



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

46/20

(09/11/2020-13/11/2020)

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 3 COMMERCIAL

Area Area 3 - Central
Application Number 2588/20
Application Type Permission
Applicant Anthony Byrne
Location 3, Marlborough Place, Dublin 1
Registration Date 10/11/2020
Additional Information Additional Information Received

Proposal: The development will consist of : 1) Demolition of existing non-original floors, lift & roof and parts of external facades; 2) The change of use of existing building from factory/light industrial building to apart-hotel & cafe use; 3) Construction of new floor levels including new upper levels to form a 6-storey over basement building with ancillary/storage areas at basement level; cafe and apart-hotel foyer & reception areas at ground floor level; and 10 no apart-hotel units at first, second, third, fourth & fifth floor levels; 4) Construction of new external signage; 5.) Construction of revised building entrance arrangements. 6) Construction of all consequent internal, external and facade alterations; & 7) All ancillary site development and services works.

Area Area 3 - Central
Application Number 2647/20
Application Type Permission
Applicant Old Cabra Road SPV Ltd
Location 75, Old Cabra Road, Cabra, Dublin 7
Registration Date 12/11/2020
Additional Information Clarification of Add. Information Recd.

Proposal: The development will consist of internal building alterations and reconfiguration to the existing non-compliant building use and layout, the demolition of the existing single storey extensions to the rear, the construction of one and two storey extensions to the rear to increase the previously approved planning permission for four flats planning permission registered reference 488/73 to accommodate 5 one bedroom apartments and one studio apartment, all associated works.

Area Area 3 - Central
Application Number 3666/15/X1
Application Type Extension of Duration of Permission
Applicant Ruirside Developments Limited
Location 'Capel' Site, Pelletstown, Ashtown, Dublin 15
Registration Date 09/11/2020
Additional Information

Proposal: EXT. OF DUR: Permission for development at this site (c. 5.1 ha) known as the 'Capel' Site, Pelletstown, Ashtown, Dublin 15. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and Ashtown Village Centre to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Pelletstown, Ashtown, Dublin 15. The development consists of: 318 no. dwellings comprising 176 no. apartments (including duplex units) in 3 no. buildings ranging in height from 5 to 6 storeys comprising 16 no. 1-bed apartments, 132 no. 2-bed apartments and 28 no. 3-bed apartments each served by a balcony/terrace and solar panels on the roof; 142 no. houses comprising 55 no. 3-bed houses and 87 no. 4-bed houses in the form of terraced, semi-detached and detached houses, ranging in height from 2-3 storeys; all houses have private gardens and solar panels at roof level; a

crèche facility (c. 397 sq.m) and associated play space (c. 138 sq.m); all associated site development and landscape works and boundary treatments including: public open space (c. 5,433 sq.m) including a public park with active play area; communal open space (c.2,329 sq.m) including podium courtyards and communal gardens; 577 no. car parking spaces including surface car spaces in a variety of on-curtilage and on-street conditions and undercroft car spaces located at ground floor level within the 3 no. apartment blocks and under podium open spaces; 226 no bicycle parking spaces, bin stores and plant areas within the 3 no. apartment blocks; an ESB substation (c. 25 sq.m); 6 no. vehicle accesses and 1 no. dedicated pedestrian / cycle access to the site from Rathborne Avenue, 1 no. vehicle access to the site from Royal Canal Way and individual dwelling accesses from Rathborne Avenue; associated road improvement works including provision of a raised table, traffic island, new road markings and kerbing on Rathborne Avenue; and provision of a traffic island on Royal Canal Way.

Area Area 3 - Central
Application Number 3702/20
Application Type Permission
Applicant A Star Backpackers Limited
Location 6-12, Sackville Place and 107A Marlborough Street, Dublin 1
Registration Date 09/11/2020

Additional Information

Proposal: The development will consist of a 96 bedroom contemporary tourist hostel in existing and new buildings ranging in height from 6 to 7 storey (over basement). The development will include:

- Demolition of 2-storey buildings at 6 & 7 Sackville Place, single storey building to rear of 8-12 Sackville Place and fourth floor (plant) level at 8-12 Sackville Place;
- Change of use and reconfiguration of the remaining 4 storey (over basement) building at 8-12 Sackville Place from TU Dublin education facility to hostel and retail;
- Upward extension of existing building by 2-3 levels to create a 6-7 storey (over basement) building at 8-12 Sackville Place;
- Construction of a new 7 storey (over basement) building at 6 & 7 Sackville Place, to connect to the extended building at 8-12 Sackville Place to form a single integrated development;
- Extension of existing basement towards laneway to the rear;
- Revised elevational treatment to existing building at 8-12 Sackville Place including reconfiguration of windows to north, south and west elevations.

The overall development will accommodate:

- Guest amenities, ancillary services, storage, kitchen accommodation and external courtyard at basement level;
- Reception, resident's lounge, café/bar and separate retail/retail service unit at ground floor;
- 96 no. bedrooms at first to sixth floor levels;
- Waste store to rear with access to adjoining laneway;
- Plant at roof level, water tanks at first floor, bicycle parking at ground floor and all associated signage, site works and services.

Area Area 3 - Central
Application Number 3703/20
Application Type Permission
Applicant Development Ocht Limited
Location Alexandra Place, East Road, Dublin 3
Registration Date 09/11/2020

Additional Information

Proposal: The proposed development will consist of the refurbishment and upward extension of the existing mixed-use building from 4-5 storeys to 6-7 storeys to accommodate a total of 131 no. residential apartments in 3 conjoined blocks A, B and C. The development provides for the demolition of 13 no. units at third and fourth floors and the provision of 71 no. units, resulting in a net gain of 58 no. units. The development also includes small infill extensions at ground floor and for the change of use of part of the ground and basement levels to accommodate a gymnasium and associated amenities.

The newly constructed units will comprise 17 no. studios, 29 no. 1-bedroom and 25 no. 2-bedroom units, all with private balconies. The overall mix of units in the development (existing and proposed) will be 17 no. studios, 36 no. 1-bedroom, 72 no. 2-bedroom units and 6 no. 3-bedroom units. The development will comprise:-

- Reconfiguration and partial change of use of existing basement to provide gymnasium space, 55 no. car parking spaces, bicycle parking, refuse stores and plant;
- Change of use of existing (vacant) commercial unit and part of permitted (vacant) crèche to accommodate gymnasium space at ground floor;
- Change of use and reconfiguration of remaining part of permitted crèche area at ground floor to provide 1 no. 1-bedroom apartment and a new entrance foyer / concierge area accessed via a new entrance on the southern elevation;
- Partial demolition of existing third floor level (10 no. units), construction of 16 no. units comprising 4 no. studios, 4 no. 1-bedroom and 8 no. 2-bedroom apartments and extensions to 4 no. existing units;
- Demolition of existing fourth floor level (3 no. units) and construction of new fourth floor accommodating 24 no. units comprising 6 no. studios, 10 no. 1-bedroom and 8 no. 2-bedroom apartments;
- Construction of new fifth floor level accommodating 23 no. units comprising 5 no. studios, 9 no. 1-bedroom and 9 no. 2-bedroom apartments;
- Construction of new sixth floor level accommodating 7 no. units comprising 2 no. studios and 5 no. 1-bedroom apartments;
- Upgrading of existing communal amenity spaces at ground floor and provision of new landscaped roof garden at sixth floor;
- Demolition of existing substation;
- Upgrading of existing facades;
- All associated signage, site works and services.

Area	Area 3 - Central
Application Number	3704/20
Application Type	Permission
Applicant	Development Ocht Limited
Location	68-72, East Road, Dublin 3
Registration Date	09/11/2020

Additional Information

Proposal: The development will consist of the construction of a 106 bedroom hotel ranging in height from 1 to 8 storeys over basement. The hotel will comprise of 3 main blocks (4-8 storeys) which are connected at ground floor level. The hotel will accommodate:

- Reception/foyer, restaurant/café/bar, outdoor terrace, kitchen, toilets, meeting rooms, ancillary offices, plant and substation at ground floor;
- Bedrooms at first to seventh floor levels;
- Staff facilities, bicycle storage, refuse store, laundry, storage and plant at basement level;
- Landscaping, plant at roof level and all associated signage, site works and services.

Area Area 3 - Central
Application Number 3705/20
Application Type Permission
Applicant Mabel Grace Development Limited
Location Blackhorse Avenue, Dublin 7
Registration Date 09/11/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The site bounds the wall of the Phoenix Park, which is protected structure (Ref. 6781). The development will consist of the following:

- Demolition of the existing building and yard on site;
- Construction of a 4-storey apartment development with undercroft car parking and a setback at 3rd floor level consisting of 17 no. units with associated balconies, comprising of 6 no. 1-bed units and 11 no. 2-bed units;
- New vehicular and pedestrian access from Blackhorse Avenue;
- 16 no. car parking spaces, bicycle parking, motorcycle parking and refuse storage at undercroft level;
- 2 no. visitor car parking spaces and bicycle parking at surface level;
- Internal communal amenity space including a gym and multi-purpose room at ground floor level with direct access to the external communal amenity space;
- Plant at roof level, landscaping, boundary treatment and all associated site works and services.

Area Area 3 - Central
Application Number 3719/20
Application Type Permission
Applicant Le Petit Breton Limited
Location 6, Lower Drumcondra Road, Drumcondra, Dublin 9 D09 K5W9
Registration Date 11/11/2020

Additional Information

Proposal: Permission for development to include change of use from florist to food retail, selling hot and cold food and beverages, new signage, internal alterations and all associated ancillary works.

Area Area 3 - Central
Application Number 3725/20
Application Type Permission
Applicant John McDonnell
Location 17/18, Frederick Street North, Dublin 1, D01 XP84
Registration Date 12/11/2020

Additional Information

Proposal: Planning permission is sought for development comprising:

- (i) the demolition of the existing single storey buildings;
- (ii) the construction of a 7-storey, over-basement, mixed used development consisting of a 'built-to-rent' shared accommodation residential development consisting of
 - (a) 45 no. shared accommodation units, comprising 27 no. double occupancy units and 18 no. single occupancy units (access from Frederick Street North) and served by Resident's Communal amenity area comprising of external 60 sqm (including a roof terrace at 6th floor); Residents

internal amenity area comprising of 257.7sqm (between 1st and 6th floors) and 115sqm lounge (at basement level);

(b) 55.7sqm commercial space at ground floor (access from Frederick Street North).

The development features 45 no. bicycle spaces (located at basement level); a refuse storage, a plant room and an ESB substation (all located at ground floor); landscaping and all associated site development works.

Area	Area 3 - Central
Application Number	3726/20
Application Type	Permission
Applicant	River Dublin 1 S.A.R.L.
Location	Dorset Point, 107, Dorset Street, Dublin 1, D01 F6F8
Registration Date	12/11/2020

Additional Information

Proposal: Planning permission for development at this circa 0.57 ha site located at the above address. The site is bounded on the east by Dorset Street Upper, to the north by Wellington Street Lower, on the west by Paradise Place and on the south by existing school and playground to rear of St. Mary's Place North. The proposed development will consist of the partial temporary use of Block B, Block C and Block D (92 bed spaces) of the existing development (total of 447 bed spaces) for visitor accommodation in the period between 1st February 2021 to 31st May 2022. After such times, the original condition 12 of Reg. Ref.: 2838/15 will apply. There are no proposed changes to the student accommodation at Block A and Block E and the existing commercial units fronting Dorset Street. There are no physical changes proposed.

Area	Area 3 - Central
Application Number	3731/20
Application Type	Permission
Applicant	Jigsaw - National Centre for Youth Mental Health Company Limited by Guarantee
Location	Ground Floor Unit, Beckett House, 123-125, Summerhill, Dublin 1, D01 TY46
Registration Date	12/11/2020

Additional Information

Proposal: Planning permission for material change of use from cafe use to office use with consulting rooms, including internal alterations in fitting out the existing grey box space and new signage. The works consist of alterations to the existing grey box space to provide an office with consulting rooms, including new finishes to existing walls and floors, new stud partitions and ceilings and associated mechanical and electrical installations. Signage to include a privacy band across the full length of the front glazed elevation in the form of a grey manifestation 1.6m high and orange Jigsaw logo and lettering to the glazing pane on the left of the existing entrance doors and a separate projected sign of 6mm powder coated metal with orange Jigsaw logo supported off 50mm black powder coated support bars.

Area	Area 3 - Central
Application Number	3733/20
Application Type	Permission
Applicant	Lagan Materials Limited
Location	Lagan Materials Ltd. site, Alexandra Road, Dublin

Port, Dublin 1, D01 DK64

Registration Date

13/11/2020

Additional Information

Proposal: The development will consist of the installation of a new bitumen storage tank of 30m in diameter and 19.2m in height with a volume of approximately 11,300m³ and the installation of an aromatic oil tank of 8m in diameter and 12.8m in height with a volume of approximately 600m³. A concrete containment area will also be installed around the perimeter of the proposed tanks.

Area

Area 3 - Central

Application Number

4582/19

Application Type

Permission

Applicant

Fairfield Road Property Ltd

Location

Marlborough Road, Dublin 7

Registration Date

09/11/2020

Additional Information

Additional Information Received

Proposal: Planning for development at 0.2789 hectare site located at Marlborough Road, Dublin 7 and located to the rear of properties on Marlborough Mews. The proposed development consists of the construction of 2 no. apartment blocks 5 storeys high with a total of 40 no. dwelling units comprising 20 no. 2-bedroomed apartments, 15 no. 1-bedroom apartments and 5 no. 1 bed studio apartments with associated south and west facing balconies and all ancillary and associated site development works including site clearance works, new vehicular/pedestrian access off Marlborough Road, 23 no. car parking spaces including spaces off Marlborough Road and Mews, communal open space area, cycle parking, bin storage, hard and soft landscaping and boundary treatments works.

Area

Area 3 - Central

Application Number

WEB1802/20

Application Type

Permission

Applicant

Gas Networks Ireland

Location

The Grass Area beside the entrance to, Kempton Avenue off the Navan Road, Ashtown, Navan Road, Cabra, Dublin 7

Registration Date

12/11/2020

Additional Information

Proposal: Installation of one District Regulation Installation (DRI) consisting of a vent stack to be built adjacent to an existing DRI. This includes an underground solid concrete base (measuring approximately 0.65m high by 0.65m x 0.65 m) with a free standing vent stack (approximately 3.5m high from the ground level) and associated works.

**Area 3
DOMESTIC**

Area

Area 3 - Central

Application Number

2828/20

Application Type

Permission

Applicant

Michael Thomas Dawson

Location

26, New Cabra Road, Dublin 7

Registration Date

13/11/2020

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of a three-storey extension to the rear of a Victorian Terrace House, which is a protected structure currently derelict, facilitated by the demolition of an existing three storey extension and the carrying out of works to the existing protected structure.

Area Area 3 - Central
Application Number 3698/20
Application Type Permission
Applicant Tessa White
Location 23 Malachi Road, Stoneybatter, Dublin 7, D07 E8E8.
Registration Date 09/11/2020

Additional Information

Proposal: Planning permission for the development consisting of :

- (a) demolition of existing single storey pitched roofed rear extension measuring 8m²,
 - (b) proposed single storey flat roofed rear extension measuring 11m²,
 - (c) replacement of existing uPVC windows at the front of the dwelling with sliding sash windows,
 - (d) repairs to existing slate roof and inclusion of 3 no. proposed rooflights on rear of existing roof,
 - (e) all associated internal works, drainage and site service works.
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Area Area 3 - Central
Application Number 3710/20
Application Type Permission
Applicant Eileen Leahy
Location 26, Glenarriff Road, Dublin 7
Registration Date 10/11/2020

Additional Information

Proposal: Permission for widening of driveway entrance & pavement dish, raising of side boundary wall and a single storey extension (circa 3 sq/m) to side with associated site works.

Area Area 3 - Central
Application Number WEB1557/20
Application Type Permission
Applicant Torrelles Trading Company Limited
Location 55, North Strand Road, North Strand, Dublin 3
Registration Date 12/11/2020

Additional Information Additional Information Received

Proposal: The development will consist of demolishing the existing extension on basement return to north west (Area 4.1m²) and the construction of a new two storey extension over new basement extension to the rear (of the terraced dwelling to north west) with flat roof (Area 101 m²), and the construction of a dormer extension with window to rear on north west pitched roof to match similar dormer extension with window to No.56 to rear on north west pitched roof. Also included are all associated site works.

Area Area 3 - Central
Application Number WEB1782/20
Application Type Permission

Applicant Martina McCarthy & Stephen Scott
Location 2, Cremore Road, (corner of Cremore Park), Glasnevin,
Dublin 11
Registration Date 09/11/2020

Additional Information

Proposal: To remove an existing velux window to the rear roof to an existing attic room and in its place to construct a flat roof dormer window to the rear roof, to install 1 velux roof light window to the front elevation roof to the existing attic room and to increase the opening size of an existing obscured glazed window to the side/east facing gable wall with a new larger obscured glazed window.

Area Area 3 - Central
Application Number WEB1790/20
Application Type Permission
Applicant Elaine Buckley and Ronan Cox
Location 28, Valentia Parade, Phibsborough, Dublin 7
Registration Date 10/11/2020

Additional Information

Proposal: Alterations to this single storey terraced dwelling consisting of the demolition and replacement of existing rear extensions, the lowering of the existing ground floor level and opening up of the roof space to accommodate a second storey. The work will include a raised external veranda to the rear with brick and glazed screening, the addition of roof lights to the front and rear and the removal of pebble dash on the façade.

Area Area 3 - Central
Application Number WEB1800/20
Application Type Permission
Applicant Brendan White
Location 79, Killala Road, Cabra, Dublin 7
Registration Date 12/11/2020

Additional Information

Proposal: Proposed roof alterations to granted Planning Application Number WEB1295/20 consisting of attic roof space conversion with dormer roof window to rear part of roof, change of roof profile from hip roof to gable wall roof with associated internal and external alterations to dwelling house

Area Area 3 - Central
Application Number WEB1805/20
Application Type Permission
Applicant Elaine Buckley and Ronan Cox
Location 28, Valentia Parade, Phibsborough, Dublin 7
Registration Date 12/11/2020

Additional Information

Proposal: Alterations to this single storey terraced dwelling consisting of the demolition and replacement of existing rear extensions, the lowering of the existing ground floor level and opening up of the roof space to accommodate a second storey. The work will include a raised external veranda to the rear with brick and glazed screening, the addition of roof lights to the front and rear and the removal of pebble dash on the façade.

Area	Area 3 - Central
Application Number	WEB1811/20
Application Type	Permission
Applicant	liam ecock
Location	10, Ashington Grove, Navan Road, Dublin 7
Registration Date	13/11/2020

Additional Information

Proposal: Permission is sought for a flat roof dormer extension on the rear of the main roof and to change the main roof profile from a hip to a gable adding a new gable end for a non-habitable storage room and associated internal works in this semi-detached two storey house.

Area 3 SAWs

Area	Area 3 - Central
Application Number	3720/20
Application Type	State Authority Works
Applicant	Courts Service
Location	Conference and Event Centre, Hogan Stand, Croke Park, Jones Road, Dublin 3
Registration Date	11/11/2020

Additional Information

Proposal: SAW: An tSeirbhis Chuirteanna, Courts Service, In accordance with the provisions of Part 9, Planning and Development Regulations, 2001 - 2020, the Courts Service gives notice of the proposal for a change of use of a portion of Level 4, Level 5 and Level 6 of the Conference and Event Centre, Hogan Stand, Croke Park, Jones Road, Dublin 3 to Courtrooms and ancillary facilities. The floor area is 3,157 sq.m., and such use will be from Mondays to Fridays commencing on the 11th January 2021 and ending on 31st July 2021. Particulars in relation to the proposed development will be available for inspection at Courts Service, Phoenix House, Phoenix St. North, Smithfield, Dublin 7 between 10.00am and 12.30pm and 2.30pm and 4.00pm Monday to Friday for a period of six weeks beginning on 11th November 2020. Submissions and/or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is situated may be made in writing to: Mr Simon Hall, Estate Management Unit, Phoenix House, Phoenix St. North, Smithfield, Dublin 7, during the six week period beginning on 11th November 2020.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0311/20
Application Type	Section 5
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	10/11/2020
Applicant	Collen Investment Ltd
Location	11, Ormond Quay Lower, Dublin 1
Additional Information	Additional Information Received

Proposal: EXPP; PROTECTED STRUCTURE, To open up and expose parts of the structure & fabric.

Area Area 3 - Central
Application Number 0358/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 09/11/2020
Applicant Ruairí Ó Liatháin
Location 27, Sigurd Road, Stoneybatter, Dublin 7

Additional Information

Proposal: EXPP: External Insulation, Can I proceed with external insulation on this property without planning permission?

Area Area 3 - Central
Application Number 0368/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 09/11/2020
Applicant Wow Investments Ltd
Location Rear of 460, North Circular Road, 6 Dorset Lane, Dublin 1

Additional Information

Proposal: SHEC: Demolition of derelict single storey garage and construction of 2 storey dwelling & associated site works.

Area Area 3 - Central
Application Number 0370/20
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 13/11/2020
Applicant Theresa Doran
Location 16, Tolka Road, Ballybough, Dublin 3

Additional Information

Proposal: SHEC;End of Terrace 2 storey 2 bedroom house with single storey element to side

Area Area 3 - Central
Application Number 3061/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/11/2020
Applicant Hill Street Limited Partnership
Location 38-42 Hill Street and 36A Great George's Street, Dublin 1

Additional Information Additional Information Received

Proposal: Permission for development on a site of 0.16 ha. The development consists of the amendment and extension of a shared accommodation scheme as permitted under DCC Reg.

Ref.: 3546/19, An Bord Pleanála Ref.: ABP-306181-19. The application proposes to incorporate the adjacent site at 38 Hill Street into permitted development and make subsequent internal alterations. The development consists of: 1. The demolition of existing structure on the site of 38 Hill Street (floor area of c.186sqm) and the construction of an extension to the existing permitted scheme containing an additional 21 no. bed spaces and ranging in height from 1 to 6 storeys. The total no. of bed spaces for the scheme will be increased from 129 as permitted to 150 including an increase in accessible bed spaces from 2 to 8. 2. The reconfiguration of the permitted ground floor layout to incorporate the additional site area and to include additional communal facilities and amenities for all residents comprising, reception area, laundry, communal lounge/social space, co-working spaces, activities room, storage. A decrease in the permitted publicly accessible café unit from c.79sqm to c.73sqm is also proposed. 3. The first to fifth floors will contain an additional 4-5 no. bed spaces on each level and the second to fourth floors will each contain a new shared amenity space of c.35sqm fronting onto Hill Street. 4. Reconfiguration of the permitted shared amenity space at second to fourth floors to provide for additional cooking stations. An additional c.35sqm shared amenity space at roof level to the existing permitted external roof terrace onto Hill Street. 5. Primary pedestrian access to the development will continue to be from Hill Street with secondary controlled pedestrian and cycle only access from existing access on North Great George's Street. An increase in permitted cycle parking from 72 to 78 spaces. 6. The total additional floor space is c.885sqm. The proposed development also includes for amendments to the provision of green roofs, signage and other associated site development works above and below ground. Permission is also sought for the removal of Condition 2 of the Order, as issued by An Bord Pleanála, Ref.: ABP-306181-19 relating to the requirement for cooking hobs in all units.

Area	Area 3 - Central
Application Number	3385/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/11/2020
Applicant	Mel Byrne
Location	14, Brodir Row, Arbour Hill, Palatine Sq., Dublin 7 D07 V6F4

Additional Information

Proposal: Planning Permission to convert the existing attic into storage/study at No. 14 Brodir Row, Arbour Hill, Palatine Sq., Dublin D07V6F4. Planning permission also includes 1 no. cabrio plus 1 no. standard rooflight to the north side and 2 no. rooflights to the south side of the roof plus connecting stairs and small bathroom internally.

Area	Area 3 - Central
Application Number	3391/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/11/2020
Applicant	Winchurch Investements Ltd
Location	146-147 Phibsborough Road & 10 Eglinton Terrace, Dublin 7

Additional Information

Proposal: The development will consist of the demolition of the existing two storey mixed-use buildings at 146-147 Phibsborough Road and a derelict single storey dwelling known as 10 Eglinton Terrace to the rear and construction of new mixed-use development. The proposed development is for a mixed-use block consisting of a restaurant & cafe space together with

associated waste management and plant room areas totalling 325 sq.m. at ground floor level. The upper levels will comprise 17 No. apartments above provided in 2.No blocks of six storeys to Phibsborough Road, five storeys to the rear set around a central courtyard space at first floor level containing the lift and access decks. Recessed balconies are provided throughout and projecting balconies are provided to the east elevation of the rear block. The apartments consist of nine one-bedroom apartments and eight two-bedroom apartments totalling 1492 sq.m including external circulation access decks.

The proposed development also consists of 2.No three bedroom two storey townhouses totalling 207 sq.m. with private gardens and 3 No. car parking spaces to the rear. Vehicular access to the development is via the existing entrance to the St. Peter's Square Development while the townhouses are accessed separately via a laneway from Royal Canal Bank.

Proposed landscaping and associated ancillary works include a communal open space, bicycle parking, permeable paving to the existing car parking area where 2. No. Spaces will be dedicated to the apartments in the new development.

Area	Area 3 - Central
Application Number	3395/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/11/2020
Applicant	Sarah McCarthy
Location	196, Botanic Avenue, Glasnevin, Dublin 9

Additional Information

Proposal: The development will consist of removal of a section of front garden wall and railing and the creation of new vehicular access and car parking space in the front garden, new aluclad hardwood windows to the front and rear, demolition of small porch to rear and construction of a single storey kitchen extension with partial second storey bathroom extension overhead including minor internal alterations, landscaping, drainage and ancillary site works.

Area	Area 3 - Central
Application Number	3398/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	11/11/2020
Applicant	Ann Fitzgerald
Location	70, Swilly Road, Cabra, Dublin 7

Additional Information

Proposal: The development will consist of building a single storey flat roofed accessible bedroom and bathroom extension at the side of the house. The works also include all associated internal, site and drainage works.

Area	Area 3 - Central
Application Number	3402/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/11/2020
Applicant	TSAF 1 Brunswick GP Limited
Location	Unit 4, Ardcairn House, 8, Grangegorman Lower, Dublin

Additional Information

Proposal: The proposed development comprises of a change of use of Unit No. 4 (71.07 sqm) situated at ground floor level of Ardcairn House with frontage onto Grangegorman Lower from its permitted cafe use to restaurant and takeaway use, together with associated internal fitout works to the unit. The proposed development also includes the provision of a fascia sign (measuring approximately 3146mm (w) x 600mm (h) x 94mm (d)) with backlit lettering - 'Pizzabaker' and logo (measuring approximately 375mm in height) to the front of the unit onto Grangegorman Lower.

Area	Area 3 - Central
Application Number	3409/20
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	11/11/2020
Applicant	Kenneth Large
Location	17-21, Church Street East, East Wall, Dublin 3

Additional Information

Proposal: The proposed development consists of the demolition of an existing 2 storey industrial/office building (331 sq m) and the construction of a 4 and 5 story block of apartments totalling 772 sq m (including roof garden) on a site of 267 sq m consisting of 1 no. studio apartment; 5 no. 1 bedroom apartments; 3 no. 2 bedroom apartments; balconies on the rear elevation at 1st to 4th floor levels; 18 no bicycle spaces; all associated site works and utility connections.

Area	Area 3 - Central
Application Number	3411/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/11/2020
Applicant	Meridian Primary Care Ltd
Location	66-67, Mountjoy Street, Dublin 7

Additional Information

Proposal: Permission for the change of use of a three storey over basement end terrace part commercial, part residential property. The change of use relates to the ground floor level formerly used for retail and workshop purposes, which shall be refurbished, fitted out and used as general doctor's practice and medical clinic on ground floor level, with part of the 1st and 2nd floor levels fitted out and used for offices and ancillary staff facilities, in connection with the medical clinic. External signage and lighting to the facade of ground floor level, minor elevation changes and associated works. Refurbishment works shall also be carried out on two number existing one-bedroom apartments located on part 1st and 2nd floor levels within the property, in addition to the changes to the general doctor's practice, medical clinic and associated works.

Area	Area 3 - Central
Application Number	3420/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/11/2020
Applicant	Harry Kelly

Location 23, Church Walk, Dublin 7

Additional Information

Proposal: Permission for.

A. Change of roof profile from hip end to full gable end.

B. Dormer extension to rear.

C. 1 No 'velux' roof light to front elevation

D. All associated site works.

Area Area 3 - Central

Application Number 3421/20

Application Type Permission

Decision GRANT PERMISSION

Decision Date 12/11/2020

Applicant Kenneth & Maureen McKeown

Location 38, Ashington Heath, Navan Road, Dublin 7

Additional Information

Proposal: Permission: a. Change of roof profile from hip end to gable end, b. New Dormer extension to rear, c. Single storey extension to rear, d. All associated site work.

Area Area 3 - Central

Application Number 4790/19

Application Type Permission

Decision GRANT PERMISSION

Decision Date 09/11/2020

Applicant Bryanna Alton

Location 6, Benburb Street, Smithfield, Dublin 7

Additional Information Additional Information Received

Proposal: The proposed development will consist of (i) demolition of all existing structures which consist of front, rear and side walls of former public house on site; (ii) replacement of existing boundaries with new kerbs (northern and western boundaries) and a 2.4 metre high boundary wall (eastern boundary); (iii) provision 15 no. secure bicycle storage lockers with each locker providing space for 2. no bicycles; and (iv) landscaping, lighting and all ancillary site works necessary to facilitate the development.

Area Area 3 - Central

Application Number DSDZ3630/20

Application Type Retention Permission

Decision APPLICATION DECLARED INVALID

Decision Date 09/11/2020

Applicant Meteor Mobile Communications Limited

Location Macken House, Mayor Street Upper, Dublin 1

Additional Information

Proposal: RETENTION: Retention Permission of an existing development at this site Macken House, Mayor Street Upper, Dublin 1. The development consists of an existing telecommunications installation comprising of 3 no 1.9m antenna and 2 no. dishes on supporting poles including ancillary equipment, equipment cabinets and associated equipment (previously granted under local authority reference DSDZ4025/15) at the roof level of Macken House, Mayor

Street Upper, Dublin 1. This application relates to lands within the North Lotts and Grand Canal Dock Strategic Development Zone.

Area Area 3 - Central
Application Number WEB1635/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 11/11/2020
Applicant Sophia Pearson
Location 37, Faussagh Avenue, Cabra West, Dublin 7, D07 N5N2
Additional Information
Proposal: The construction of a new vehicular entrance for vehicular access to front garden, landscaping and all ancillary site works.

Area Area 3 - Central
Application Number WEB1645/20
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 10/11/2020
Applicant Euronet 360 Finance Ltd (Irish Branch)
Location 27, Liffey Street Lower, Dublin 1, D01 FK58
Additional Information
Proposal: The development will consist of the installation of an ATM machine to the existing shop front to the East elevation.

Area Area 3 - Central
Application Number WEB1678/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/11/2020
Applicant Shashidhar Reddy
Location Unit 3, Stewart Hall, Ryder's Row, Dublin 1
Additional Information
Proposal: The development consists of permission to place street furniture in front of this premises, on private property adjacent to public footpath. The street furniture will consist of:
a.) 2 no. tables of 600mm x 600mm;
b.) 4 no. chairs;
c.) 6 no. screen canvas of circa 1m x 0.9m, framed by metal type posts around seating area.
The total seating area proposed is 4 sq.m.

Area Area 3 - Central
Application Number WEB1776/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/11/2020
Applicant Gillian Maxwell
Location 33, Valentia Road, Drumcondra, Dublin 9

Additional Information

Proposal: Demolish existing single storey garden shed with flat roof (28 m2) and construct replacement single storey building with flat roof (38m2) to provide amenity room and garden equipment storage room to the rear of No.33 Valentia Rd., Drumcondra, Dublin 9, D09 A263.

Area Area 3 - Central
Application Number WEB1779/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/11/2020
Applicant Gillian Maxwell
Location 33, Valentia Road, Drumcondra, Dublin 9

Additional Information

Proposal: Demolish existing single storey garden shed with flat roof (28 m2) and construct replacement single storey building with flat roof (38m2) to provide amenity room and garden equipment storage room to the rear of No.33 Valentia Rd., Drumcondra, Dublin 9, D09 A263.

Area Area 3 - Central
Application Number WEB1790/20
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/11/2020
Applicant Elaine Buckley and Ronan Cox
Location 28, Valentia Parade, Phibsborough, Dublin 7

Additional Information

Proposal: Alterations to this single storey terraced dwelling consisting of the demolition and replacement of existing rear extensions, the lowering of the existing ground floor level and opening up of the roof space to accommodate a second storey. The work will include a raised external veranda to the rear with brick and glazed screening, the addition of roof lights to the front and rear and the removal of pebble dash on the façade.

Area 3 Appeals Notified

None

Area 3 Appeals Decided

Area Area 3 - Central
Application Number 2678/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @09/11/2020
Applicant Aine O'Gorman & Tim Lenihan
Location No. 92, Iona Road, Glasnevin, Dublin 9

Additional Information

Proposal: (1) Remove section of existing railing and granite plinth at front garden on Iona Road

and erect new painted mild steel vehicle entrance gates to match existing pedestrian gate. (2)
Form new vehicle entrance and off-street parking in front garden including new dished paving to public footpath on Iona Road.

Area	Area 3 - Central
Application Number	WEB1235/20
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	@09/11/2020
Applicant	David McGuinness
Location	89, Drumcondra Road Upper, Dublin 9
Additional Information	

Proposal: RETENTION: Retention permission is sought by David McGuinness for the widening of existing vehicular entrance onto Drumcondra Road Upper, alterations to existing front boundary and all associated site works necessary to facilitate the development all at 89 Drumcondra Road Upper, Drumcondra, Dublin 9.



Dublin City Council

SECTION 5 EXEMPTIONS

46/20

(09/11/2020-13/11/2020)

Area Area 3 - Central
Application Number 0285/20
Application Type Section 5
Applicant Alpina Base Investment Management
Location 33 & 35, Cabra Road, Dublin 7
Registration Date 13/11/2020
Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Works include the following: 1. Tiling and decoration, sanitary replacement of existing washrooms. 2. Roof repair to a leak on the valley. 3. Repair to existing cast iron and steel railings. 4. Ground works to the rear of the property, remediation of levels to protect the structure from water ingress. 5. Repair to flat roof to the rear, not part of original historic fabric. 6. Painting and decoration.

Area Area 3 - Central
Application Number 0391/20
Application Type Section 5
Applicant New Century Housse(Luxembourg) Holdings Sarl.
Location New Century House, Mayor Street Lower, I.f.s.c.,
Dublin 1
Registration Date 13/11/2020

Additional Information

Proposal: EXPP: The replacement of the existing windows & doors on all facades of the New Century house Building excluding ground floor northern elevation is or in not exempted development,
b) Whether internal modifications is or is not exempted development.
c) Whether amendments to the landscape courtyard is or is not exempted development.
d) Whether refurbishments of roof coverings is or is not exempted development.
