



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**05/21**

(01/02/2021-05/02/2021)

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 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2165/21  
**Application Type** Permission  
**Applicant** Sterling Estates Ltd  
**Location** 31, Richmond Cottages North, Dublin 1  
**Registration Date** 05/02/2021

**Additional Information**

**Proposal:** Permission is sought for the following works: Demolition of the existing single storey garage building and construction of a two storey mid-terrace house with a roof terrace a second floor level to the front of the property with a part three storey element to access the roof terrace and all associated works.

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**Area** Area 3 - Central  
**Application Number** 2166/21  
**Application Type** Permission  
**Applicant** Sterling Estates Ltd  
**Location** 21, Richmond Street North, Dublin 1  
**Registration Date** 05/02/2021

**Additional Information**

**Proposal:** The demolition of the existing one and a half storey garage building and the construction of a two storey detached house with a roof terrace at second floor level to the front of the property with a part three storey element to access the roof terrace and all associated works.

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**Area** Area 3 - Central  
**Application Number** 2167/21  
**Application Type** Permission  
**Applicant** Lewispark Estates Ltd  
**Location** 603, North Circular Road, Dublin 1 D01 H3N3  
**Registration Date** 05/02/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE :Permission is sought for the following works: Repairs and replacement of the debonded top coat of cementitious render to the gable and of localised debonded areas of top coat to the front and rear elevations with the finishes to match existing and all associated works.

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**Area** Area 3 - Central  
**Application Number** 3666/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Ruirside Developments Limited  
**Location** 'Capel' Site, Pelletstown, Ashtown, Dublin 15  
**Registration Date** 01/02/2021

**Additional Information** Additional Information Received

**Proposal:** EXT. OF DUR: Permission for development at this site (c. 5.1 ha) known as the 'Capel' Site, Pelletstown, Ashtown, Dublin 15. The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and Ashtown Village Centre to the West

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and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Pelletstown, Ashtown, Dublin 15. The development consists of: 318 no. dwellings comprising 176 no. apartments (including duplex units) in 3 no. buildings ranging in height from 5 to 6 storeys comprising 16 no. 1-bed apartments, 132 no. 2-bed apartments and 28 no. 3-bed apartments each served by a balcony/terrace and solar panels on the roof; 142 no. houses comprising 55 no. 3-bed houses and 87 no. 4-bed houses in the form of terraced, semi-detached and detached houses, ranging in height from 2-3 storeys; all houses have private gardens and solar panels at roof level; a crèche facility (c. 397 sq.m) and associated play space (c. 138 sq.m); all associated site development and landscape works and boundary treatments including: public open space (c. 5,433 sq.m) including a public park with active play area; communal open space (c.2,329 sq.m) including podium courtyards and communal gardens; 577 no. car parking spaces including surface car spaces in a variety of on-curtilage and on-street conditions and undercroft car spaces located at ground floor level within the 3 no. apartment blocks and under podium open spaces; 226 no bicycle parking spaces, bin stores and plant areas within the 3 no. apartment blocks; an ESB substation (c. 25 sq.m); 6 no. vehicle accesses and 1 no. dedicated pedestrian / cycle access to the site from Rathborne Avenue, 1 no. vehicle access to the site from Royal Canal Way and individual dwelling accesses from Rathborne Avenue; associated road improvement works including provision of a raised table, traffic island, new road markings and kerbing on Rathborne Avenue; and provision of a traffic island on Royal Canal Way.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2132/21
<b>Application Type</b>	Permission
<b>Applicant</b>	KW PRS ICAV
<b>Location</b>	City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1
<b>Registration Date</b>	01/02/2021

**Additional Information**

**Proposal:** Permission at a site (c.1.55 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (the 'parent permission' – as amended by DCC Reg. Ref. DSDZ3273/20 and DSDZ3554/20), comprising an increase of the resident amenity area at ground and first floor level in permitted Block 3B1 from c.697 sqm gross floor area to c.749.8 sqm gross floor area, achieved by the omission of 1 no. residential unit at ground floor and the extension of the gallery area at 1st floor above main foyer and all associated works, including: localised reconfiguration of internal floor plan and external building elevations; rationalisation of circulation space at ground floor of Block 3B1 increasing the café area from 111.4 sqm gross floor area to c.130.6 sqm; and a minor increase to switchroom area. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20 and DSDZ3554/20). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2144/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Spencer Place Development Company Limited

**Location** Site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1.

**Registration Date** 02/02/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission for amendments to a previously permitted development under, Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18, DSDZ3449/19, DSDZ3347/20, and DSDZ2774/20 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839). The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed development seeks a reconfiguration of the permitted basement layout comprising of the following:

- Reduction in the number of car parking spaces from 165 no. to 118 no.;
- Reduction in the number of bicycle spaces at basement level from 620 no. to 548 no.;
- Provision of additional plant and associated services;
- Provision of staff changing rooms and all other site ancillary works necessary to facilitate the development.

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2129/21  
**Application Type** Permission  
**Applicant** Stephen and Dawn Byrne  
**Location** 129, St. Mary's Road, East Wall, Dublin 3  
**Registration Date** 01/02/2021

**Additional Information**

**Proposal:** Permission is sought for construction of two storey flat roof extension to rear of existing two storey terraced dwelling.

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**Area** Area 3 - Central  
**Application Number** 2133/21  
**Application Type** Permission  
**Applicant** Caroline Browne  
**Location** 15, Iona Villas, Glasnevin, Dublin 9  
**Registration Date** 01/02/2021

**Additional Information**

**Proposal:** The development will consist of the widening of an existing pedestrian access to allow for a vehicular access driveway to the front garden with associated landscape works.

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**Area** Area 3 - Central  
**Application Number** 2137/21

**Application Type** Permission  
**Applicant** Darren Lovely  
**Location** 84, Fitzroy Avenue, Dublin 3  
**Registration Date** 02/02/2021

**Additional Information**

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

- (a) demolition of existing single storey structures to the rear,
- (b) construction of new part single storey part two storey flat roof extension to the rear,
- (c) construction of new dormer element to the rear roof slope,
- (d) all associated new openings, internal layout alterations, site landscaping, drainage and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 2171/21  
**Application Type** Retention Permission  
**Applicant** Aidan Byrne  
**Location** 45, Martin Savage Park, Navan Road, Ashtown, Dublin 7  
**Registration Date** 05/02/2021

**Additional Information**

**Proposal:** Planning permission for retention of :

- a. single storey shed/workshop,
- b. all associated site works

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**Area** Area 3 - Central  
**Application Number** 2172/21  
**Application Type** Permission  
**Applicant** Tom Sheridan  
**Location** 47, Ashington Close, Navan Road, Dublin 7  
**Registration Date** 05/02/2021

**Additional Information**

**Proposal:** Planning permission for :

- a. attic conversion with dormer extension to rear,
- b. 1 no. 'velux' roof light to front,
- c. all associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1081/21  
**Application Type** Permission  
**Applicant** Ronan Farren  
**Location** 20, Shandon Park, Dublin 7  
**Registration Date** 01/02/2021

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing rear extension and the construction of a new, exempted rear extension, and the replacement of the existing rear first floor bathroom window with a new projecting window.

## Area 3 Strategic Housing Development

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	SHD0004/21
<b>Application Type</b>	Strategic Housing Development
<b>Applicant</b>	Bindford Limited
<b>Location</b>	Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7
<b>Registration Date</b>	03-Feb-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

Bindford Limited intend to apply to An Bord Pleanála for permission for a Build To Rent (BTR) Strategic Housing Development on this site of c.0.7269 ha, at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7. The site is bounded by the Royal Canal to the North, the Phibsborough Road and a protected structure (RPS Ref: 6732) to the East, a laneway to the rear of residential properties (which front Leinster Street North) to the south and a residential development (Shandon Mill) to the West.

The development will consist of the demolition of the existing buildings on site and the construction of a Build to Rent (BTR) residential scheme comprising:

- 205 no. apartments within 3 no. blocks ranging in height up to 12 storeys.
- A new café/ retail unit area, and public plaza to the east of the site.
- The apartment mix will comprise 55 no. studios, 85 no. 1-bed, and 65 no. 2 bed apartments along with internal residential amenity space (located in block C at ground and top floor levels and including gym, lounge, shared workspaces, parcel store, reception, ). All apartments with balconies/ terraces facing north/ south/ east/ west. Communal open space will be provided on the top floor of each block and at the ground floor level.
- Provision of 29 no. car parking spaces (20 no. at basement and 9 no. at surface); 272 no. residential bicycle parking spaces along with a further 72 no. visitor surface parking spaces.
- Vehicular and pedestrian connection via Phibsborough Road with two additional pedestrian accesses to be provided along the Royal Canal to the north (necessitating alterations to the existing boundary wall).
- All associated site development works and services provisions including bin storage areas, substations, plant rooms, boundary treatments and landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Dublin City Council County 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 a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura impact statement, 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: <https://www.crossgunsshd.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](http://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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie)

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0007/21
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	02/02/2021
<b>Applicant</b>	Focus Ireland

**Location**

George's Hill, Halston Street, Dublin, 7

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE; Replacing floor finishes, fitted kitchens, sanitary goods and electric heaters and including decoration to the apartments in Blocks 1 to 4.

Refurbishment and where necessary like for like replacement of the single glazed timber sliding sash windows will be undertaken by a specialist sub-contractor(contractor to be confirmed) following a full survey of the windows. The replacement windows will match the form, detailing and operation of the original windows where replacement is necessary and will be completed by a specialist contractor with proven experience on this type of work.

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**Area** Area 3 - Central

**Application Number** 3036/20

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 03/02/2021

**Applicant** Independant Trust Company

**Location** 78, Dorset Street Upper, Dublin 1

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought by Independent Trust Company as Trustee of Delta Fund I001088 for change of use from shop with residential above to single dwelling of three storey over basement terraced building, modification of existing shopfront and new railing to front boundary, internal alterations and restoration including upgrading of existing services, and all associated site work.

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**Area** Area 3 - Central

**Application Number** 3199/20

**Application Type** Permission

**Decision** GRANT PERMISSION

**Decision Date** 05/02/2021

**Applicant** BA Steel Fabrication

**Location** Unit 145C Slaney Close, Dublin Industrial Estate,  
Dublin 11

**Additional Information** Additional Information Received

**Proposal:** The development will consist of (i) extension to existing industrial building, (ii) a new storage building, (iii) removal of existing trees, (iv) revisions to existing signage and (v) all associated site works.

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**Area** Area 3 - Central

**Application Number** 3836/20

**Application Type** Permission

**Decision** ADDITIONAL INFORMATION

**Decision Date** 02/02/2021

**Applicant** Adrienne Stack Quest Pension

**Location** Hugh's House, 43 Belvedere Place, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the creation of a structural opening and fitting a new timber sliding sash window to the rear wall in the existing hall floor kitchen.

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**Area** Area 3 - Central  
**Application Number** 3847/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/02/2021  
**Applicant** Linda & Paul Brennan  
**Location** 12, Daneswell Place, Glasnevin, D09 C6YV  
**Additional Information**  
**Proposal:** Permission for installation of a new pedestrian gate and access to the rear boundary and lane.

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**Area** Area 3 - Central  
**Application Number** 3853/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/02/2021  
**Applicant** Deirdre Kellett & Conor O'Sullivan  
**Location** 22, Glenarriff Road, Navan Road, Dublin 7  
**Additional Information**  
**Proposal:** Permission for proposed new vehicular entrance and off street car parking to front garden and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3854/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/02/2021  
**Applicant** Ron & Lorraine Wainwright  
**Location** 9, Croaghpatrick Road, Navan Road, Dublin 7, D07 A0E6  
**Additional Information**  
**Proposal:** Planning permission is sought for the demolition of a garage and the construction of a two-storey extension to the side, a single-storey extension to the rear, an attic conversion for storage purposes with a dormer roof to the rear of the main roof, and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3856/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 05/02/2021  
**Applicant** Nguyen Thi Thanh and Tao Phoung Nam  
**Location** 108, Parnell Street, Rotunda Dublin D01 YE62  
**Additional Information**  
**Proposal:** The development will consist of: ground floor change of use from retail to private members card playing club.

**Area** Area 3 - Central  
**Application Number** 3872/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/02/2021  
**Applicant** Irish Bitumen Storage Limited  
**Location** Irish Bitumen Storage Limited, Alexandra Road, Dublin Port, Dublin 1, D01 V0V2

**Additional Information**

**Proposal:** The site is adjacent to Breakwater Road and Jetty Road. The development consists of removal of twelve bitumen & lubricant oil storage tanks with total capacity 3,105m<sup>3</sup>, removal of the associated equipment and removal of a control room building, followed by the installation of a new bitumen storage tank of 28m in diameter and 13.45m in height with a volume of approximately 8,275m<sup>3</sup> and installation of a pump platform.

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**Area** Area 3 - Central  
**Application Number** DSDZ3859/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/02/2021  
**Applicant** Oxley Holdings Limited  
**Location** North Wall Quay and Castleforbes Road, North Lotts, Dublin 1

**Additional Information**

**Proposal:** Permission for development at this site: within Block E generally bounded by Block D and Block B Dublin Landings, North Wall Quay and Castleforbes Road, North Lotts, Dublin 1. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of: amendments to development permitted under Dublin City Council Reg. Ref. DSDZ3552/16, as amended by Reg. Ref. DSDZ2352/18 and development. The amendments will comprise of a change of use of the permitted restaurant unit (Gross Floor Area (GFA) 264sqm) in Building E01 at ground floor level on North Wall Quay from restaurant to office and development to include a mezzanine level (GFA 224sqm) within the permitted unit resulting in an overall GFA 488sqm. The mezzanine level will accommodate office use and include welfare facilities and lift access. The development will also include for the provision of a revolving door on the south elevation; relocation of the universal door on the south elevation; relocation of the fire escape door on the north elevation; replacement of permitted fire escape with window on the north elevation; replacement of louvres with glazing on north elevation; all at ground floor/mezzanine level; and all associated development works on a site of 0.0269ha.

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**Area** Area 3 - Central  
**Application Number** WEB1876/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/02/2021  
**Applicant** Alan & Sinead Pearson  
**Location** 64, Priory West, Navan Road, Dublin 7 D07 XA48

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing conservatory at ground floor level; the demolition of an existing outdoor shed; the construction of a single storey extension comprising of a bedroom, bathroom and utility space; provision of accessible ramped entrance to

front of existing house; internal modifications and all associated external works to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** WEB1885/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/02/2021  
**Applicant** Richie & Eimear McCann  
**Location** 8, Saint David's Terrace, Glasnevin, Dublin 9  
**Additional Information**  
**Proposal:** Permission is sought to form new vehicular access and driveway at 8 St. David's Terrace, Glasnevin, Dublin 9

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**Area** Area 3 - Central  
**Application Number** WEB1890/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/02/2021  
**Applicant** Leo McNamee  
**Location** 22, Saint Columba's Road Lower, Dublin 9  
**Additional Information**  
**Proposal:** The development consists of alterations and extension to the existing house to include a new single storey rear extension, raising the roof level of the existing two storey rear return, alterations to the existing windows of the rear return, a new attic storey with a rear facing dormer window, alterations to existing rear chimney height and provision of 1 no. rooflight to the rear roof slope & 1 no. rooflight to the front roof slope.

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**Area** Area 3 - Central  
**Application Number** WEB1898/20  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 05/02/2021  
**Applicant** Mr Peter Mcguire  
**Location** 34, Montpelier Hill, Arbour Hill, Dublin 7  
**Additional Information**  
**Proposal:** Permission is sought to:  
(1) Add a dormer window to the front pitch roof  
(2) Add a dormer window to the rear pitch roof.  
(3) Add a 3m2 extension to the first floor rear elevation

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### Area 3 Appeals Notified

None

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## Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2660/20
<b>Appeal Decision</b>	SPLIT DECISION
<b>Appeal Decision Date</b>	@05/02/2021
<b>Applicant</b>	Maty Catering Ltd
<b>Location</b>	155 Parnell Street, Dublin 1

### **Additional Information**

**Proposal:** PERMISSION AND RETENTION : An existing mid-terrace 4 storey over basement building fronting onto Parnell Street and Parnell Place. The planning application consists of application for retention of a 35 sqm single storey ground floor extension to the rear of the building, retention of roof covering over the smoking area at ground floor facing onto Parnell Place and the retention of a 2.1m high wooden boundary fence at first floor level separating 155 and 156 Parnell Street. The development also consists of planning permission for the use of the flat roof at 1st Floor Level to the rear of the building as a terrace of approximately 74 sqm accessed via an external stairs from the smoking terrace together with all associated landscaping and site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2773/20
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	03/02/2021
<b>Applicant</b>	MKN Property Group
<b>Location</b>	Existing Commercial Premises, Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road & Blythe Avenue)

### **Additional Information**

**Proposal:** Permission for a development at the existing commercial premises, Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road and Blythe Avenue). The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (6 no. 1-bed apartments and 7 no. 2 bed apartments) with balconies to the north, west and south elevations. The proposed development will also provide for pedestrian and cyclist access from Church Road and emergency pedestrian access onto Blythe Avenue, associated internal refuse and bike storage at ground floor level, associated signage to the northern elevation of the development, along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1482/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@05/02/2021
<b>Applicant</b>	Ellen Kirk
<b>Location</b>	15, Ard Righ Road, Stoneybatter, Dublin 7, D07 C1W8

### **Additional Information**

**Proposal:** Planning permission for demolition of existing rear extension and construction of a new part two storey part single storey extension to the rear and internal modifications at ground and first floor level of existing two storey terraced dwelling at no. 15 Ard Righ Road, Stoneybatter, Dublin 7.



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

05/21

(01/02/2021-05/02/2021)

**Area** Area 3 - Central  
**Application Number** 0050/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Sterling Estates Ltd  
**Location** 31, Richmond Cottages North, Dublin, 1  
**Registration Date** 05/02/2021  
**Additional Information**  
**Proposal:** SHEC;Demolition of garage & construction of one 2 storey house with roof terrace

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**Area** Area 3 - Central  
**Application Number** 0051/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Sterling Estates Ltd  
**Location** 21, Richmond Street North, Dublin, 1  
**Registration Date** 05/02/2021  
**Additional Information**  
**Proposal:** SHEC;Demolition of garage & construction of one 2 storey house with roof terrace

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# Dublin City Council

## SECTION 5 EXEMPTIONS

05/21

(01/02/2021-05/02/2021)

**Area** Area 3 - Central  
**Application Number** 0033/21  
**Application Type** Section 5  
**Applicant** Bo Zhang  
**Location** 16, The Forge, Railway Street, Dublin 1  
**Registration Date** 01/02/2021

**Additional Information**

**Proposal:** EXPP: Whether the change of use from student accommodation to owner occupied or rental accommodation is an exempted development?

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**Area** Area 3 - Central  
**Application Number** 0036/21  
**Application Type** Section 5  
**Applicant** Ria Financial Services Ireland Limited  
**Location** 7, Talbot Street, Dublin 1  
**Registration Date** 02/02/2021

**Additional Information**

**Proposal:** EXPP: Subletting part of the property to provide International remittances and support our existing agent network. The shop currently has Class 1 Business Use: General Retail. It will occupy less than 10 per cent of the shop. Do we need to seek any change in this business use classification of the premises? The kiosk will be situated on the ground floor.

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**Area** Area 3 - Central  
**Application Number** 0037/21  
**Application Type** Section 5  
**Applicant** Coldec Properties Limited  
**Location** 202, Clonliffe Road, Dublin 3  
**Registration Date** 03/02/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: EXPP:

DETAILS OF FABRIC REPAIR WORK

(Please refer to Drawings No. S57-01 to S57-16 of the application for detailed information)

Characteristics of the Works foreseen

The aim is to keep all the existing openings and memorable details of the existing building. All proposed works will adhere to the general objectives and specifications set out hereunder.

Temporary Works

Safety Fence

It is proposed to install a safety fence around the property to ensure protection and to manage access, internally the building shall be fully propped, (to ensure no further damage by vibration occurs during construction). At all times, the building shall be weather sealed and protected from the elements.

Propping

Install temporary propping in order to stabilize the floors, and the structure generally. Temporary balustrades and handrails to be provided where these are missing on the stairs.

Temporary Flooring

Sheeting or boarding to be provided wherever floorboards and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for the duration of works. Specific works are outlined below.

BOUNDARY TREATMENT

(Please refer to Drawing No. S57-01, S57-10 and S57-16)

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#### West boundary

The original stone-built wall on the west boundary of the site facing the Mater Dei car park is to be restored and repaired. Hedging is to be maintained.

#### North Boundary (Rear)

Rear party wall along holy cross college to be checked for damaged and repointed, as necessary.

#### East Boundary

Post and timber fence to be retained between no.200 and no.202 rear gardens. Fencing and hedging to be maintained and tidied as necessary in the front garden.

#### South Boundary (Front)

900MM front boundary wall to be repainted. Replace missing square concrete capping. New wrought iron gates to be fitted matching external stair handrail design.

#### FRONT & REAR GARDEN

No. 202 Clonliffe road will be sensitively landscaped with an emphasis on green areas instead of hard landscaping. The aim is to achieve a design similar to that present on figure 3 of the conservation report along with this application.

The front garden facing Clonliffe road shall be planted with a low box hedge and a simple gate similar to existing dwellings beside.

#### FRONT ELEVATION

Repair original Flemish bond brickwork re-point, as necessary.

Localised brick repair / replacement subject to detailed survey

Joint pointing style with lime-based mortar.

Clean stone details and repair / replace cracked and broken elements.

Front door, architrave engaged pilasters and fanlight subject to survey - replace damaged material and door surround. Install new door surround to match that of No. 200. (Please refer to Drawing No. S57-13 of application)

The return brickwork on the front into the door Arch will also have to be dismantled and faithfully re-built.

Strapping to be carried out in accordance with Part A (Structure) of the Building Regulations.

The top of the wall will be restrained with ladder barges affixed to the roof rafters.

Replace all patent reveals to window heads and reveals of front door and basement door.

Inspect remaining areas of façade hidden by hoarding.

Repair the Front steps and Handrails (Please refer to Drawing No. S57-15 of application)

Repair and reconstruct concrete steps - raking out joints and filling with lime-based mortar and wrought iron handrail.

Plaster concrete barge on either side of the stairs.

Handrails to terminate in attractive Volutes.

Clean all calp stone walls in front basement area - filling any holes with matching material - to be finished in a lime-based mortar.

#### REAR ELEVATION

Repair damaged cracks and dilapidation to main rear walls.

Replace all patent reveals to window heads and reveals of door and basement door.

Existing cast iron downpipe to be reused to drain roof of existing building.

#### GABLE/ SIDE ELEVATION

Repair damaged cracks and dilapidation to gable wall in stages with the help of tube and clamp scaffolding supported on 5no. Trusses

Wall to be dismantled until structurally sound and a stable base to be determined, suitable to allow reconstruction using the original bricks where possible.

Finish gable wall with lime mortar based external render applied in three coats.

Replace all patent reveals to window heads and reveals. Windows to match sash window details of the front elevation.

#### ROOF

Repair rotten sections of timber.

Damaged slates will be replaced, and the lead valleys repaired.

Roof finish to comprise of natural, blue bangor, salvaged slate material.

All flashing, soakers, upstands, and weathered / dressed details subject to agreed details.

Details for the above to be carried out in Code 5 Lead sheet material.

#### CHIMNEY

##### External

All weeds and plants to be carefully removed. Lead flashing to be examined for decay. Chimney will need reconstruction and repointing to match that of no. 200.

##### Internal

Strip back drylining and plaster. Clean staining from stonework on chimney above first floor level.

Repoint where necessary.

#### THE FLOORS AND CEILINGS

Red deal floors will be augmented with the existing floors in situ.

The ceilings will be fireproofed to stop the vertical spread of fire in any future event.

Repair or replace where needed all edge and central Coving to match existing ones.

#### LOWER GROUND FLOOR

##### Entrance hallway

New timber staircase to be reinstated.

Infill floor finish to match existing.

##### Bedroom 01 & 02

uPvc window to be replaced with sash windows on the upper ground floor and first floor. Windows complete with appropriate counterbalance system. Period ironmongery to be fitted.

Internal chimneys to be stripped back of drylining and plaster. Clean staining from stonework on chimney. Repoint where necessary and Replaster.

Salvage and reuse ironmongery (hinges and handles), furniture and existing doors where possible.

Any new furniture and ironmongery shall match existing in materiality and features.

#### UPPER GROUND FLOOR

##### Entrance hallway

New timber staircase to be reinstated.

Infill floor finish to match existing.

Attractive entrance archway shall be reinstated to its original position. Refer to photographic survey.

##### Reception room

Salvage as much of the existing window boxes, architrave, and surround. All new windows and architraves to match existing.

Salvage & reuse existing doors where possible and any new furniture and ironmongery shall match existing in materiality and features.

##### Kitchen / dining area

Salvage as much of the existing window boxes, architrave, and surround. All new windows and architraves to match existing.

Salvage and reuse ironmongery (hinges and handles), furniture and existing doors where possible.

Any new furniture and ironmongery shall match existing in materiality and features.

##### Rear chimney

To be closed and ventilated.

#### FIRST FLOOR

##### Entrance hallway

New timber staircase to be reinstated.

Infill floor finish to match existing.

##### Bedroom 03 & 04

UPvc window to be replaced with sash windows on the upper ground floor and first floor. Windows complete with appropriate counterbalance system. Period ironmongery to be fitted.

Internal chimneys to be stripped back of drylining and plaster. Clean staining from stonework on

chimney. Repoint where necessary.

Salvage and reuse ironmongery (hinges and handles), furniture and existing doors where possible.

Any new furniture and ironmongery shall match existing in materiality and features.

#### DOOR SPECIFICATIONS

Internal

Existing internal doors seen in photographic survey to be stripped back and repainted with primer, two coats of under coat and gloss.

Repair in-situ the architrave and frames

Salvage and reuse ironmongery and furniture where possible (hinges and handles)

Reuse existing doors where possible and any new furniture and ironmongery shall match existing in materiality and features.

Front door (Please refer to Drawing No. S57-13 of application)

The frame of the historic door to be retained, conserved, and repaired.

Replica double margin door required.

Use bolection decorative moulding to all panels.

No glazing to side panels, similar to no.200.

Install slim double glazing to fanlight over.

Side panels to be plastered internally to match existing.

Replace all cornice details above door.

#### SASH WINDOW SPECIFICATIONS

(Please refer to Drawing No. S57-14 submitted)

Refurbish all the sash windows and refit them properly.

New hardwood mahogany with slimline double glazing.

Windows to be finished with 3no. coats Teknos paint.

All loose and defective paint to be stripped off the frames.

All rotten timber to be replaced with utile mahogany.

Draught seals to be installed in new sashes including sash stiles, sash beads, meeting rails and bottom rail of bottom sash.

New non-stretch wax cotton cords & new brass ball bearing pulleys to be installed.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0045/21
<b>Application Type</b>	Section 5
<b>Applicant</b>	MRM Property Ltd
<b>Location</b>	53, Cabra Road, Dublin 7
<b>Registration Date</b>	05/02/2021

#### Additional Information

**Proposal:** PROTECTED STRUCTURE: EXPP: Paint already painted external walls of house and garden wall to front; Decorate front door and surround; Remove uPVC pipes to front facade; Clean and paint railings to front; Decoration of interiors; Replace kitchen and bathroom fittings; Fit fire-proofing system within first-floor floor; Remove wash hand basin to first floor front room.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0046/21
<b>Application Type</b>	Section 5
<b>Applicant</b>	James Smyth
<b>Location</b>	23, Norfolk Road, Phibsboro, Dublin 7, D07Y433
<b>Registration Date</b>	05/02/2021

## Additional Information

**Proposal:** EXPP: Extension to the rear of the house, 30.8m<sup>2</sup> remaining garden area

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0494/19
<b>Application Type</b>	Section 5
<b>Applicant</b>	Millenium Theatre Company
<b>Location</b>	Ambassador Theatre, Parnell Street, Dublin 1
<b>Registration Date</b>	02/02/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Thoroughly clean down / wash the parapets and plasterwork generally. Remove all vegetation, rake and repaint damaged sections of painting. Also, hack off the defective selections/cracked sections of render and re-render to match existing.

2. Carry out masonry repairs to parapets to the perimeter and the external face of the parapet and reinstate the moulding details.
3. Carefully refurbish / reinstate the moulding throughout and leave in good condition.
4. Hack off the cracked damaged sections of render and redo to match existing including the ashlar effect throughout.
5. Make good all bell cast where damaged.
6. Carefully refurbish the upper level parapets and make all necessary stone repairs to corbels.
7. Clean down stone and render finishes including all intermediate an (sic) parapet corbels removing all sediment moss and debris throughout.
8. Cut out the damaged / cracked section to the render and make good including Ashlar effect generally.
9. Carry out stone repairs to pillars and thoroughly clean.
10. Hack off defective plaster finishes and make good.

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