



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**06/21**

(08/02/2021-12/02/2021)

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

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2174/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Legendside Limited
<b>Location</b>	726, South Circular Road, Dublin 8
<b>Registration Date</b>	08/02/2021

**Additional Information**

**Proposal:** Permission for a residential development of 23 no. dwellings on a site measuring approx. 0.25 hectares. The proposed development consists of the construction of 21 no. dwellings, comprised of 3 no. 2 storey, 3 bed houses and 18 no. 1 & 2 bed apartments in a new 4 storey building, along with the renovation and conversion of the existing two storey dwelling, known as No. 726 South Circular Road into 2 no. 2 bed apartments at ground and first floor level, titled Block A. To the rear of Block A is a proposed 4 storey building known as Block B, accommodating 8 no. 1 bed apartments and 10 no. 2 bed apartments, with balconies on east and west elevations, with the inclusion of western facing communal roof terrace. In the northern part of the site, 2 no. Type A, 3 bed houses & 1 no. Type B, 3 bed house are proposed. The proposed development also provides a new vehicular access point located off South Circular Road, surface car & bicycle parking, catering for 14 no. car parking spaces & 50 no. bicycle parking spaces. The proposed development also includes for the partial demolition of the existing rear return of No. 726 South Circular Road (c. 61m<sup>2</sup>), and for all associated site development works, landscaping, boundary treatments, public open space (c. 150m<sup>2</sup>), pedestrian/cycle access from South Circular Road, infrastructural connections, bin storage etc.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2196/21
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Creative Real Estate Ltd.
<b>Location</b>	The Lamplighter, 79, The Coombe / 1 Brabazon Street, Dublin 8
<b>Registration Date</b>	10/02/2021

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of:

- a) The relocated toilets in an area previously used as lounge bar and renewing of roof to comply with current insulation standards,
- b) Removal of portion of existing roof in previous area occupied by toilets to form smoking area to comply with public health act,
- c) The continued use of the flat roof to rear at first floor level as amenity area for those in the the residential accommodation,
- d) 1800mm high timber fencing enclosing roof top open space at first floor level to rear.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2215/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Vincent Keary
<b>Location</b>	10, Usher's Island, and 32, Island Street, Dublin 8
<b>Registration Date</b>	12/02/2021

**Additional Information**

**Proposal:** Permission is sought for development comprising: (i) the demolition of the existing single storey building (389sq.m) which extends from Usher's Island to Island Street; (ii) the construction of a part-six. part-eight storey mixed-use development, consisting of the following uses: (a) 16 no. apartment, comprising of 5 no. studio apartments; 5 no. one-bed apartments and 6 no. two bed apartments. Each apartment is provided with a private amenity space in the form of a balcony and has access to communal amenity spaces. Access to the apartments is from Island Street and Usher's Island; and (b) 71sq.m of commercial (coffee shop) space at ground floor level with access from Usher's Island. The building is six-storey towards Usher's Island and eight-storey towards Island Street; (iii) The development features 28 no. bicycle parking spaces; 16 no. storage lockers; plant room; refuse storage; services; switch room; and an ESB substation (all at ground floor level); (iv) Permission is also sought for landscaping; drainage; and all ancillary works necessary to facilitate the development.

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## Area 2 DOMESTIC

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2180/21
<b>Application Type</b>	Permission
<b>Applicant</b>	James and Laura Nolan
<b>Location</b>	65, Kylemore Avenue, Ballyfermot, Dublin 10
<b>Registration Date</b>	08/02/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development will consist of the proposed construction of a two storey and single storey extension to rear of existing dwelling. The two-storey extension will have a flat roof and the single storey extension will have a pitched roof. Retention permission also sought for flat roof dormer extension to rear of existing roof used for storage purposes. All associated site work included in this application.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2207/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Felicia Antochi
<b>Location</b>	41, Bunting Road, Walkinstown, Dublin 12 D12 RY61
<b>Registration Date</b>	11/02/2021

**Additional Information**

**Proposal:** Development will consist of a proposed new ground & first floor extension to side & rear of the existing house. Demolishing of the existing porch to the front of the existing house and replacing with a new porch. 2No. new windows in the new side elevation of the proposed new house and all ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2216/21
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Ciara May
<b>Location</b>	12, Elmdale Crescent, Cherry Orchard, Ballyfermot, Dublin 10, D10 FD77
<b>Registration Date</b>	12/02/2021

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### Additional Information

**Proposal:** RETENTION: Retention Permission for a detached single storey gym/office/storage shed to rear of existing house with ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3770/20
<b>Application Type</b>	Permission
<b>Applicant</b>	Gabriela Stoyanova
<b>Location</b>	76, Landen Road, Dublin 10 D10 XD61
<b>Registration Date</b>	10/02/2021
<b>Additional Information</b>	Additional Information Received

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

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1097/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Gary & Jeannette Branigan
<b>Location</b>	7A, Claddagh Road, Ballyfermot, Dublin 10
<b>Registration Date</b>	08/02/2021
<b>Additional Information</b>	

**Proposal:** A single storey extension (area=28m2) to the front elevation of an existing dwelling house and associated site development works

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1115/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Geri McAvinue
<b>Location</b>	107, Iveagh Gardens, Crumlin, Dublin 12
<b>Registration Date</b>	11/02/2021
<b>Additional Information</b>	

**Proposal:** Permission is sought for new vehicular entrance (Total proposed extended width 3.0m) and revisions to existing site railing and ancillary works at 107 Iveagh Gardens, Crumlin, Dublin 12.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1117/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Michael Johnston
<b>Location</b>	18, Hughes Road South, Walkinstown, Dublin 12
<b>Registration Date</b>	12/02/2021
<b>Additional Information</b>	

**Proposal:** New ground floor extension and first floor extension with raised pitched roof to existing outhouse at rear together with connection to all services and associated site works

## Area 2 LAWs

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2173/21
<b>Application Type</b>	LAW
<b>Applicant</b>	Housing & Community Services
<b>Location</b>	Dolphin Park, Senior Citizen Units, (No's 1-44), Dolphins Barn, Dublin 8
<b>Registration Date</b>	08/02/2021

### Additional Information

**Proposal:** LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Location: Dolphin Park, Senior Citizen Units (No's 1-44), Dolphins Barn, Dublin 8.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the demolition of the three existing Senior Citizen Blocks containing (Units 1-44) located to the north of the Dolphin House complex. In addition to the demolition of the three blocks ancillary works including the grubbing up of the existing road, footpaths and hardstanding to the north of the blocks. The existing hardstanding/parking area and roads and footpaths on the site will be replaced with a pea gravel finish and surrounded with boundary fence with an access gate for emergency access and general maintenance.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Monday, 8th February 2021 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on Monday, 22nd March 2021 or at <https://consultation.dublincity.ie>

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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2152/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	10/02/2021
<b>Applicant</b>	EWR Development Group Limited
<b>Location</b>	Site at 65 Clanbrassil Street, Dublin 8, D08 RX5N, and to the rear of 66, Clanbrassil Street, Dublin 8, D08 RX5N

### Additional Information

**Proposal:** The development will consist of the provision of 34 new residential apartments, comprising 12 no. studio units, 9 no. 1-bed units and 13 no. 2-bed units.

The development is planned in two buildings, the front building presenting a new frontage over four levels to Clanbrassil Street. The rear building is planned over five levels, including a setback penthouse level. A bridge links the two buildings. A communal residents' roof garden is proposed on the roof of the front building. A communal residents' courtyard is proposed at the ground floor between the buildings. All communal plant, bin storage and bicycle parking for 64 no. bicycles is proposed at ground level.

The demolition of an existing single storey shed on site (c. 90 sq.m) is proposed to enable the works.

The development is accessed for residents from Clanbrassil Street. Total site area is 1,168 sq.m and the development Gross Internal Area is 2,644 sq.m.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3594/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/02/2021
<b>Applicant</b>	Mount Brown Property Developments CLG.
<b>Location</b>	Manor Hall Apartments , Mount Brown, Kilmainham, Dublin 8
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> The proposed development will consist of the insertion of 1 no. new car parking space into the existing semi-basement car park. This will result in a total of 43 no. car parking spaces being provided without affecting existing provision for bicycle parking or waste management / bin storage at semi-basement level. No other changes are proposed to the existing building.	

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3875/20
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	08/02/2021
<b>Applicant</b>	Alison Gibson & Thomas McCrory
<b>Location</b>	44, Goldenbridge Avenue, Inchicore, Dublin 8, D08 E6F2
<b>Additional Information</b>	
<b>Proposal:</b> RETENTION: Retention of existing single storey rear extension to existing two storey terraced house as constructed, retention of existing detached single storey shed located to the rear of existing terraced house and all associated site works.	

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3931/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/02/2021
<b>Applicant</b>	Dhafir Alazawi
<b>Location</b>	159, Herberton Road, Rialto, Dublin 8
<b>Additional Information</b>	
<b>Proposal:</b> Planning permission for the demolition of existing rear extension and construction of a single storey extension to the rear, internal modifications, alterations to front garden boundary to allow for a new vehicular drive, dished footpath and new gates and all associated site works.	

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1089/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/02/2021
<b>Applicant</b>	Gary & Jeannette Branigan
<b>Location</b>	7A, Claddagh Road, Ballyfermot, Dublin 10
<b>Additional Information</b>	
<b>Proposal:</b>	A single storey extension (Area = 28m2) to the front elevation of an existing dwelling house and associated site development works

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1914/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/02/2021
<b>Applicant</b>	Lorraine Bracken
<b>Location</b>	98, Le Fanu Road, Ballyfermot, Dublin 10, D10 Y973
<b>Additional Information</b>	
<b>Proposal:</b>	Permission is sought for a vehicular entrance and provision of 2 no. private off street car parking spaces to existing front garden and permission for dishing of public footpath and all associated site development works at no.98 Le Fanu Road, Ballyfermot, Dublin 10, D10Y973 by Lorraine Bracken.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1934/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/02/2021
<b>Applicant</b>	IVAN and AGNIESZKA O'KEEFFE
<b>Location</b>	34, O'Brien Road, Walkinstown, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the construction of a ground and first floor extension 37.1sqm to the rear and side of existing house, alterations to elevations and windows including 2no. new velux windows to side elevation and all associated site development works. Demolition of front entrance wall and provision for vehicular access and entrance driveway for 2no. car parking spaces.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1940/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/02/2021
<b>Applicant</b>	Kilsaran Concrete
<b>Location</b>	7th Lock, Killeen Road, Ballyfermot, Dublin 10

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## Additional Information

**Proposal:** Demolition of a derelict residence and a former prefabricated office.

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### Area 2 Appeals Notified

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3680/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Arcourt Limited
<b>Location</b>	Site of 0.156 hectares to the south-east of The Sheldon Park Hotel, along Old Naas Road, Bluebell, Dublin 12.

## Additional Information

**Proposal:** Planning permission for the proposed development consisting of the following: construction of a part 3, part 4, part 6-storey apartment block comprising 25 no. residential units (25 no. 2 bed units) each with associated balcony / terrace, with pedestrian access from Old Naas Road. The proposed development will include 30 no. bicycle spaces at surface level and will benefit from 685 sq. m. of communal open space and 88 no. vehicle parking spaces (comprising 79 no. car parking spaces, 4 no. accessible parking spaces and 5 no. motorcycle parking spaces - permitted under Reg. Ref. 4637/18). The vehicular parking is accessed from the existing permitted entrance under Reg. Ref. 2158/17. The proposed development represents a phase of the development permitted under Reg. Ref. 2158/17 and Reg. Ref. 4637/18, which includes the completion of the demolition previously approved under Reg. Ref. 2158/17. The overall scheme will provide for 128 no. units (22 no. 1-bed units, 90 no. 2-bed units, 15 no. 3-bed units and 1 no. studio). The proposal includes all ancillary site, landscaping, lighting and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1770/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Claudine Devereux and Martin Lynch
<b>Location</b>	26, St. Laurence's Road, Chapelizod, Dublin 20

## Additional Information

**Proposal:** A new vehicular access and all related works to front.

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### Area 2 Appeals Decided

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

06/21

(08/02/2021-12/02/2021)

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0055/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Caroga Ltd
<b>Location</b>	"Kedleston", 60, Inchicore Road, Kilmainham, Dublin 8
<b>Registration Date</b>	08/02/2021
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC; Demolition of existing dwelling & construction of 5 no. 3 storey 3 bed houses in a single terrace

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0060/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Emmet Bergin
<b>Location</b>	Rear of 7 & 8, Mullingar Terrace, Chapelizod, Dublin, 20
<b>Registration Date</b>	08/02/2021
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC; Development of a single residential unit over 2 storeys to include open plan kitchen/sitting room, 3 bedrooms, study, ancillary storage and landscaping garden

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