, a ground floor	

front extension, an attic conversion to storage with a rear roof dormer, an extension of the detached rear garage to increase floor area to the rear of the garage, and a conversion of the garage to home office and gym.

# Area 2 **Decisions**

Area **Application Number Application Type** Decision **Decision Date** Applicant Location

Area 2 - South Central 0027/24 Social Housing Exemption Certificate Grant Social Housing Exemption Cert 21/02/2024 Fergal McCarthy & Aubrey McCarthy 13-16, Longs Place, Dublin 8

#### Additional Information

**Proposal:** SHEC: The proposed development consists of an additional 2 floors on an existing 3 storey building. Removal of existing roof and new lift shaft. The new 3rd and 4th floor area comprising 2, 2 bed apartments and, 1 bed apartments with ancillary development. Overall height 15.7m and overall area increase of 323.1sq.m.

Area	Area 2 - South Central
Application Number	3225/24
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/02/2024
Applicant	Office of Public Works
Location	Chapelizod Road (R109) and National War Memorial
	Gardens (INWMG) Dublin 8

#### Additional Information

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

Area	Area 2 - South Central
Application Number	3228/24
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/02/2024
Applicant	Liberty Renaissance Ltd
Location	Tailors Hall, 8 Back Lane, Dublin 8, D08 X2A3

Proposal: PROTECTED STRUCTURE (RPS Ref: 332) : permission for 1. the erection/fixing of wall mounted black cased LED floodlights and associated service cables, affixed to the external fabric of the protected structure facing into the rear yard which bounds High Street, 2. the fixing/erection of wall mounted black security cameras, black speakers and associated services cables affixed to the external fabric of the protected structure facing the rear yard which bounds High Street, 3. the placing of horse box trailer to facilitate the sale of tea/coffee, on the rear yard which bounds High Street, 4. the placing of numerous picnic style table/seating benches in both the front garden bounding Back Lane and in the rear yard bonding High Street, 5. the fixing of a canvas banner type sign to the high level railings adjacent to the rear yard which bonds High Street, 6. the erection/placing of 5 number lamps posts running through the non-original boundary railings at various locations along the party boundary, which bonds High Street, 7. the erection/fixing of a wall mounted black security camera, a black speaker and all associated services cables affixed to the external fabric of the protected structure the rear yard which bounds High Street, 8. the placing/laying of paving slabs on an area between the access ramps located in the front garden which bonds Back Lane, 9. the placing of a half bust statue in the western boundary wall of the front garden which bounds Back Lane, 10. the placing of wall mounted light bulbs and associated services cables and conduits along access rams located in the front garden which bounds Back Lane, 11. the installation of new internal electrical services and alternations to the existing internal electrical services including the provision/connection of a wall mounted TV, security and emergency lighting including all associated cabling, fixtures and fittings, 12. the installation of metal ventilation ducting within the external store and the installation of a wall vent to the external fabric of the protected structure facing into the rear yard which bounds High Street.

Area
Application Number
Application Type
Decision
Decision Date
Applicant
Location

Area 2 - South Central 4999/23 Permission GRANT PERMISSION 21/02/2024 Sirius Construction Limited Site to the side garden of, 66, Walkinstown Avenue, DUBLIN 12

#### **Additional Information**

**Proposal**: PERMISSION for development of 1no. 3 bedroom 2 storey (with attic conversion) semidetached dwelling of 104m2 with dormer window to rear and 1no. 1 bed 2 storey (with attic conversion) semi-detached dwelling of 68m2 with Velux window to the front roof pitch, with associated site works, bin stores, bicycle parking and front and rear landscaping.

Area Application Number Application Type Decision Decision Date Area 2 - South Central 5005/23 Permission REFUSE PERMISSION 20/02/2024

Applicant	Mahmut Balkir
Location	Rumi Cafe Bar , 28 Francis Street, Dublin 8 , D08PF61
Additional Information	
Proposal: Planning permission	for the Installation of an awning to front facade facing Francis
Street.	
Area	Area 2 - South Central

Area	Area 2 - South Central
Application Number	5025/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/02/2024
Applicant	Sarah Murray
Location	2 Granite Terrace, Inchicore, Dublin 8, D08 V5DW
Additional Information	

# **Proposal:** PROTECTED STRUCTURE: The development consists of changes to the non-original existing ground floor windows plus the demolition of a non-original detached shed and the construction of a single-storey detached habitable extension ancillary to the use of the house in the rear garden together with associated site works and services.

Area	Area 2 - South Central
Application Number	5050/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	22/02/2024
Applicant	Anne Marie Colgan
Location	9 Convent Lawns, Kylemore Road, Ballyfermot, Dublin 10
Additional Information	

# Additional Information

Proposal: RETENTION: permission is sought for retention of single storey home office/playroom to rear garden and all associated site works.

Area	Area 2 - South Central
Application Number	5059/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/02/2024
Applicant	Kinnua Ltd
Location	THe Headline Bar , Junction of 57 Clanbrassil Street
	Lower & South Circular Road, Dublin 8, D08HC79

# Additional Information

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

Area Application Number Application Type Decision Decision Date Applicant Location Area 2 - South Central 5071/23 Permission REFUSE PERMISSION 23/02/2024 Tom Corcoran The Former Builders Suppliers Yard at the Ranch, Liffey Street South, Inchicore, Dublin 10

#### **Additional Information**

**Proposal**: The development is to consist of the demolition of all existing single storey structures on site and the construction of a four/five-storey apartment block comprising a total of 10 apartments (9 no. two-bedroom and 1 no. three bedroom) with associated areas of balcony and roof terrace and 3 no. three-storey townhouses (2 no. three bedroom and 1 no. two-bedroom) together with associated off-street car parking, landscaping and new boundary treatments.

Area	Area 2 - South Central
Application Number	WEB1184/24
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/02/2024
Applicant	Robert O'Gorman
Location	17, Balfe Road East, Dublin 12
Additional Information	

**Proposal**: The development will consist of a new vehicular entrance to the front, a ground floor front extension, an attic conversion to storage with a rear roof dormer, an extension of the detached rear garage to increase floor area to the rear of the garage, and a conversion of the garage to home office and gym.

Area	Area 2 - South Central	
Application Number	WEB1187/24	
Application Type	Permission	
Decision	APPLICATION DECLARED INVALID	
Decision Date	23/02/2024	
Applicant	Stewarts Care Ltd	
Location	Unit 4, St Laurences Road, Chapelizod, Dublin 20	
Additional Information		
Proposal: Change of Use from Restaurant to unit for Day Care Centre Use and removal of extract		

duct shaft to rear of building

Area	Area
Application Number	WEE
Application Type	Pern
Decision	GRA
Decision Date	22/0
Applicant	Owe
Location	13, 5

area 2 - South Central VEB2129/23 Permission GRANT PERMISSION 2/02/2024 Owen Clarke 3, St. John's Street, Dublin, D08 X8K1

Proposal: Attic Conversion with dormer roof and first floor extension to the rear for extended living

# Area 2 **Appeals Notified**

Area **Application Number Appeal Type** Applicant Location Additional Information Area 2 - South Central 3731/23 Written Evidence Alan Weber Inchicore Terrace South, Dublin 8, D08 R763 Additional Information Received

Proposal: PROTECTED STRUCTURE: (RPS. 3300) works include the demolition of a single storey, light industrial building, located within stone boundary walls, with the part retention of blockwork wall forming the east boundary of the site. Removal too of a roller shutter, support beam and concrete blocks from the north boundary, stone wall. Construction of a 2 storey, semidetached, 5 bedroom house, consisting of a single family dwelling, area 152m2, located within the existing boundary walls. Entrance of the house is via an existing entrance ope, in the north boundary wall, from Inchicore Terrace South. Bicycle parking, bin storage and private open space to be provided within the curtilage. Work also include modifications to the east boundary wall, the maintenance, repair and restoration of the protected stone walls, the extension of the existing drainage system with additional SuDs measures and associated site works.

Area	Area 2 - South Central
Application Number	3912/23
Appeal Type	Written Evidence
Applicant	Sumberry Limited
Location	134, James's Street and the corner of Steeven's Lane,
	Dublin 8, D08 YV6H
Additional Information	Clarification of Add. Information Recd.

#### Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The development will consist of: The redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, and the corner of Steeven's Lane, Dublin 8. D08 YV6H (a protected structure) and construction of an annex building/extension to rear to provide a residential development comprising a total of 15 no. residential units (1 no. studio, 9 no. one-bed units and 5 no. two- bed units) as follows: The proposed development will consist of the carrying out of the following works to a protected structure: (i) internal and external modifications, refurbishment and change of use of the existing protected structure from its current recording/rehearsal use to residential (1 no. studio and 3 no. one-bed units within protected structure; (ii) removal of non-original doors, partitions and features across all floors to accommodate proposed use; (iii) Floor level of lower ground floor level to be lowered to accommodate plant room and apartment stores; (iv) Lobby and entrance door to front elevation to be removed and replaced with new hardwood front door; (v) Non original window to front elevation at ground floor level to be removed and replaced with new window; (vi) Existing 6 no. sash windows to front elevation to be replaced with new one over one, sliding sash timber windows with thin double glazing; (vii) removal of existing render and replacement with lime render to all elevations; (viii) new natural slate roof to replace Asbestos tiles, existing ridge tiles to be retained and reused; and (ix) new painted hardwood fixed window to replace existing nonoriginal/modern door at second floor level to rear elevation/facade. Planning permission is also sought for (x) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of a seven-storey over lower ground floor

annex building/extension connected to existing Protected Structure via link at upper ground floor. The proposed annex/extension provides for 11 no. residential units (6 no. one-bed units and 5 no. two-bed units) each provided with private open space in the form of a balcony or terrace; (xi) bin store at lower ground floor; (xii) 12 no. bicycle spaces at upper ground floor level; and (xiii) site and infrastructural works inclusive of SuDS, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.

# Area 2 Appeals Decided

Area
Application Number
Appeal Decision
Appeal Decision Date
Applicant
Location

Area 2 - South Central 4019/22 REFUSE PERMISSION 20/02/2024 Grobon Ltd Site to the side of 22, Cameron Square, Dublin 8, D08 KVP2

#### **Additional Information**

**Proposal**: The development consists of proposed 3-storey over lower ground mixed use development incorporating: 3-person 2-bedroom apartment at lower ground level; medical suites with a reception area at ground floor level; a 4-person 2-bedroom apartment at first floor level; a 2-person 1-bedroom apartment at second floor level; and all ancillary works including bicycle parking, landscaping, boundary treatments, lighting, foul/surface drainage, refuse storage, and site works necessary to facilitate the development.

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# **Dublin City Council**

# SOCIAL HOUSING EXEMPTION CERTIFICATES

08/24

(19/02/2024-23/02/2024)

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Area	Area 2 - South Central	
Application Number	0057/24	
Application Type	Social Housing Exemption Certificate	
Applicant	Emma Dunne	
Location	162 Brandon Road,, Drimnagh,, Dublin 12.	
Registration Date	20/02/2024	
Additional Information		
Proposal: SHEC: One Two Bedroom House.		



# **Dublin City Council**

# SECTION 5 EXEMPTIONS

# 08/24

(19/02/2024-23/02/2024)

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Area	Area 2 - South Central
Application Number	0058/24
Application Type	Section 5
Applicant	larnrod Eireann
Location	larnrod Eireann, Inchicore Railway Works, Inchicore,
	Dublin 8.
Registration Date	19/02/2024

**Proposal**: EXPP: PROTECTED STRUCTURE: Construction of a prefabricated modular & demountable building within the existing Inchicore Railway Works to house driver training simulator machines that will be supplied by Alstom as part of the DART+ Commuter Fleet Framework Agreement. This facility will be used by the Railway Undertaking (larnród Éireann) Training Department to train and upskill drivers to operate the new DART+ vehicles.