



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

04/21

(25/01/2021-29/01/2021)

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	2116/21
Application Type	Permission
Applicant	Blackhall Properties Limited
Location	12, Old Kilmainham, Kilmainham, Dublin 8
Registration Date	29/01/2021

Additional Information

Proposal: A single storey flat roof extension to the front of the existing veterinary clinic and internal modifications to the existing building.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	2086/21
Application Type	Permission
Applicant	Neil Sheridan
Location	1, Oblate Drive, Inchicore, Dublin 8, D08 EDX3
Registration Date	25/01/2021

Additional Information

Proposal: The development will consist of: A) The demolition of the existing non-original rear extension and shed, B) The construction of a part single storey part two storey 51.2sqm extension to the rear of the original house which will form a private courtyard, C) A new pedestrian door and a separate, new pedestrian gate will both be formed on the west facing elevation fronting onto O'Donoghue Street, D) A new, first floor window is to be formed to the gable of the existing house on the west facing elevation and 2 no. rear, north facing rooflights will be introduced into the existing roof and, E) all associated works to the above.

Area	Area 2 - South Central
Application Number	2109/21
Application Type	Permission
Applicant	Richard Maguire & Deborah Kelly
Location	8, Crotty Avenue, Walkinstown, Dublin 12
Registration Date	29/01/2021

Additional Information

Proposal: Planning permission to :

- (a) a single storey ground floor pitched roof extension,
 - (b) convert attic space to storage area with new dormer roof/window, height of dormer to be 250mm higher than existing roof ridge, all to rear
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Area	Area 2 - South Central
Application Number	WEB1061/21
Application Type	Permission
Applicant	Peter Ryan
Location	33, Balfe Road, Walkinstown, Dublin 12

Registration Date 26/01/2021

Additional Information

Proposal: The construction of a rear dormer attic conversion with a change of roof profile from hip to gable end, the extension of front porch to full width of front elevation, associated siteworks including widening of the existing vehicular entrance and exempt rear development (demolition of existing extension and new kitchen extension).

Area Area 2 - South Central
Application Number WEB1062/21
Application Type Retention Permission
Applicant Anbarasan Jaganathan
Location 458, Ballyfermot Road, Ballyfermot, Dublin 10
Registration Date 26/01/2021

Additional Information

Proposal: Retention of creation of vehicular access, the front entrance gate, car parking and site works

Area Area 2 - South Central
Application Number WEB1072/21
Application Type Permission
Applicant Anthony Sheehy & Sile Lane
Location 742, South Circular Road, Kilmainham, Dublin, D08 T2DX
Registration Date 28/01/2021

Additional Information

Proposal: The construction of external access steps at the rear of 742 South Circular Road, Kilmainham, Dublin, D08T2DX from the ground level to first storey roof and the installation of an external metal spiral staircase located at the side of the property to facilitate access from the first storey roof to the second storey roof

Area 2 Strategic Housing Development

Area Area 2 - South Central
Application Number SHD0002/21
Application Type Strategic Housing Development
Applicant Seabren Developments Ltd and Circle VHA CLG
Location Glebe House and Industrial Estate and former site of Coruba House, Saint Agnes Road, Crumlin, Dublin 12
Registration Date 29-Jan-2021

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

We, Seabren Developments Ltd and Circle VHA CLG, intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development at this 0.88 Ha site, located at Glebe House (A Protected Structure, RPS Ref. 7560) which includes the light industrial lands to the rear

and the vacant site of the former Coruba House, St Agnes Road, Crumlin, Dublin 12. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive.

The development will consist of a residential scheme of 152 no. Apartments, 75 one beds, 73 two beds and 4 three bed residential units. The proposed development has an overall Gross Floor Area of 15,144 sq.m.

- Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a pedestrian walkway at first floor level comprising:
 - Block A is 5-6 storeys and consists of 81 apartments and includes 36 no. one beds and 45 no. two beds units with provision of ESB substation/switch room/metering room of 88sqm.
 - Block B is 4-5 storeys and consists of 66 apartments and includes 8 no. one beds 25 no. two beds and 3 no. three beds together with 81sq.m of Residential Amenity Space at ground floor level. It also provides for a ground floor car park with 49 no. car spaces, beneath a podium, plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 200 no. secure bicycle storage, 6 no. motorbike spaces and bin storage of 75sqm. Communal open space is provided at podium level above the car park.
- Two no. three storey pavilion buildings either side of Glebe House to accommodate:
 - o one number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
 - o One number two storey duplex 2 bed apartment above a 55 sq.m ground floor café, in the south east pavilion.
- Refurbishment of Glebe House, a protected structure, into two apartments one number 2 bed unit and one number 3 bed unit. The works include the removal of extensions to the rear and sides of the building, restoration of the façade, repair of the roof, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Demolition of all workshops, offices and sheds to the rear and sides of Glebe House (1,636 sq.m).
- Vehicular access is provided from St Agnes Road to the car park between Blocks A and B. Four parking spaces (two visitor and two Club car) are proposed adjacent to the vehicular access at St Agnes Road. 74 no. visitor bicycle parking spaces are provided in the public accessible areas of the site. 5 car parking spaces are provided on the eastern side of Block B with access from Somerville Drive.
- The development delivers 920 sq. m of Public Open Space in front of Glebe House, and to the south east and in excess of 1,600 sq.m of Communal Open Space at podium level, ground level and to the rear of Block A.
- The application also includes the removal of the boundary wall to Somerville Drive and provision of a new footpath along the south-eastern boundary, a new pedestrian access onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on roof of Blocks A and B, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

The Glebe House lies within the Crumlin Architectural Conservation Area.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application contains a statement

indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Dublin City Development Plan 2016-2022 other than in relation to the zoning of the land.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.glebeshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended.

Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	2054/21
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 25/01/2021
Applicant Laura Martina & Donal Smith
Location 51, Cromwellsfort Road, Walkinstown, Dublin 12
Additional Information
Proposal: RETENTION PERMISSION: Retention Permission under Section 18(1)(D)(ii) of the Planning and Development Regulations 2001 (As amended). Application for permission for retention of the front boundary wall measuring 154cm in height at the above-mentioned address.

Area Area 2 - South Central
Application Number 2057/21
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/01/2021
Applicant Samantha Meenaghan
Location 99, Mourne Road, Drimnagh, Dublin 12, D12 H2VW
Additional Information
Proposal: Permission to create a new vehicular access to the front of the property to include a driveway for two vehicles, vehicular dishing of the footpath with demolition of pillars and gate. Access will be from Mourne Road.

Area Area 2 - South Central
Application Number 3221/15/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 28/01/2021
Applicant MCR Security Ltd
Location Swan Lake, 1A & 1B, Chapelizod Road, Dublin 8
Additional Information
Proposal: EXT. OF DURATION: Permission for second floor extensions of 38.46sq.m and 47.04sq.m to 2 no. existing split level semi-detached dwelling houses (comprising 2 storeys to the front and 3 storeys to the rear) of areas 156.08sq.m and 179.72sq.m respectively.

Area Area 2 - South Central
Application Number 3797/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/01/2021
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 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
Decision	ADDITIONAL INFORMATION
Decision Date	27/01/2021
Applicant	Balderrod Limited
Location	Unit A, Barnewalls Way, 119 Drimnagh Road, Dublin 12

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
Decision	GRANT PERMISSION
Decision Date	27/01/2021
Applicant	Board of Management of Our Lady of Lourdes National School
Location	Our Lady of Lourdes National School, Goldenbridge, Inchicore, Dublin 8

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	3817/20
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	25/01/2021
Applicant	Eleanor Ryan
Location	8, McDowell Avenue, Ceannt Fort, Mount Brown, Dublin, 8

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	3819/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/01/2021
Applicant	John Flynn
Location	Unit 2 Kylemore Park South, Ballyfermot, Dublin 10. Also known as the Colosseum Gym

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
Decision	ADDITIONAL INFORMATION
Decision Date	28/01/2021
Applicant	Antoinette and Mary Agnew
Location	Site to the rear of 123, Drimnagh Road, Walkinstown, Dublin 12,

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 set back 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
Decision	REFUSE PERMISSION
Decision Date	29/01/2021
Applicant	Pathway Homes Ltd
Location	34, Island Street, Dublin 8, D08 DX00

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
Decision	GRANT PERMISSION
Decision Date	28/01/2021
Applicant	Property Promotions Limited
Location	6A Killeen Cottages, Killeen Road, Dublin 10, D10 Y971

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	WEB1049/21
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/01/2021
Applicant	Anbarasan Jaganathan
Location	458, Ballyfermot Road, Ballyfermot, Dublin 10, TK20

Additional Information

Proposal: Retention of creation of vehicular access, the front entrance gate, car parking and site works.

Area	Area 2 - South Central
Application Number	WEB1858/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/01/2021
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	Area 2 - South Central
Application Number	WEB1861/20
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/01/2021
Applicant	Ríonnagh Sheridan & Andrew Martin
Location	5, Saint Mary's Drive, Walkinstown, Dublin 12

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
Decision	GRANT PERMISSION
Decision Date	29/01/2021
Applicant	Damien O'Reilly
Location	374, Mourne Road, Drimnagh, Dublin 12

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 Appeals Notified

Area	Area 2 - South Central
Application Number	2410/20
Appeal Type	Written Evidence
Applicant	Kaivalya Properties Ltd.
Location	134, James's Street, Dublin 8
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 2
Appeals Decided
None



Dublin City Council

SECTION 5 EXEMPTIONS

04/21

(25/01/2021-29/01/2021)

Area	Area 2 - South Central
Application Number	0027/21
Application Type	Section 5
Applicant	Arleen Quigg
Location	110, Captain's Road, Kimmage, Dublin 12
Registration Date	27/01/2021
Additional Information	
Proposal:	EXPP; Single storey rear extension to the dwelling(19sqm) detached single storey garden room (home office) in the rear garden (17.2sqm)
