



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

47/20

(16/11/2020-20/11/2020)

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.

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	2410/20
Application Type	Permission
Applicant	Kaivalya Properties Ltd.
Location	134, James's Street, Dublin 8
Registration Date	20/11/2020
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning Permission for the redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, Dublin 8, D08 v6H (Protected Structure) to provide a 20-bedroom hotel. The proposed development consists of or comprises the carrying out of works to a protected structure. The proposed development will consist of (a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow ended return from its current recording/rehearsal use to a hotel; (b) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of six-storey over lower ground floor annex building with rooftop cafe, 5th floor terrace facing Steeven's Lane and two glazed link bridges over two floors to No. 134 James's Street; (c) external courtyard fronting Steeven's Lane; (d) all associated site development works, including water/wastewater services, surface water attenuation, bicycle parking, landscaping, boundary treatments and signage. The proposed development includes a customer entrance from James's Street and a service entrance to the rear of the property accessible from Steeven's Lane.

Area	Area 2 - South Central
Application Number	3747/20
Application Type	Retention Permission
Applicant	Newmarket RVAM2 Ltd
Location	No.8 Newmarket and No. 18 Mill Street, Dublin 8 (bounded by Mill Street to the south, Mill Lane to the east and Newmarket to the north),
Registration Date	17/11/2020

Additional Information

Proposal: Retention planning permission is sought to retain the altered layout of the permitted Artist Studios under parent permission DCC Ref. 3321/17, as subsequently amended by DCC Ref. 3672/19. The amended layout of the permitted 4 no. Artist Studios at ground floor level provides emergency fire escape means via the provision of fire escape corridors internally to the rear of the artist studios at ground floor level. This alteration to the previously permitted layout of the Artist Studios has resulted in a reduction of the combined previously permitted floor space associated with the 4 no. Units from approximately 90 sq.m to 83.5sq.m as follows:

- (a) Artist Studio No. 1 is reduced from a permitted 28.01 sq.m to 18.80 sq.m.
- (b) Artist Studio No. 2 is reduced from a permitted 26.73 sq.m to 26.73 sq.m
- (c) Artist Studio No. 3 is increased from a permitted 17.63 sq.m to 22.50 sq.m
- (d) Artist Studio No. 4 is reduced from permitted 17.84 sq.m to 15.50 sq.m.

Area	Area 2 - South Central
Application Number	3767/20
Application Type	Retention Permission
Applicant	CER Ireland SA DEV Limited

Location Heyday Student Accommodation, Carman's Hall, The Liberties, Dublin 8

Registration Date 19/11/2020

Additional Information

Proposal: RETENTION: The development consists of: the temporary use of part of the existing Student Accommodation for tourist or visitor accommodation until 31st May 2022, after which time the development will revert to the originally permitted Student Accommodation use under DCC Reg. Ref. 2827/17. There are no physical changes proposed to the permitted development.

Area Area 2 - South Central

Application Number 3778/20

Application Type Permission

Applicant Blue Ant Ltd.

Location 177-179 James Street, Dublin 8

Registration Date 20/11/2020

Additional Information

Proposal: Planning permission for the demolition of all existing buildings on the site (total Gross Floor Area: 1205sqm) and construction of a mixed-use development as follows: 2 no. blocks of 5 and 6 storey height over 2 basement levels. Block A fronting James Street at 6 storeys with medical centre (132sqm), café/retail at ground floor (151sqm), above which, 4 storeys of habitable dwellings totalling 16 no. apartments (1225sqm) with a top floor of spa/relaxation rooms (200sqm) and rooftop garden. Block B to rear of site at 5 storeys comprising 4 storeys of habitable dwellings totalling 12 no. apartments with a top floor of spa/relaxation rooms (155sqm) and rooftop garden. Total no. of apartments 28 no. units of which 7 no. 1 beds, 17 no. 2 beds & 3 no. 3 beds with 49 no. bicycle parking spaces. Lower basement consisting of Gym (291sqm) pool spa and associated facilities (770sqm) with upper level basement consisting of treatment and procedure rooms and associated facilities (921sqm). Access via 5 no. James Street entry/egress point.

Area Area 2 - South Central

Application Number WEB1820/20

Application Type Permission

Applicant Ciara & Edwina McQuillan

Location 36A, Chapelizod Hill Road, Chapelizod, Dublin 20

Registration Date 16/11/2020

Additional Information

Proposal: Part-demolition of existing Utility Room and sub-division of existing site to side of 36A Chapelizod Hill Road, Chapelizod, Dublin 20 for 2 Storey 3 Bed Detached Dwelling House with Balcony to Rear. Site works include new vehicular access gate to public boundary with reduced height boundary wall and piers plus 2m high block separating wall between sites and new soakaway.

Area 2
DOMESTIC

Area Area 2 - South Central

Application Number 3744/20

Application Type Retention Permission

Applicant Willie Finn

Location 18, Clifden Terrace, Ballyfermot, Dublin 10
Registration Date 16/11/2020
Additional Information
Proposal: RETENTION: Retention Permission to retain the 29.5 m2 rear shed for use as gym incidental to the enjoyment of the house.

Area Area 2 - South Central
Application Number 3745/20
Application Type Permission
Applicant Anthony Keeler
Location 2, Lough Conn Drive, Ballyfermot, Dublin 10, D10 W735
Registration Date 16/11/2020
Additional Information
Proposal: The development will consist of the proposed construction of a new single storey detached shed with pitched roof to rear garden of existing dwelling. The shed will be used as a personal gym and storage area ancillary in use to existing dwelling. All other site works included in application.

Area Area 2 - South Central
Application Number 3770/20
Application Type Permission
Applicant Gabriela Stoyanova
Location 76, Landen Road, Dublin 10 D10 XD61
Registration Date 20/11/2020
Additional Information
Proposal: The development will consist of the construction of a new 40m2 two-storey Granny Flat to the side of the existing two-storey house with a new interconnecting door, the widening of the existing vehicular entrance to 3.5m. and associated site works.

Area Area 2 - South Central
Application Number WEB1817/20
Application Type Permission
Applicant Brendan Ward
Location 21, Woodfield Terrace, Inchicore, D10 X375
Registration Date 16/11/2020
Additional Information
Proposal: Permission for development at a site of 105m2 at 21 Woodfield Terrace. The site is bound by Inchicore Road to the South, 22 Woodfield Terrace to the West and 20 Woodfield Terrace to the East and Woodfield Cottages to the north.
The development consists of the partial demolition and refurbishment of a shed to the rear of the house. The proposed development includes,
1.Minor demolitions and refurbishment reducing shed size from 19.7m2 to a total of 10m2.
2.Refurbishment of the north elevation facing onto Woodfield Cottages.

Area Area 2 - South Central
Application Number WEB1823/20
Application Type Permission

Applicant Gabriela Stoyanova
Location 76, Landen Road, Ballyfermot, Dublin 10
Registration Date 17/11/2020

Additional Information

Proposal: The development will consist of the construction of a new 40m² two-storey Granny Flat to the side of the existing two-storey house with a new interconnecting door, the widening of the existing driveway to 3.5m, and associated site works.

Area Area 2 - South Central
Application Number WEB1828/20
Application Type Permission
Applicant Breda McCarthy
Location 75, Brandon Road, Drimnagh, Dublin 12
Registration Date 17/11/2020

Additional Information

Proposal: Conversion of existing garage and extension to side to accommodate a new granny flat along with ancillary works

Area Area 2 - South Central
Application Number WEB1832/20
Application Type Permission
Applicant Irene Kelly and Jonathan Newman
Location 83, Rialto Cottages, Dublin 8
Registration Date 18/11/2020

Additional Information

Proposal: (a) the removal of an existing single-storey rear extension and construction of a new single-storey rear extension maintaining existing size of private open-space/courtyard with modified positioning; (b) attic conversion to habitable room with rear dormer construction beneath existing ridge line and existing ground floor level to be reduced down to accommodate building regulations; (c) renovation and alterations to the existing building including all associated ancillary site works.

Area Area 2 - South Central
Application Number WEB1835/20
Application Type Permission
Applicant Damien O'Reilly
Location 374, Mourne Road, Drimnagh, Dublin 12
Registration Date 19/11/2020

Additional Information

Proposal: The development will consist of a new first floor extension to the side of the building of 13.8m² above the existing ground floor structure. The proposed extension will be made up of an upstairs bathroom and additional bedroom.

Area Area 2 - South Central
Application Number WEB1837/20
Application Type Permission
Applicant Elena Pertile & Annette Leahy

Location 3, Bulfin Gardens, Inchicore, Dublin 8

Registration Date 19/11/2020

Additional Information

Proposal: a) construction of 5 sqm extension at first floor level over existing flat roof; b) construction of hipped roof, to match existing, over the new extension; c) provision of obscured glass screen to the side of the extension; d) and associated site works.

**Area 2
Decisions**

Area Area 2 - South Central

Application Number 0373/20

Application Type Section 5

Decision Refuse Exemption Certificate

Decision Date 20/11/2020

Applicant John Kilraine

Location 38, John Dillon Street, Christchurch, Dublin 8

Additional Information

Proposal: EXPP: A new extension will be rebuilt on the footprint of existing extension. It will not diminish the character of the area nor will it detract from any neighbouring properties to day light.

Area Area 2 - South Central

Application Number 2948/20

Application Type Permission

Decision GRANT PERMISSION

Decision Date 17/11/2020

Applicant Greg Flynn

Location Rear of 37 Hughes Road North, Walkinstown, Dublin 12

Additional Information Clarification of Add. Information Recd.

Proposal: Permission for conversion of existing single storey storage unit / garage to two storey habitable dwelling with pitched roof to match similar developments on adjacent properties. Development to comprise of two bedrooms and bathroom on first floor with living room, kitchen, bathroom and garage store / store on ground floor.

Area Area 2 - South Central

Application Number 3430/20

Application Type Permission

Decision GRANT PERMISSION

Decision Date 17/11/2020

Applicant Rita Anderson

Location 8, Adelaide Terrace, Brookfield Street, Dublin 8, D08 T9NR

Additional Information

Proposal: Planning permission for alteration/ extension of the existing two storey terraced house comprising of demolition of the existing two storey return and single storey extension to the rear and construction of a new two storey and single storey extension to the rear with 2 no. rooflights to the new pitched roof and flat roof with associated modifications to the existing fenestration and site development.

Area	Area 2 - South Central
Application Number	3439/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/11/2020
Applicant	Michele Walsh
Location	34, Kilnamanagh Road, Walkinstown, Dublin 12
Additional Information	
Proposal:	Permission is sought for a single storey 3.6 sq.m porch and 4.1 sq.m bedroom extension to the front of house.

Area	Area 2 - South Central
Application Number	3444/20
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	18/11/2020
Applicant	James St Hotel Limited
Location	180, 182, 183 and 184 James's Street, Dublin 8.
Additional Information	
Proposal:	The proposed development involves site clearance and levelling works, including the demolition of all existing buildings on site and the construction of a 148 bed hotel that ranges in height between 1 and 7 storeys above three lower ground levels (along the southern part of site) including ancillary staff and guest facilities, plant, storage and waste/refuse storage areas. An ESB substation is proposed at ground floor level at the south-eastern corner of the proposed building. Guest / pedestrian access is provided along the southern frontage onto James Street with Guest Lobby at ground floor. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm and ancillary amenity spaces. The proposed building includes for the provision of sustainable drainage measures together with the provision of green roofs. Permission is also sought for associated signage. Development of an aparthotel was previously permitted at this site, under Planning Register 2950/17 & ABP300057-17.

Area	Area 2 - South Central
Application Number	3447/20
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	17/11/2020
Applicant	Rosanna Rooney
Location	29 Colepark Avenue, Ballyfermot, Dublin 10.
Additional Information	
Proposal:	PERMISSION & RETENTION: The development will consist of the proposed part demolition and reduction of existing single storey shed structure with flat roof to rear garden of existing dwelling. Retention permission is sought for this shed structure, reduced in size, which will house personal gym area and storage area ancillary use to the existing two storey dwelling. Retention also sought for existing pedestrian access gate to rear access lane.

Area Area 2 - South Central
Application Number 3454/20
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/11/2020
Applicant Kitelm Ltd
Location 41 Thomas Street, Dublin 8, D08 Y189
Additional Information
Proposal: Planning permission for retention permission consisting of alterations to the existing shopfront to create a new entrance to the upper floor.

Area Area 2 - South Central
Application Number 3488/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2020
Applicant Joan Russell
Location 1A, Inchicore Terrace South, Inchicore, Dublin 8
Additional Information
Proposal: Permission for development at this site 1A Inchicore Terrace South, Inchicore, Dublin 8. The development will consist of a single storey rear extension and all associated site works.

Area Area 2 - South Central
Application Number 3723/20
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 17/11/2020
Applicant Emma Nolan
Location 1 Slievenamon Road, Drimnagh, Dublin 12
Additional Information
Proposal: Planning permission for the retention of alterations to the front perimeter wall.

Area Area 2 - South Central
Application Number WEB1556/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/11/2020
Applicant James Glynn and Camelia Balan
Location 34, Ring Terrace, Inchicore, Dublin 8, D08 HRC8
Additional Information Additional Information Received
Proposal: The construction of a single storey side extension (circa 6.4 sqm) and the converting of an existing garage (circa 18.1sqm) to a ground floor self-contained 'Granny Flat', to include revision of front elevation and separate access to proposed garage conversion and all ancillary site works.

Area Area 2 - South Central
Application Number WEB1807/20

Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/11/2020
Applicant	Breda McCarthy
Location	75, Brandon Road, Drimnagh, Dublin 12
Additional Information	
Proposal: Conversion of existing garage and extension to side to accommodate a new granny flat along with ancillary works.	

Area	Area 2 - South Central
Application Number	WEB1810/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/11/2020
Applicant	Irene Kelly and Jonathan Newman
Location	83, Rialto Cottages, Rialto, Dublin 8
Additional Information	
Proposal: (a) the removal of an existing single-storey rear extension and construction of a new single-storey rear extension maintaining existing size of private open-space/courtyard with modified positioning; (b) attic conversion to habitable room with rear dormer construction beneath existing ridge line and existing ground floor level to be reduced down to accommodate building regulations; (c) renovation and alterations to the existing building including all associated ancillary site works.	

Area	Area 2 - South Central
Application Number	WEB1823/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/11/2020
Applicant	Gabriela Stoyanova
Location	76, Landen Road, Ballyfermot, Dublin 10
Additional Information	
Proposal: The development will consist of the construction of a new 40m ² two-storey Granny Flat to the side of the existing two-storey house with a new interconnecting door, the widening of the existing driveway to 3.5m, and associated site works.	

Area 2

Appeals Notified

None

Area 2

Appeals Decided

Area	Area 2 - South Central
Application Number	2458/20
Appeal Decision	GRANT PERMISSION

Appeal Decision Date	17/11/2020
Applicant	Covelo Developments Ltd.
Location	Site to the rear and side of The Laurels, 54, Inchicore Road, Kilmainham, Dublin 8

Additional Information

Proposal: Planning Permission to amend a previously permitted development ABP-305207-19 (DCC Reg. Ref. 2738/19) by adding an additional floor containing 2 no. 2 bed apartments with recessed south facing terraces at fourth floor level of the permitted apartment block. The proposal will increase the overall number of apartments from 16 to 18 and the height of the proposed building from 4 storey to 5 storey all with ancillary elevational changes and siteworks at a site to the rear and side of The Laurels, No. 54 Inchicore Road, Kilmainham, Dublin 8.

Area	Area 2 - South Central
Application Number	2765/20
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	17/11/2020
Applicant	Atlas GP Limited
Location	Grand Canal Harbour, Grand Canal Place, Dublin 8, D08 C3NO

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for amendments to previously permitted development (Reg. Ref. 3209/19) on a site of c. 1.3872 hectares at Grand Canal Harbour, Grand Canal Place, Dublin 8, D08 C3NO.

The site is bound by a protected structure (RPS No. 3275, stone warehouse) fronting onto Grand Canal Place to the north; by Grand Canal Place to the east; by St. James Avenue and vehicular access to Westcourt residences to the west; and by the grounds of a former Dublin City Council halting site accessed off Grand Canal Place to the south.

The proposed amendments comprise of the following:

- Provision of an additional storey on permitted Blocks 1,2 and 3/4, increasing in height of Block 1 from 11 to 12 no. storeys (42.075 metres), Block 2 from 11 to 12 no. storeys (42.075 metres) and Block 3/4 from 13 to 14 no. storeys (49.45 metres);
- Provision of 53 no. additional apartment units resulting in an increase from 543 no. to 596 residential units. The residential component, permitted and proposed shall be a 'Build-to-Rent' scheme of 596 units, consisting of 482 no. one bedroom units and 114 no. two bedroom units with associated resident support facilities and resident services and amenities;
- Modifications to the façade treatment;
- Provision of additional balconies on north, east, west and south elevations of Blocks 1,2 and 3/4 ;
- Internal reconfiguration of the permitted residential amenities and increase in the communal open space from 3,643 sq.m. to 3,746 sq.m.;
- Amendments to the permitted ground floor commercial space resulting in a reduction of the retail space from 1,005 sq.m. to 995 sq.m., the café/bar/restaurant space from 737 sq.m. to 705 sq.m., and the co-working space from 2,983 sq.m. to 2,963 sq.m, (a reduction of 63 sq.m in total) to accommodate increase in plant and ancillary services;
- Extension of the permitted basement, increasing from 5,527 sqm to 7,185 sqm to include additional long-stay cycle parking spaces (60 no.) resulting in a total of 773 no. long-stay bicycle spaces. There will be no change to the permitted number of car parking spaces at 50 no. surface bicycle spaces shall be increased from 115no. to 122no;
- Provision of additional plant and ancillary services at basement level;
- Amendments to hard and soft landscaping and all associated site works necessary to facilitate the development .

The overall development will increase the gross floor area from 48,314 sq.m. (excluding basement of 5,527sq.m.) previously permitted under reg. ref. 3209/19 to 51,933 sq.m. (excluding basement of 7,185 sq.m.)

A Natura Impact Statement will be submitted to the planning authority with the application and will be made available from inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority.

Area	Area 2 - South Central
Application Number	2842/20
Appeal Decision	REMOVE CONDITIONS
Appeal Decision Date	@17/11/2020
Applicant	Colm O Murchadha & Lyndsay Smyth
Location	5, Greenville Terrace, Dublin 8, D08 TP6W

Additional Information

Proposal: The proposed works will consist of: A) the demolition of an existing extension and shed structures at rear of the property; B) the construction of a new single storey extension at the rear of the property; C) demolition of a chimney and repair works to the existing roof, including the addition of new roof lights; and all associated site works.

Area	Area 2 - South Central
Application Number	4423/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@19/11/2020
Applicant	TC Fumbally Properties Ltd.
Location	27-29, New Row South, Dublin 8
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: We, TC Fumbally Properties Ltd, intend to apply for full planning permission for a mixed use development at 27-29 New Row South, Dublin 8. The application site is located at the junction of New Row South to the northwest, Blackpitts to the west and Fumbally Lane to the south and southeast. The site contains a Protected Structure (referred to as a former laundry building under RPS Ref.:5821). The development, which ranges from 4 to 8 no. storeys over basement and includes the re-use and extension of the protected structure, provides 4,843 sq.m of hotel use from first to third floor level (144 no. bedrooms), 2,390 sq.m of Build-to-Rent Shared Living accommodation from fourth to seventh floor level (inclusive of amenity space) (69 no. units), 213 sq.m of co-working/artistic-creative studios, 142 sq.m of restaurant and 147 sq.m public community/event space uses at ground floor level. The detailed description of the proposed development is as follows:

- Restoration, refurbishment and extension of the existing building, a Protected Structure under RPS Ref.: 5821, to facilitate the proposed redevelopment, including removal and reinstatement of sections of the rear wall, removal of internal dividing walls, removal of existing non-original floors, staircases and roof, reinstatement of original window openings at ground floor level and modifications to the fenestration at first floor level fronting onto New Row South.
- It is proposed to provide 4 no. floors within the existing Protected Structure, including setback at second and third floor level.
- The internal and external modifications to the Protected Structure will accommodate of co-working / artist studios, shared amenity space, a gym and community/event space at ground floor level and 72 no. hotel rooms from first to third floor level.
- The refurbishment protected structure will be integrated with the proposed new building to the west via an entrance lobby at ground floor level, and from first to third floor level via linking corridors.

- The proposal includes a new 7 storey building, including a setback 8th storey in the central section of the building, above basement, at the junction of New Row South and Blackpitts, with an overall height of 27.3m.
 - The proposed building will include reception/concierge, shared amenity space and restaurant at ground floor level, 72 no. hotel rooms from first to third floor level and 69 no. single occupancy shared accommodation units and amenity space from fourth to seventh floor level.
 - The development includes communal residential amenity space to serve the shared accommodation units including; a screening room at basement level, residential lounges and gym facilities at ground floor level, communal areas at first floor level, informal breakout spaces from fourth to sixth floor level, laundry and lounge area at fifth floor level, and event space at seventh floor level. Two communal kitchen/dining areas are provided at fourth and seventh floor levels.
 - External open space is located within the courtyard at ground floor level (347 sq.m), fourth floor level (23 sq.m) and roof terrace at seventh floor level (435 sq.m).
 - The development includes all associated and ancillary works including plant and storeroom facilities at basement level, staircase cycle parking, bin storage, an ESB substation and switchroom, landscaping, boundary treatment, lighting, and all associated site works including underground foul and storm water drainage network and attenuation areas.
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