



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List **48/20**

(23/11/2020-27/11/2020)

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	3797/20
Application Type	Permission
Applicant	Covelo Developments Ltd
Location	Site to the rear and side of The Laurels, 54, Inchicore Road, Kilmainham, Dublin 8
Registration Date	24/11/2020

Additional Information

Proposal: Planning permission to amend a previously permitted development ABP-305207-19 (DCC Reg. Ref. 2738/19) by changing the flat roof of the permitted house to a traditional pitched roof all with ancillary elevational changes and siteworks.

Area	Area 2 - South Central
Application Number	3799/20
Application Type	Permission
Applicant	Balderrod Limited
Location	Unit A, Barnewalls Way, 119 Drimnagh Road, Dublin 12
Registration Date	24/11/2020

Additional Information

Proposal: Planning permission for the change of use of the ground floor commercial unit from retail use to restaurant use with ancillary takeaway including minor shopfront / façade modifications and external signage.

Area	Area 2 - South Central
Application Number	3815/20
Application Type	Permission
Applicant	Board of Management of Our Lady of Lourdes National School
Location	Our Lady of Lourdes National School, Goldenbridge, Inchicore, Dublin 8
Registration Date	26/11/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The site is bordered by St. Vincent Street West and Emmet Crescent. The proposed development consists of: A) Phased demolition of the middle section of the existing school building; removal of prefabricated temporary teaching accommodation units and selected trees. B) Refurbishment and alterations of the retained sections of the building including internal works to existing classrooms on ground floor to provide a new two classroom special educational needs unit and provision of the application of new insulated rendering system to building facades and upgrade of existing windows and doors. C) Construction of two-storey extension to the middle section of the existing school building, consisting of a general purpose hall, special education tuition rooms, multi-purpose room, home school liaison room, 4 no. general classrooms, a library, offices, staff room, stores, toilets, circulation areas, and ancillary accommodation. D) Provision of 22 no. on-site car parking spaces. E) Widening of existing vehicular access and provision for a new pedestrian site access with refurbishment of existing gates and provision of new gates all facing Emmet Crescent Street. F) Provision of 60 no. on-site bicycle parking spaces; refurbishment of gate facing St. Vincent Street West; provision of covered bin store. G) Provision of new hard surfaced and planted play and amenity areas, erection of 6 no.

new flagpoles, refurbishment and upgrade of existing boundary walls, fences and gates (as described above and including a pedestrian gate towards the convent at the western site boundary), and provision of ancillary site works at this location. The site is in the curtilage of protected structures, Sisters of Mercy Chapel & Convent to the west.

Area	Area 2 - South Central
Application Number	3819/20
Application Type	Permission
Applicant	John Flynn
Location	Unit 2 Kylemore Park South, Ballyfermot, Dublin 10. Also known as the Colosseum Gym
Registration Date	26/11/2020

Additional Information

Proposal: Planning permission for the development at this site will consist of the proposed construction of a two-storey extension to side and rear of existing gym and extension at first floor mezzanine space above existing lane to side of existing gym. Existing vehicular access to rear yard parking to be accommodated below new first floor extension. The extension will have parapet walls and a flat roof with a new entrance/esape at rear of extension for new yoga studio located on first floor. Development to include modification to existing external mezzanines, external car parking and all associated internal and external works.

Area	Area 2 - South Central
Application Number	3820/20
Application Type	Permission
Applicant	Antoinette and Mary Agnew
Location	Site to the rear of 123, Drimnagh Road, Walkinstown, Dublin 12,
Registration Date	26/11/2020

Additional Information

Proposal: Planning permission to demolish the existing garage, conservatory and other out-buildings to the rear of the existing house and the construction of a new three storey dwelling off Hughes Lane. The proposed dwelling consists of a one car garage/carport, entrance, plus bathroom, kitchen, dining room and utility room at ground floor, a living, bedroom and bathroom plus roof terrace at first floor level and a setback top floor containing a bedroom, bathroom and roof terrace. The proposal also includes a new private garden to the rear of the proposed house.

Area	Area 2 - South Central
Application Number	3821/20
Application Type	Permission
Applicant	Pathway Homes Ltd
Location	34, Island Street, Dublin 8, D08 DX00
Registration Date	27/11/2020

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (i) Repair and refurbishment of existing single storey and two-storey structure (a Protected Structure) (ii) Construction of a part 5-storey, part 6-storey hostel development consisting of the following: (a) 4 no. floors of hostel accommodation above existing single storey building and 4 no. floors of hostel accommodation above existing two-storey building; (b) 49 no. bedrooms comprising 44 no. double

bedrooms and 5 no. triple bedrooms (8 no. at first floor, 11 no. at second floor, 11 no. at third floor, 11 no. at fourth floor and 8 no. at fifth floor); (c) 2 no. kitchen facilities, 1 no. pantry, cold room, fridge, sluice room, storeroom, plant room, laundry room, meeting room, administration, reception, 2 no. changing rooms, 3 no. showers and 3 no. WC all at ground floor level; 2no. communal areas (52.8 sqm and 23 sqm) at first floor level; 1 no. communal area (22.7 sqm) & a roof terrace (50 sqm) both at fifth floor level; and (d) 10 no. external bicycle parking spaces. the hostel will be accessed from both Island Street and Usher's Island. The development includes all associated boundary treatments, inclusive of refurbishment of existing entrance gateway on Usher's Island, site works and engineering necessary to facilitate the development.

Area	Area 2 - South Central
Application Number	3824/20
Application Type	Permission
Applicant	Property Promotions Limited
Location	6A Killeen Cottages, Killeen Road, Dublin 10, D10 Y971
Registration Date	27/11/2020
Additional Information	

Proposal: The development will consist of : 1) The demolition of all existing buildings, structures and yard on site; 2) Construction of a part 4-storey and part 5-storey apartment building to accommodate 13 no. apartments, comprising 10 no. 1-bed units and 3 no. 2-bed units with associated terraces; 3) Vehicular and pedestrian access from Killeen Road; 4) 8 no. car parking spaces at surface level; 5) Landscaping, bicycle parking, refuse storage, boundary treatments and all associated site development works and services.

Area	Area 2 - South Central
Application Number	3829/20
Application Type	Permission
Applicant	The Augustinian Province of Ireland
Location	Augustinian Priory , also known as St John's Priory, at 94-96 Thomas Street, Dublin 8, D08 F8NW
Registration Date	27/11/2020
Additional Information	

Proposal: Permission for development at this site at the existing Augustinian Priory, also known as St John's Priory, at 94-96 Thomas Street, Dublin 8, D08 F8NW, at the corner of John's Lane West and Thomas Street and within a Strategic Development and Regeneration Area (SDRA 16). The development will consist of the following: 1. Change of use of: A) ground floor from Priory residential uses including living rooms, dining rooms, kitchen, break room, library and waiting room to office and meeting room use, public mass card shop, oratory and bike store; B) first floor bedroom, prayer room and office use to sitting room, TV room, exercise room, dining room, kitchen, kitchen store, staff room and office use; C) second floor rear toilets to cleaners store use; D) third floor toilets to linen store use; 2. Proposed roof garden with: A) timber pergola, rubber matting ground surface, planting and railings; B) 1.8m high perimeter protective glazed screen behind existing parapet wall to east, south and west elevations; C) existing lift to be upgraded and extended up to roof garden level with proposed lift lobby with associated existing 2.56m high lift motor room raised in height by 1.74m to 4.3m overall above roof garden level; 3. Replacement of existing single glazed timber sash windows with new timber double glazed sash windows to north, south, east and west elevations; 4. Installation of disabled ground floor entrance and associated platform lift and steps to side (east) of existing building and provision of adjacent fire escape door in the existing window opening; 5. Internal alterations to include A) overall reduction from 25 no. to 17 no. bedrooms in total; B) provision of ensuite bathrooms to proposed 17 no. bedrooms in total

on 2nd and 3rd floors; C) relocation of kitchen and associated store from basement to first floor; D) miscellaneous alterations to ancillary accommodation; 6. Mechanical and electrical installations including; A) to be upgraded throughout; B) installation of mechanical and electrical plant and associated ductwork to roof garden level and to roof over rear (North) stairs C; 7. All of the above at the existing 5-storey including basement, semi-detached flat roofed building.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3817/20
Application Type	Retention Permission
Applicant	Eleanor Ryan
Location	8, McDowell Avenue, Ceann Fort, Mount Brown, Dublin, 8
Registration Date	26/11/2020
Additional Information	
Proposal:	PERMISSION AND RETENTION PERMISSION: Planning permission for proposed new vehicular access & driveway to the front garden & retention permission is sought for a first floor extension to the rear of the existing terrace dwelling.

Area	Area 2 - South Central
Application Number	WEB1858/20
Application Type	Permission
Applicant	Elena Pertile & Annette Leahy
Location	3, Bulfin Gardens, Inchicore, Dublin 8
Registration Date	25/11/2020
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	Area 2 - South Central
Application Number	WEB1861/20
Application Type	Permission
Applicant	Ríonnagh Sheridan & Andrew Martin
Location	5, Saint Mary's Drive, Walkinstown, Dublin 12
Registration Date	26/11/2020
Additional Information	
Proposal:	The development will consist of the demolition of the existing single storey garage and external stores (35sqm) and the construction of a two storey hipped roof side extension and one storey flat roofed rear extension (total floor area 53.5sqm) to the side of the existing two storey end of terrace dwelling house.

Area	Area 2 - South Central
Application Number	WEB1863/20
Application Type	Permission
Applicant	Damien O'Reilly

Location 374, Mourne Road, Drimnagh, Dublin 12

Registration Date 26/11/2020

Additional Information

Proposal: Planning permission for the development 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 2
Decisions**

Area Area 2 - South Central
Application Number 0372/20
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 25/11/2020
Applicant Iarnrod Eireann
Location Heuston Station, Dublin 8

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Removal of existing public toilets and adjacent stores, and to construct new ladies, gents and disabled toilets, changing area and ancillary stores.

Area Area 2 - South Central
Application Number 2676/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/11/2020
Applicant Maurice & Maeve Carroll
Location Shirley, Martins Row, Chaplelizod, Dublin 20, D20 KD51
Additional Information Additional Information Received

Proposal: Permission: change of house plans from that previously approved under planning ref. 2194/19, granted on 28/03/2020. Permission also sought for the substantial demolition of the existing dwelling, walls and roof due to structural defects and water regress in the fabric. Permission is also sought for the construction of a two storey, five-bedroom, replacement dwelling, as well as widening of existing vehicular access, new parking area at front of house, internal and external alterations and associated site works.

Area Area 2 - South Central
Application Number 3480/20
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 23/11/2020
Applicant Michael Scott
Location 1, Tower Villas, Kilmainham Lane, Dublin 8

Additional Information

Proposal: RETENTION: Planning permission for (i) 2no. roof windows to front elevation. (ii) Dormer to the rear of existing roof. (iii) Single storey extension to rear over basement extension with ancillary works.

Area	Area 2 - South Central
Application Number	3490/20
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	23/11/2020
Applicant	Willie Finn
Location	18, Clifden Terrace, Ballyfermot, Dublin 10
Additional Information	
Proposal:	RETENTION: Retention Permission to retain the 29.5m2 rear shed for use as gym incidental to the enjoyment of the house at 18 Clifden Terrace, Ballyfermot, Dublin 10.

Area	Area 2 - South Central
Application Number	3493/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/11/2020
Applicant	Geared Up Limited
Location	Unit 3, Westlink Industrial Estate, Kylemore Road, Dublin 10
Additional Information	
Proposal:	The change of use of the property to a warehouse with the inclusion of ancillary trade counters (for the sale of building related products principally to trade). Internally, the development includes the removal of the first floor. External works include: on the south elevation a new ramp to facilitate a new access point to proposed trade counters and two bollards. On the north elevation a new ramp and mechanical plant. Includes all works to facilitate the proposed development.

Area	Area 2 - South Central
Application Number	3494/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/11/2020
Applicant	John Burke
Location	Unit 1F - 3F, Kylemore Park South, Dublin 10
Additional Information	
Proposal:	Permission for a single storey extension to side and rear of Unit 1F - 3F.

Area	Area 2 - South Central
Application Number	3744/20
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	23/11/2020
Applicant	Willie Finn
Location	18, Clifden Terrace, Ballyfermot, Dublin 10
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	WEB1653/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/11/2020
Applicant	Ann & Liam Gilton
Location	696, Lucan Road, Chapelizod, Dublin 20

Additional Information

Proposal: Planning Permission is sought for alterations to and the extension of the existing dwelling at 696 Lucan Road, Chapelizod, Dublin 20, D05 H291 for Liam & Ann Gilton. Works to include a single storey extension to the rear and partially to the side of the existing house to accommodate a reconfiguration of the living spaces and the creation of a third en-suite bedroom at Ground Floor level. Three number Velux rooflights to the south west elevation of the existing house along with three new rooflights to the flat roof over the single storey extensions along with all associated landscaping & site works.

Area	Area 2 - South Central
Application Number	WEB1835/20
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/11/2020
Applicant	Damien O'Reilly
Location	374, Mourn Road, Drimnagh, Dublin 12

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
Decision	APPLICATION DECLARED INVALID
Decision Date	25/11/2020
Applicant	Elena Pertile & Annette Leahy
Location	3, Bulfin Gardens, Inchicore, Dublin 8

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 Appeals Notified

Area	Area 2 - South Central
Application Number	3296/20
Appeal Type	Written Evidence

Applicant Derek Byrne and Fiona Dowling
Location 15, O'Moore Road, Ballyfermot, Dublin 10, D10 DH97
Additional Information
Proposal: RETENTION: Planning permission is sought for retention of amendments to previously approved first floor extension (Planning Ref No. 3369/18) to rear providing two bedrooms above existing kitchen.

Area Area 2 - South Central
Application Number 3244/20
Appeal Type Written Evidence
Applicant Satinash Developments Limited
Location Corner site (known as Lawlor's Corner) at the junction of Summer Street South and Marrowbone Lane, encompassing 3 Summer Street South, Dublin 8, D08 XV2K

Additional Information

Proposal: The proposed development comprises the following: (i) demolition of existing derelict structures comprising 1 no. two-storey and 2 no. single storey former industrial units and removal of existing boundary walls on site; (ii) construction of a 10-storey apartment block comprising 42 no. residential units (17 no. one-bed and 25 no. two-bed) with each unit being served by private amenity space and having access to a communal roof terrace/garden (263 sqm). The apartment block includes 104 no. bicycle spaces, concierge area (49 sqm), bin store (82 sqm), substation, switch room, tanks/pumps at ground floor level; 42 no. storage lockers (75.5 sqm) at first floor level; and additional plant at roof level; and (iii) All ancillary works including landscaping, lighting and engineering works necessary to facilitate the development.

Amendment to Week 47

Area 2
Appeals Decided

Area Area 2 - South Central
Application Number 2779/20
Appeal Decision GRANT PERMISSION
Appeal Decision Date @23/11/2020
Applicant Kelvin Halpin
Location 6, Summer Street South, The Liberties, Dublin 8

Additional Information

Proposal: Planning Permission for partial demolition of rear of house and construction of new two storey extension to the rear and construction of new window on first floor to the front.

Area Area 2 - South Central
Application Number 4623/19
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @25/11/2020
Applicant Ladas Property Company Limited
Location 30 Old Kilmainham, Kearns Place, Kilmainham, Dublin 8

Additional Information

Proposal: The development involves the demolition of the existing single storey building (1,100

sq.m) last used as a motor business and its replacement with the construction of a 6 storey over basement hotel. The new building (with a total floor area of 4,498,9 sq.m) will contain 80 bedrooms in total, parking for 8 cars plus services for the hotel at basement level, a reception area, hotel restaurant, common area and a commercial unit of 152.52 sq.m, bicycle parking and waste collection point all at ground floor level, 22 bedrooms, at first, second and third floor level, 7 bedrooms and a roof top cafe and landscaped roof terrace accessible to hotel guests at fourth floor level and 7 further bedrooms at fifth floor level. There will be a semi private amenity walk alongside the river Camac and ESB substation at ground floor level. The proposed development will contain SuDS measures including green roof, permeable paving and attenuation tank, food compensation storage and flood defences at basement level and all other ancillary works and plant to service the hotel.

Area	Area 2 - South Central
Application Number	2528/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	19-Nov-2020
Applicant	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 3
Location	Block F (Kingsbridge) at Clancy Quay (former Clancy Barracks - which includes Protected Structures) at South Circular Road, Islandbridge, Dublin 8
Additional Information	
Proposal:	PROTECTED STRUCTURES: The proposed development comprises a change of use of:

1no. existing vacant, commercial/retail units (c.120.7 sq.m) to 2no. residential units with associated localised reconfiguration of internal floor plan, external elevation and curtilage, at ground level of Block F. Resulting in 2 no. new 1-bed residential apartment units. Associated site development and landscaping works, including private terraces, reallocation of 2no. car parking spaces in the existing basement car park, internal modifications and changes to façade opes and glazing to facilitate the change to residential units.

*****Amendment to Week 47*****

Area	Area 2 - South Central
Application Number	4238/19
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	19-Nov-2020
Applicant	Shorevale Investments Limited
Location	Royal Liver Assurance Retail Park, Old Naas Road, Dublin 12. The site is bounded by Kylemore Road (R112) to the west; Old Naas Road to the north; Naas Road (R810) to the south; and "Brooks" (Building Providers) to the east
Additional Information	Additional Information Received
Proposal:	Permission (for a period of 10 years) for development on this site of c.3.79 hectares at the Royal Liver Assurance Retail Park, Old Naas Road, Dublin 12. The site is bounded by Kylemore Road (R112) to the west; Old Naas Road to the north; Naas Road (R810) to the south; and "Brooks" (Building Providers) to the east. The development will comprise the demolition of 2 No. single storey warehouse buildings (c.12,800m ² Gross Floor Area (GFA)), sub-divided to comprise 8 No. retail / retail warehouse units, and full site clearance; and the redevelopment of the Royal Liver Assurance Retail Park to provide a mixed-use development (comprising residential, office, crèche, community, retail, café /bar / restaurant, medical centre, pharmacy uses) and all

ancillary works; comprising 9 No. buildings ranging in height from 7 to 18 storeys over basement level, with a total GFA of c.129,210m², plus c. 38,399m² relating to ancillary car parking, bicycle parking, plant, waste storage facilities, storage, services, including at ground (sub-podium) and basement levels. The residential component comprises 1,102 No. units consisting of Build-to-Rent Residential Development comprising 992 No. apartment units within Blocks B1, B2, C1, C2, E2, D1, F1, F2 (comprising 4 No. Studio units, c.38m² GFA; 484 No. 1 Bedroom units (ranging in size from c.49.2m² to c.60.7m² GFA); 490 No. 2 Bedroom units (ranging in size from c.75.3m² to c.85.3m² GFA); 14 No. 3 Bedroom units (ranging in size from c.100.0m² GFA to c.101.5 m² GFA); with resident support facilities, services and amenities at ground and upper floor levels (with a total GFA of c.4,477m²); 110 No. apartments within Blocks D2, E2 and F2; and Build-to-Rent Shared Accommodation comprising 203 No. Single Occupancy Bedrooms within Block E1, as described per block below:

- Block A (Total GFA: c.17,292m²): 18 storey building over basement level (overall height +c.120.1m OD) fronting to Kylemore Road to the west, comprising; office use (c.17,002m² GFA) at ground to 16th floor levels, with ancillary plant rooms, toilets, changing rooms, storage, bicycle parking at basement level; 1 No. café /bar / restaurant unit (c.290m² GFA) at ground floor level; and plant at 17th floor level;
- Block B1 (Total GFA: c.9,278m²): 12 storey building (overall height +c.84.4m OD), comprising 90 No. Build-to-Rent units (54 No. 1 bed units and 36 No. 2 bed units) at 2nd to 10th floor levels, with resident support facilities, services and amenities (c.2,160m² GFA) including lounge, kitchen room, games room, post area, admin suite, reception, office, etc., at ground floor level; lounge, private dining room, quiet room, etc., at 1st floor level; resident's lounge, private dining room and external amenity area at 11th floor level; PV panels at roof level; and with balconies on the north-western, eastern and southern elevations;
- Block B2 (Total GFA: c.8,963m²): 11 storey building (overall height +c. 81.65m OD), comprising 90 No. Build to Rent units (4 No. studio units, 32 No. 1 bed units and 54 No. 2 bed units) at 1st to 9th floor levels, with resident support facilities, services and amenities (c.949m² GFA) at ground floor level including, resident's foyer, quiet room, after school club, office, etc.; multi-purpose hall and rooms (c.268.5m² GFA); with external amenity area and PV panels at roof level; and with balconies on the western, eastern and southern elevations;
- Block C1 (Total GFA: c.17,400m²): 11 storey building over basement level (overall height +c. 81.65m OD) comprising: 171 No. Build-to-Rent units (100 No. 1 bed units and 71 No. 2 bed units) at 1st to 9th floor levels, with resident support facilities, services and amenities (c.978m² GFA) including cinema room, fitness suite (gym), shower and changing rooms etc., (extending across Blocks C1 and C2) at ground floor level; with resident's lounge, external amenity area and PV panels at 10th floor (roof) level; 1 No. café / bar / restaurant (c.176.9m² GFA) with access from proposed public plaza / pedestrian route to west of Block C1; 1 No. retail unit (c. 2,360m² GFA), at ground floor level of Block C1 and C2, with access from public plaza / pedestrian route to west of Block C1, and from ground floor (sub-podium) level car park, accessed from proposed entrance on Old Naas Road; and with balconies on the northern, western, eastern and southern elevations;
- Block C2 (Total GFA: c. 7,728m²): 11 storey building over basement level (overall height +c. 81.65m OD) comprising 89 No. Build to Rent units (34 No. 1 bed units and 55 No. 2 bed units) at 1st to 9th floor levels, with external amenity area, green roof and PV panels at 10th floor level; and with balconies on the western, eastern and southern elevations;

Blocks B1, B2, C1 and C2 are located on the southern side of the site, adjacent to Naas Road.

- Blocks D1 and D2 are located in north-east of the site forming a single block, and comprising:

- o Block D1 (Total GFA: c.7,498m²): 10 storey building over basement level (overall height +c. 77.0m OD), located to west of site, to the south of Block D2, comprising 87 No. Build-to-Rent-units (38 No. 1 bed units and 49 No. 2 bed units) at 1st to 8th floor levels; with resident support facilities, services and amenities (c.31m² GFA) (resident's lounge) and external amenity area at 9th floor level; and with balconies on the western, eastern and southern elevations;
- o Block D2 (Total GFA: c.11,080m²): 8 storey building over basement level (overall height +c. 73.45m OD) fronting to Old Naas Road to the north, comprising 106 No. apartments (21 No. 1 bed units, c.49.2m² GFA; 64 No. 2 bed units (ranging in size from c.75.3m² to 83.1m² GFA), and 21 No. 3 bed units (ranging in size from 100.0m² GFA to 101.5m² GFA), at ground to 7th floor level; 1 No. crèche (c.462m² GFA) with outdoor play area, with access from public pedestrian access route on the western side of Block D2; with green roof, PV panels, plant equipment at roof level; and with balconies on the northern, western, eastern and southern elevations;
- Blocks E1 and E2 form a single block located to the west of the pedestrian route through the scheme; Block E2 located to the south of Old Naas Road, comprising:
 - o Block E1 (Total GFA: c.8,742m²): 8-10 storey building over basement level (overall height +c. 76.85m OD), comprising 203 No. Build-to-Rent Shared Accommodation Single Occupancy Bedrooms (ranging in size from c.18.3m² GFA to c.30.7m² GFA), with communal kitchen / dining / living facilities to serve the residents at basement to 9th floor levels, comprising 1 No. fitness suite (gym) (c.196.7m² GFA), 1 No. cinema room (c.64.1m² GFA), residents dining area, lounge / reception areas at ground floor level; communal kitchen / dining / living facilities (c.134.8m² GFA) and 1 No. reading room (c.33.2m² GFA) at 1st, 4th, 7th floor levels; communal kitchen / dining / living facilities (c.115.2m² GFA) and 1 No. games room (c.33.2m² GFA) at 2nd, 3rd, 5th, 6th floor levels; communal kitchen / dining / living facilities (c. 55.7m² GFA) at 8th and 9th floor level; provision of communal amenity space at 8th floor level; 1 No. café / bar / restaurant (c.253.2m² GFA) (also publicly accessible from public square / pedestrian route to south of Block E1) at ground floor level; and with balconies on the southern elevation;
 - o Block E2 (Total GFA: c.6,808m²): 7 - 8 storey building over basement level (overall height +c. 70.55m OD), comprising 2 No. 2 bed apartments (c.77.8m² GFA) at ground floor level; and 78 No. Build-to-Rent units (47 No. 1 bed units and 31 No. 2 bed units) at 1st to 7th floor levels; with resident support facilities, services and amenities (c.69m² GFA) (residential foyers) at ground floor level; with external amenity area at 7th floor level; PV panels and plant equipment at roof level; and with balconies on the northern, western, eastern and southern elevations;
- Block F1: (Total GFA: c.17,964m²): 9 storey building over basement level (overall height +c. 73.85m OD) located in the north-west of the site adjacent to junction of Old Naas Road / Kylemore Road comprising 2 No. 2 bed apartments (c.80.3m² GFA) at ground floor level; 205 No. Build-to-Rent units at ground to 7th floor levels, comprising (106 No. 1 bed units; 85 No. 2 bed units and 14 No. 3 bed units) with resident support facilities, services and amenities (c.177m² GFA) including residents foyers at ground and 8th floor levels, resident's lounge at 8th floor level; green roof, external amenity area at 8th floor level; and with balconies on the northern, western, eastern and southern elevations;
- Block F2: (Total GFA: c. 16,456m²): 10 storey building over basement level (overall height +c. 80.15m OD) adjacent to Kylemore Road to the west, pedestrian route / public plaza to the south, comprising 182 No. Build-to-Rent units at ground to 9th floor levels, comprising (73 No. 1 bed units and 109 No. 2 bed units) with resident support facilities, services and amenities (c.113m² GFA) including residential foyers etc., at ground floor level, with external amenity area and plant equipment at roof level; 1 No. pharmacy unit (c.74.6m² GFA), 1 No. medical centre (c.237.2m² GFA) and 1 No. café / bar / restaurant (c.126.5m² GFA) at ground floor level, with access from

proposed public square / pedestrian route to south of Block F2; and with balconies on the northern, western, eastern and southern elevations;

- The provision of 874 No. car parking spaces (including 12 No. car sharing spaces, 87 No. car parking spaces suitable for electrical charging (EV spaces)), 37 No. motor cycle parking spaces and 1,896 No. bicycle parking spaces, at grade level and at ground (sub-podium) and basement levels, served by 2 No. access points from Old Naas Road as follows:

- o 1 No. vehicular access, located to the east of Block F1 and west of Block E2, serving facilities at ground (sub-podium) level comprising 202 No. car parking spaces (including 1 No. public car park (112 No. spaces), including 5 No. car sharing spaces, 20 No. EV spaces; 258 No. bicycle parking spaces; and at basement level comprising c.307 No. car parking spaces (including 31 No. EV spaces, 4 No. car sharing spaces), 574 No. bicycle parking spaces, storage and plant areas;

- o 1 No. vehicular access, located to the east of Blocks D1 and D2 providing access to ground (sub-podium) level, comprising c. 75 No. car parking spaces (including 8 No. EV spaces) serving proposed retail unit at ground floor of Blocks C1 and C2, including loading yard; services access to waste storage area; and providing access to basement level comprising c.278 No. car parking spaces (including 28 No. EV spaces), 558 No. bicycle parking spaces. The basement car park areas are inter-connected at basement level;

- o 12 No. car parking spaces on Old Naas Road (including 3. No. car sharing spaces);

- o 170 No. bicycle parking spaces at basement level of Block A;

- Provision of 1 No. set-down/drop off area on Kylemore Road (to west of Block A); 1 No. set-down / drop-off area on Old Naas Road. The development will also include areas of public, communal and private amenity open space at grade, podium and roof levels; provision of a landscaped public open space / pedestrian route through the site, with pedestrian access from Kylemore Road from the west of the site; Naas Road/ Kylemore Road to the south-west of the site, and Old Naas Road to the north; and all associated hard and soft landscaping (including play facilities, seating, boundary treatments and associated works), associated lighting, signage, site services (foul and surface water drainage and water supply), the provision of SuDS measures including 2 No. attenuation tanks below basement level; 13 No. substations at ground and basement levels; and all other associated site excavation, infrastructural and site development works above and below ground. An Environmental Impact Assessment Report (EIAR) will be submitted to the Planning Authority with the application. The EIAR may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m. - 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

*****Amendment to Week 47*****

Area	Area 2 - South Central
Application Number	4298/19
Appeal Decision	GRANT PERMISSION

Appeal Decision Date	19-Nov-2020
Applicant	Malclose Limited
Location	Nos. 29-31 The Coombe, Dublin 8, (Eircodes D08 A025 and D08 VE20)
Additional Information	Additional Information Received

Proposal: Permission for a residential development at a site of 0.0543 ha (c. 543 sq m) at Nos. 29-31 The Coombe, Dublin 8. The site is bounded by the rear gardens of Nos. 16-19 Park Terrace to the north; the side of No. 28 The Coombe and the rear gardens of Nos. 8-10 Hanover Street West to the east; The Coombe (road) to the south; and No. 32 The Coombe (a Protected Structure) to the west.

The development will consist of the retention (apart from at ground floor level) and Alteration of the existing part-3 and part-4 storey front (south) façade and the demolition of the structures behind (total 928 sqm); and the construction of: a part-4 and part-5-storey apartment building (with set-backs at first, third and fourth floor levels) (increasing the height of the existing structures by 1 storey at Nos. 30-31 and 1 and part-2 storeys at No.29), to accommodate 9 No. apartments (1 No. 1-bed unit and 8 No. 2-bed units) behind the retained front (south) façade including a new façade at ground floor level and alterations to existing opes; and a single storey structure to the rear of the development (84 sq m) to accommodate plant, waste storage areas, storage spaces and bicycle parking. The total gross floor area of the proposed development is 1,041 sq m. pedestrian and bicycle access to the scheme will be from the Coombe. The development will also consist of the provision of: private open spaces in the form of ground floor level terraces (to the rear (north)), and balconies/terraces (to the rear (north)) at first, second, third and fourth floor levels; to the front (south) at third and fourth floor level; and to the side (east) at fourth floor level); a semi-private courtyard at ground level (to the rear (north)); all hard and soft landscaping including boundary treatments; changes in level; surface water attenuation measures; roof plant including PV panels, and all other associated site excavation and site development works above and below ground.

*****Amendment to Week 47*****
