



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**07/21**

(15/02/2021-19/02/2021)

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

**Area** Area 2 - South Central  
**Application Number** 2223/21  
**Application Type** Permission  
**Applicant** Caroga Ltd.  
**Location** Kedleston, No. 60, Inchicore Road, Kilmainham, Dublin 8  
**Registration Date** 15/02/2021

**Additional Information**

**Proposal:** Planning permission to demolish an existing 2 storey detached dwelling and construct a terrace of 5 no. 3 bed 3 storey houses with single storey extensions to the rear on the 2 no. end of terrace houses, together with bin store, bike rack and new entrance wall and railings, including widening of the existing vehicular access/entrance, 6 no. car park spaces, landscaping and all with ancillary site works.

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**Area** Area 2 - South Central  
**Application Number** 2227/21  
**Application Type** Permission  
**Applicant** Butlers Chocolate Cafes Limited  
**Location** 1 Dean Street, Dublin 8  
**Registration Date** 16/02/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development will consist of the change of use from commercial unit to cafe, to include proposed new painted signage to existing shopfront, carrying out internal alterations, connection to existing onsite services and all associated site works, all within the curtilage of a protected structure no. 2283, NIAH reg. no. 50080634. The site is located within the zone of archaeological interest.

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**Area** Area 2 - South Central  
**Application Number** 2977/20  
**Application Type** Permission  
**Applicant** Brendan Trears  
**Location** The Lamplighter, 79 The Coombe/1 Brabazon Street, Dublin 8  
**Registration Date** 17/02/2021

**Additional Information**

Additional Information Received

**Proposal:** Permission for development at the rear of The Lamplighter. The development consists of the erection of an extension at first and second floor level of 2 no. bedrooms with en-suite on each floor to the rear of and above the existing public house, with associated drainage and site works.

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## Area 2 DOMESTIC

**Area** Area 2 - South Central  
**Application Number** 2229/21

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**Application Type** Retention Permission  
**Applicant** Sean Sweeney  
**Location** 18 Ebenezer Terrace, Dublin 8, D08 HR4C  
**Registration Date** 16/02/2021  
**Additional Information**  
**Proposal:** Planning Retention for a two storey extension and boundary wall to the side of dwelling house and ancillary site works.

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**Area** Area 2 - South Central  
**Application Number** WEB1130/21  
**Application Type** Permission  
**Applicant** Michael Johnston  
**Location** 18, Hughes Road South, Walkinstown, Dublin 12  
**Registration Date** 16/02/2021  
**Additional Information**  
**Proposal:** New ground floor extension and first floor extension with raised pitched roof to existing outhouse at rear together with connection to all services at associated site works

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## Area 2 LAWs

**Area** Area 2 - South Central  
**Application Number** 2221/21  
**Application Type** LAW  
**Applicant** Dublin City Council Housing and Community Services  
Department  
**Location** Emmet Road, Inchicore, Dublin 8  
**Registration Date** 15/02/2021  
**Additional Information**

**Proposal:** LAW: Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended) – Part 8  
Applicant: Dublin City Council, Housing and Community Services Department, Block 1, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
Location: Emmet Road, Inchicore, Dublin 8.

Proposal: Pursuant to the requirements of the above notice is hereby given of the proposed demolition of the former health centre and St. Michael's community centre at Emmet Road, Inchicore, Dublin 8 and associated site clearance works which include the remains of a disused halting site together with internal site walls, fences, hard surfaces and utilities. No new construction works are proposed at this time, other than those necessary to secure the site or divert services. The foundations of the buildings will be removed, and all services will be removed insofar as this is practicable.

The site is bounded by a combination of walls and fences of different types, and it is proposed to leave these in place, pending re-development. Most of the paved surface of the site will be removed, and the site grassed pending re-development. The re-development of the subject site will be subject of a separate planning application and consultation process.

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 Tuesday 16th February 2021 up to and including Monday 15th March 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 09.00hrs to

16.30hrs.

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 EIAR 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 16.30hrs on Wednesday 31st 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>	0052/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	19/02/2021
<b>Applicant</b>	Pat McDermott
<b>Location</b>	68, Clifden Road, Dublin 10

### **Additional Information**

**Proposal:** SHEC Demolition of existing side garage & rear extension to Ex. Dwelling, construction of new single storey rear extension & alteration to Ex. dwelling & construction of 2 no. new 2 storey 3 bed dwelling houses to side of existing including all associated site works, landscaping car parking, new vehicular access, boundary works & drainage works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0055/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	19/02/2021
<b>Applicant</b>	Caroga Ltd
<b>Location</b>	"Kedleston", 60, Inchicore Road, Kilmainham, Dublin 8

### **Additional Information**

**Proposal:** 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>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	19/02/2021
<b>Applicant</b>	Emmet Bergin
<b>Location</b>	Rear of 7 & 8, Mullingar Terrace, Chapelizod, Dublin, 20

### **Additional Information**

**Proposal:** 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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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2280/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	15/02/2021
<b>Applicant</b>	Stephen Palmer
<b>Location</b>	Site to the rear of 26 Cherry Orchard Avenue, Also known as Tommy's Shop and corner of Croftwood Green in Ballyfermot, Dublin 10

#### **Additional Information**

**Proposal:** EXT. OF DURATION The development will consist of the proposed construction of one two storey detached two bed roomed dwelling to rear yard of existing shop. Also, a new front garden with off street parking for 1 car to front of new house. The application includes construction of new boundary walls and gates to front of new dwelling and separation boundary wall to new rear yard of shop. The existing site is bound by high block walls and security fencing behind which is a large service yard for shop storage.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3228/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/02/2021
<b>Applicant</b>	O'Flynn Construction Co. Unlimited Company
<b>Location</b>	Site to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road

#### **Additional Information**

**Proposal:** O'Flynn Construction Co. Unlimited Company intend to apply for a 10-year permission for a mixed use including part Build to Rent development in 13 no. blocks (Blocks A-L) ranging in height from 4-15 storeys over 3 no. basements with a cumulative gross floor area of 168,184.13 sq.m at this 6.921 hectare site to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road. The application area includes part of the 'Nissan Site' (6.429 hectares) and 0.492 hectares to accommodate works to facilitate connections to municipal services and works proposed to public roads.

The development will consist of;

- i. the demolition of all existing vehicle trade buildings (8,015.66 sq.m) and removal of 4 no. existing 38kV ESB timber poles and 2 no. existing 38kV lattice masts on the site;
- ii. construction of 3 no. basements with cumulative gross floor area (GFA) of 37,240.54 sq.m incorporating car parking, motorcycle parking, plant rooms and waste management facilities, comprising:
  - a. 'West Basement' located under Blocks A, B, C, D and E (18,815.93 sq.m GFA), with 2 no. entrance/exit ramps including 1 no. situated between Blocks C and E and 1 no. on south side of Block B and containing 411 no. car parking spaces including 17 no. disabled parking spaces and 15 no. car-club spaces, together with 15 no. motorcycle spaces;
  - b. 'North Basement' located under Blocks F, G K, and H1 (5,998.24 sq.m GFA), with entrance/exit ramp on western side of Block K and containing 97 no. car parking spaces including 8 no. disabled parking spaces and 3 no. car-club spaces, together with 4 no. motorcycle spaces; and
  - c. 'South Basement' located under Blocks H2, J, I and L (12,426.37 sq.m GFA), with entrance/exit ramp situated between Blocks L and J and containing 296 no. car parking spaces

including 19 no. disabled parking spaces and 7 no. car-club spaces, together with 15 no. motorcycle spaces;

iii. Block A - a hotel (148 no. rooms) with an upper height of 15-storeys (53.475m maximum above ground level) and a GFA of 7,415.0 sq.m in at the junction of Naas Road and Walkinstown Avenue;

iv. a total of 1,137 no. residential units and associated tenant amenities (combined 2,948.90 sq.m GFA) across 12 no. blocks (B-L) that range in height from 4-10 storeys, with a cumulative GFA of 113,147.79 sq.m, of which Blocks C and L are dedicated Build to Rent (BtR). The residential units will be distributed as follows;

- Block B with an upper height of 10 no. storeys (36.439m maximum above ground level) comprising 20 no. studio apartments, 48 no. 1-bedroom (2 person) units, 135 no. 2-bedroom (4 person) units and 16 no. 3-bedroom (5 person) units;
- Block C with an upper height of 8 no. storeys (30.139m maximum above ground level) comprising 42 no. studio apartments, 67 no. 1-bedroom (2 person) units and 54 no. 2-bedroom (4 person) units and tenant facilities and amenities (combined 1,457.80 sq.m) incorporating refuse store, bicycle store, delivery room, manager's office, concierge office, gym and flex spaces, business centre, conference/meeting rooms, café, resident lounges, library, games room, cinema room, community room and chef's kitchen;
- Block D with an upper height of 9 no. storeys (32.172m maximum above ground level) comprising 6 no. studio apartments, 59 no. 1-bedroom (2 person) units, 34 no. 2-bedroom (4 person) units and 7 no. 3-bedroom (5 person) units;
- Block E with an upper height of 9 no. storeys (32.239m maximum above ground level) comprising 7 no. studio apartments, 18 no. 1-bedroom (2 person) units, 36 no. 2-bedroom (4 person) units and 11 no. 3-bedroom (5 person) units;
- Block F with an upper height of 7 no. storeys (23.625m maximum above ground level) comprising 7 no. 1-bedroom (2 person) units, 25 no. 2-bedroom (4 person) units and 7 no. 3-bedroom (5 person) units;
- Block G with an upper height of 8 no. storeys (31.300m maximum above ground level) comprising 8 no. studio apartments, 32 no. 1-bedroom (2 person) units and 14 no. 2-bedroom (4 person) units;
- Block H1 with an upper height of 6 no. storeys (19.989m maximum above ground level) comprising 6 no. 1-bedroom (2 person) units and 12 no. 2-bedroom (4 person) units;
- Block H2 with an upper height of 8 no. storeys (26.814m maximum above ground level) comprising 8 no. studio apartments, 32 no. 1-bedroom (2 person) units, 24 no. 2-bedroom (4 person) units and 7 no. 3-bedroom (5 person) units;
- Block I with an upper height of 9 no. storeys (31.728m maximum above ground level) comprising 17 no. studio apartments, 31 no. 1-bedroom (2 person) units and 73 no. 2-bedroom (4 person) units;
- Block J with an upper height of 7 no. storeys (24.275m maximum above ground level) comprising 61 no. 2-bedroom (4 person) units and 14 no. 3-bedroom (5 person) units
- Block K with an upper height of 8 storeys (28.647m maximum above ground level) comprising 13 no. studio apartments, 21 no. 1-bedroom (2 person) units, 16 no. 2-bedroom (4 person) units and 13 no. 3-bedroom (5 person) units; and,
- Block L with an upper height of 7 no. storeys (24.189m maximum above ground level) comprising 25 no. studio apartments, 49 no. 1-bedroom (2 person) units, 56 no. 2-bedroom (4 person) units and 6 no. 3-bedroom (5 person) units and tenant facilities and amenities (combined 900.70 sq.m) incorporating refuse store, manager's office, delivery room, gym and flex spaces, business centre, conference/meeting rooms, café, resident lounges, library, games room, cinema room, community room and chef's kitchen.

v. Public open spaces comprising; a public square, 'Barnewall Square' (2,488 sq.m) to the north west of the site; a public 'biodiversity park' (5,411 sq.m) with a north south alignment in the centre of the scheme; a public pocket park (2,785 sqm) including older children's play area; a

- public play area for younger children (85 sq.m);
- vi. Communal amenity space distributed across Blocks B-L with a combined area of 12,445 sq.m in the form of ground and podium gardens and roof terraces.
  - vii. 10 no. Retail units (combined 2,621.85 sq.m GFA) at ground floor level in Blocks B, C, D and E;
  - viii. Office Accommodation with a combined GFA of 5,001.80 sq.m in Blocks B, C and E at ground and podium level;
  - ix. a Primary Healthcare Centre at ground floor level in Block C with a GFA of 994.30 sq.m;
  - x. a Childcare Facility in Block D at ground floor level with a GFA of 968.95 sq.m and an associated play area of 273 sq.m;
  - xi. a Cultural Hub at ground floor level in Block B with a GFA of 486.60 sq.m;
  - xii. a Gymnasium at ground floor level in Block B with a GFA of 210.9 sq.m;
  - xiii. 853 no. total car parking spaces: 804 no. distributed across the 3 no. basements including 44 no. disabled spaces and 34 no. motorcycle spaces; and, 49 no. surface level car parking spaces including includes 6 no. disabled spaces.
  - xiv. a total of 2,514 no. bicycle parking spaces shall be provided within the development, comprising 1,839 no. long-term bicycle storage spaces for residents, 569 no. short-term bicycle parking spaces for apartment visitors and 106 no. short-term bicycle parking spaces to serve the non-residential elements of the development;
  - xv. the primary vehicular access (left in/left out) will be via Walkinstown Avenue with a secondary vehicular access (left in/left out) on the Naas Road;
  - xvi. provision of 4 no. pedestrian access points to the development, including 2 no. off the Naas Rd. and 2 no. from Walkinstown Avenue;
  - xvii. road upgrade works to Walkinstown Avenue to facilitate improved vehicular, cycle and pedestrian access and including a loading bay (3.2m wide by 30m long) to facilitate deliveries;
  - xviii. the construction of 11 no. single storey ESB sub-station and LV rooms (totalling 358.75 sq.m GFA), erection of a new 12m high T63A 38kV cable to line pylon and undergrounding of a section of the existing Inchicore Ballymount 38kV overhead line which traverses the site;
  - xix. roof mounted solar photovoltaic panels across Blocks B-L totalling 3,751 sq.m;
  - xx. all ancillary site development works, drainage, plant, waste storage, boundary treatment and lighting.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3934/20
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/02/2021
<b>Applicant</b>	Carman Developments LTD
<b>Location</b>	58-59, Meath Street and 27 Carman's Hall , Dublin 8
<b>Additional Information</b>	
<b>Proposal:</b>	Permission for a material change of use of the approved retail unit at 58/59 Meath Street & part of 27 Carman's Hall, Dublin 8 (as permitted under ref 3985/17 & ABP-302295-18) to provide for Class 1 retail use, with minor alterations to the internal layout at ground level only.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3941/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	18/02/2021
<b>Applicant</b>	Marblegate Limited

**Location** Blocks 70 & 72, Park West Avenue and Park West Road,  
Park West, Dublin 12

### **Additional Information**

**Proposal:** Permission for development on this site (1.26ha). The proposed development will consist of modifications to the permitted residential development of 84no. residential units over retail/restaurant uses (Reg. Ref. 3798/18) within Blocks 70 and 72 as follows: - Replacement of existing basement level plants rooms with new entrance lobbies accommodating lift/staircore and plant areas and extending to the permitted ground floor foyer areas within both Blocks 70 and 72. New entrance doors are to be inserted into the proposed basement lobby area on the northern elevation of Block 70 and the south western elevation of Block 72. The gross floor area of the permitted Block 70 increases from 5,715sq.m to 5,855sq.m. The gross floor area of the permitted Block 72 increases from 4,985sq.m to 5,126sq.m. Amendments to the penthouse levels (fifth floor level) elevations of both Blocks 70 and 72 involving the provision of aluminium cladding, windows and doors in lieu of previously permitted glazed curtain walling and revised materials on the penthouse canopies. Internal reconfiguration of the permitted apartments, hallways lift/stair cores and lobby areas to provide for storage areas in lieu of previously permitted ensuite bathrooms within all apartments, fire vents and additional circulation spaces to hallways within both Blocks 70 and 72. Replacement of the permitted green roofs on both Blocks 70 and 72 with a standard roof finish. Permission is also sought for modifications to the shared basement accommodation involving reconfiguration of the permitted car parking spaces and all associated site and development works. The total number of apartment units (84no.), designated car parking spaces (84no.) and bicycle parking spaces (167no.) all remain as previously permitted.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3959/20
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	19/02/2021
<b>Applicant</b>	Three Castle Investments
<b>Location</b>	Ballyfermot United Sports and Social Club, 2, Blackditch Road, Dublin 10, D10 W738

### **Additional Information**

**Proposal:** Planning permission for development will consist of:

- (i) phased demolition of the existing single storey, flat roof, community centre;
- (ii) construction of 1 no. three-storey apartment block accommodating 22 apartments (5 no. one-bedroom and 17 no. two-bedroom) over ground floor (street level) commercial use comprising new Ballyfermot United Sports & Social Club with ancillary bar/function room and separate cafe unit each accessible off Blackditch Road. The Residential units will each be served by a private balcony/terrace and will have access to a communal landscaped open space situated at first floor level;
- (iii) provision of 12 no. vehicular parking spaces and a bicycle store room of 32 no. cycle parking spaces to serve the entire development with access provided via new vehicular/pedestrian entrance off Blackditch Road . An emergency exit is to also to be provided via the rear laneway;
- (iv) landscaping; boundary treatments; SuDS drainage; on street cycle parking (20 no. spaces) and all ancillary works necessary to facilitate the development.

The proposed development will rise to a maximum height of four storeys.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3968/20
<b>Application Type</b>	Permission



**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/02/2021  
**Applicant** Blue Ant Ltd  
**Location** 177 - 179, James Street, Dublin 8

**Additional Information**

**Proposal:** Planning permission for development will consist of:

demolition of all existing buildings on the site (total gross floor area: 1205 sq.m) and construction of a mixed-use development as follows:

2 no. blocks of 5 and 6 storey height over 2 basement levels. Block A fronting James Street at 6 storeys with medical centre (132 sqm), cafe / retail at ground floor (151 sqm) above which 4 storeys of habitable dwellings totalling 16 no. apartments (1225 sqm) with a top floor of spa / relaxation rooms (185 sqm) and rooftop garden. Block B to rear of site at 5 storeys comprising 4 storeys of habitable dwellings totalling 12 no. apartments with top floor of spa / relaxation rooms (136 sqm) and rooftop garden. Total no. of apartments 28 no. units of which 8 no. 1 beds 18 no. 2 beds & 2 no. 3 beds with 49 no. bicycle parking spaces. Lower basement consisting of gym (291 sqm) pool, spa and associated facilities (859 sqm) with upper-level basement consisting of (treatment and procedure rooms and associated facilities (746 sqm). Access / egress via 4 separate points facing James Street.

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**Area** Area 2 - South Central  
**Application Number** 3969/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** The Augustinian Province of Ireland  
**Location** Augustinian Priory, also known as St John's Priory,  
Thomas Street, Dublin 8, D08 F8NW

**Additional Information**

**Proposal:** 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** Area 2 - South Central  
**Application Number** 3973/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** Bartha Property (Kilmainham) Limited  
**Location** 40, Old Kilmainham Road, Dublin 8

**Additional Information**

**Proposal:** Permission for development at a site of c.0.212ha. at 40 Old Kilmainham Road, Dublin 8. The site is bounded to the south by Old Kilmainham Road, to the east by 39 Old Kilmainham Road, to the west by 41 Old Kilmainham Road and rear/side properties of 2, 3 and 4 Lady's Lane and 3 and 5 Millbrook Terrace and to the north by Rowerstown Lane.

The development will consist of the following:

- Demolition of all existing commercial buildings on site including former car showroom, garage, warehouse and offices (c.1,095sqm floor area);
- Construction of a mixed-use development arranged in two blocks across 6-8 storeys comprising the following: 1 no. ground floor commercial unit fronting Old Kilmainham (c.170sqm floor area) and 74 no. apartments consisting of 35 no. 1 bed units, 38 no. 2 bed units and 1 no. 3 bed units ranging in size from c.46sqm to c.102sqm floor area each;
- North, south, east and west facing private terraces and balconies throughout;
- Ancillary and plant areas at ground floor level including bin and bicycle storage, switch rooms, generator, water tank storage and ESB substation;
- Circulation areas throughout and stair/lift cores in Blocks A and B;
- Associated plant and photovoltaic panels at roof level;
- The total floor area of the proposal is c.6,235sqm;
- Removal of the existing bridge and replacement with a new footbridge over the River Camac;
- A new public access route serving pedestrians and cyclists connecting Old Kilmainham Road to the south with Rowerstown Lane to the north via the new bridge;
- Vehicular access serving delivery, service and emergency vehicles from Old Kilmainham Road;
- Improvements and widening of the public footpath along Old Kilmainham Road;
- All associated site development works, service provision, drainage works, diversion of the existing combined sewer, public and communal open space and landscaping and boundary treatment works.

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**Area** Area 2 - South Central  
**Application Number** 3974/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** Green Label Property Investments Ltd.  
**Location** Reuben House, Reuben Street, Dolphins Barn, Dublin 8

**Additional Information**

**Proposal:** The development consists of the change of use of the right-hand-side, 41sqm ground floor unit at the north end of the building, from permitted use as a coffee shop to use as a restaurant, opening hours from 11am to 11pm.

**Area** Area 2 - South Central  
**Application Number** 3975/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** Capital Credit Union Limited  
**Location** Capital Credit Union - Francis Street, 2-3 Saint Luke's Gate, The Coombe, Dublin 8, D08 N472

**Additional Information**

**Proposal:** The proposed development consists of: Subdivision of existing credit union into two separate units. The larger unit (141.2sq.m) will remain in use as the credit union. Change of use of smaller unit (53sq.m) to coffee shop use with existing entrance door onto St. Luke's Avenue adjusted to give level entry for disabled access. New building ID signage to coffee shop above unit entrance doors. Amendments to existing building ID signage to credit union. Amendments to existing credit union entrance to provide automated doors to facilitate disabled access. All associated and ancillary site and ground works.

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**Area** Area 2 - South Central  
**Application Number** 3979/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/02/2021  
**Applicant** Ms. Kate O'Neill  
**Location** 6, Suir Road, Kilmainham, Dublin D08 F5Y2

**Additional Information**

**Proposal:** Planning permission is sought for the construction of new vehicular access off 6 Suir Road to allow access to new driveway. The works will include demolition of existing railings, hedges and pillars and construction of new pillars, gates and dished kerbing, relocation of road sign and all associated works.

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**Area** Area 2 - South Central  
**Application Number** WEB1117/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/02/2021  
**Applicant** Michael Johnston  
**Location** 18, Hughes Road South, Walkinstown, Dublin 12

**Additional Information**

**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

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**Area 2**  
**Appeals Notified**

**Area** Area 2 - South Central  
**Application Number** 3875/20  
**Appeal Type** Written Evidence  
**Applicant** Alison Gibson & Thomas McCrory

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**Location** 44, Goldenbridge Avenue, Inchicore, Dublin 8, D08 E6F2

**Additional Information**

**Proposal:** 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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**Area** Area 2 - South Central

**Application Number** WEB1896/20

**Appeal Type** Written Evidence

**Applicant** Fiona Hannigan and Fergus Marlborough

**Location** 158, Walkinstown Road, Walkinstown, Dublin 12

**Additional Information**

**Proposal:** A dropped kerb for vehicular access and parking. Part removal of front wall

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**Area 2  
Appeals Decided**

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

07/21

(15/02/2021-19/02/2021)

**Area** Area 2 - South Central  
**Application Number** 0063/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Vincent Keary  
**Location** 10, Usher's Island & 32 Island Street, Dublin 8  
**Registration Date** 18/02/2021

**Additional Information**

**Proposal:** SHEC: The development will consist of the demolition of existing structure and construction of a part-8. part-6 storey mixed-use scheme, comprising 16 no. apartments and all ancillary works necessary to facilitate the development.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

07/21

(15/02/2021-19/02/2021)

**Area** Area 2 - South Central  
**Application Number** 0066/21  
**Application Type** Section 5  
**Applicant** AIB Group  
**Location** AIB Bank, 70 St. Agnes Road Crumlin Dublin 12  
**Registration Date** 19/02/2021

**Additional Information**

**Proposal:** EXPP: Removal of external signage consisting of A. Individual pin mounted letters, B. Projecting signs, C. Logo Plaque, D. Information Signs, E. Totem Pole and removal of ATM, and reinstatement of substrate to match existing.

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