



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 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2219/21  
**Application Type** Permission  
**Applicant** Sherry FitzGerald Ltd.  
**Location** 64-65, Phibsborough Road, Dublin 7 which is located in an Architectural Conservation Zone  
**Registration Date** 15/02/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: Permission for the following development: installation of 2 no. proposed projecting signs, Retention of existing fascia signage and alterations to the shop front entrance to improve access level.

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**Area** Area 3 - Central  
**Application Number** 2231/21  
**Application Type** Permission  
**Applicant** Tornese Limited  
**Location** 34, Charles Street West, Smithfield, Dublin 7  
**Registration Date** 16/02/2021

**Additional Information**

**Proposal:** Change of use of the existing three-storey over basement terrace building from office use to bed and breakfast accommodation. The proposed layout will comprise of a breakfast room at ground level and 5 bedrooms on ground, first and second floor. Works include amendment to internal floor plans, existing shop front panels and new signage and ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 2233/21  
**Application Type** Permission  
**Applicant** Brightside Media Ltd  
**Location** 29 Ranelagh, The Triangle, Ranelagh, Dublin 6  
**Registration Date** 17/02/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission to retain the existing LED advertising sign (3m high by 6m wide by 150mm deep) structure at first floor level at 29 Ranelagh, The Triangle, Ranelagh, Dublin 6, and seeks planning permission to convert its usage to a LED display sign which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, outdoor signage on the upper two floors of 34 Bachelors Walk and 56 O'Connell Street Lower, (a Protected Structure), Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 2247/21  
**Application Type** Permission  
**Applicant** Complex Productions CLG  
**Location** 21-25 Arran Street East and 10,12 & 13 Mary's Abbey and West side of Meetinghouse Lane, Dublin 7

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**Registration Date** 18/02/2021

**Additional Information**

**Proposal:** The development will consist of the erection of new double sided, internally illuminated projecting wall mounted signage and roller door signage to Arran Street East elevation. Internally illuminated above door and roller door signage to Mary's Abbey elevation and large wall mural signage to East elevation of no, 13. Mary's Abbey.

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**Area** Area 3 - Central  
**Application Number** 2255/21  
**Application Type** Permission  
**Applicant** Glenveagh Living Limited  
**Location** Site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1. (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleforbes Business Park to the west.

**Registration Date** 19/02/2021

**Additional Information**

**Proposal:** Permission for development on a site of c.0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleforbes Business Park to the west. The development consists of revisions to permitted development of a hotel and office building under DCC Reg. Ref: 3433/19 , and as amended by 3197/20, comprising minor amendments. The development proposed comprises the following design modifications to the permitted office only:

- Increase in permitted floor area above ground from 10,803 sq.m to 12,545 sq.m with increase at each floor level. The building facade has extended along the north west, south east and west elevations.
- Introduction of basement of 578 sq.m to locate services functions inc. water storage tanks.
- Re-ordering of permitted building from 8 no. storeys with part mezzanine level at ground floor level to 9. no. storeys above new basement level. Taken in conjunction with a reduction of permitted floor to floor height from 4.0m, to 3.75m the results in an overall increase in building height at parapet level from +43.314m to +44.495m.
- Re-configuration of rooftop layout to include a perimeter walkway and additional air-handling units, some of which rise to +45.740m and relocation of permitted lift overrun(s) at Roof Level.
- Terrace at level 09 on south eastern elevation to be accessible.
- Minor re-configuration on the permitted layout of the ground floor and plant and service areas, bin store, staff welfare facilities and stair core with subsequent amendments to the layout of the ground floor and upper floors.
- Amendment to the ground floor facade on the north-west to include relocation of permitted doors and windows, affecting plant and stair cores and back of house areas only.
- Minor re-configuration of external landscaping.

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**Area** Area 3 - Central  
**Application Number** 2258/21  
**Application Type** Permission  
**Applicant** Dr Jacqueline Furlong Mac Carthy  
**Location** 53, Blessington Lane, Phibsborough, Dublin 7  
**Registration Date** 19/02/2021

**Additional Information**

**Proposal:** Alterations to the existing vehicular entrance within the front elevation of an existing

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garage to facilitate access and egress from 1 no. vehicle to at least 2 no. vehicles, and to increase off street parking and storage within the garage. The alterations include the removal of the existing sliding vehicle entrance door, widening of current door opening, the installation of an electric roller/up & over garage door and associated works.

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**Area** Area 3 - Central  
**Application Number** 3091/20  
**Application Type** Permission  
**Applicant** MKN Property Group  
**Location** Commercial Premises at the Junction of East Wall Road and Alfie Byrne Road, on East Wall Road, Dublin 3, D03 F2H3

**Registration Date** 19/02/2021

**Additional Information** Additional Information Received

**Proposal:** Permission for the development of lands at an existing commercial premises at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3. The proposed development will comprise of:

- The demolition of two existing vehicle sales commercial buildings and
- The construction of a mixed-use scheme, developed in three blocks over basement, consisting of:

Block A:

15-storey hotel building, with a maximum height of 52.7 metres. Block A will comprise of 195-bedroom suites, conference facilities, a restaurant / bar / lounge, ancillary facilities and substation. The gross floor area of Block A is 6,471 sq.m including 238 sq.m at basement level.

Block B:

8-storey mixed-use building, with a maximum height of 29.4 metres. Block B will comprise of cafe / retail unit (GFA 219 sq.m), (allowing for take-away service) and residential amenity space and substation on the ground floor with vehicular access to the basement, 6 no. office units over the first to third floors (GFA 1,674 sq.m) and 28 no. build-to-rent apartments over the fourth to seventh floors. The apartments will comprise of 16 no. one-bed units and 12 no. two-bed units. Balconies serving residential units shall be provided on all elevations.

Block C:

10-storey apartment building with a maximum height of 33 metres. Block C will comprise of 60 no. build-to-rent apartments consisting 1 no. studio, 29 no. one-bed units and 30 no. two-bed units. Balconies serving residential units shall be provided on all elevations. Together, Block B and Block C will provide 88 no. build-to-rent apartments.

Basement:

The basement serving the three blocks will provide 45 no. car parking spaces, 100 bicycle parking spaces, ancillary hotel and ancillary residential facilities. Access shall be provided to the three blocks via the basement and externally at ground floor level.

The proposed scheme will have vehicular and pedestrian access from East Wall Road, a drop-off area to serve the hotel and associated changes to the public footpath, fire tender egress to the east of Block B and pedestrian access from Alfie Byrne Road and landscaping. The site will also include an urban plaza, riverside walkway with railing, play area and 60 bicycle spaces located at surface level. Photovoltaic panels and ancillary plant shall be provided at roof level.

The proposed development will include signage, roof plant, photovoltaic panels and all associated site works, including connections to services. The gross floor area of the proposed development shall be 15,266 sq.m plus 2,529 sq.m basement, on a site area of 0.38 hectares. The net site area is 0.34 ha.

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**Area** Area 3 - Central  
**Application Number** 3240/20  
**Application Type** Permission  
**Applicant** Linrath Holdings Ltd  
**Location** 1b Ormond Quay Lower, Dublin 1, D01 A6XO  
**Registration Date** 16/02/2021  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning Permission to change the use from offices to guesthouse and to carry out the following minimal works;

- (a) removal of two fixed-glazed windows from the front elevation (one at ground floor level and one at basement) and replacement with traditional up and down sash windows to match existing,
- (b) removal of mild steel grille from ground floor front window,
- (c) removal of one casement window in the rear elevation at ground floor level and replacement with traditional up and down sash window to match existing,
- (d) replacement of broken uPVC rainwater goods with traditional cast iron type,
- (e) removal of two unauthorized ensuite bathrooms, one in the basement and one in the ground floor front room,
- (f) removal of partition between ground floor front room and entrance hall,
- (g) removal of vertical ducting from stair landings over five floors, and
- (h) addition of short sections of stud partitioning to form staff toilet and waste sorting room at basement level

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 2250/21  
**Application Type** Permission  
**Applicant** Catherina Coyne  
**Location** 44, Kinvara Park, Navan Road, Dublin 7  
**Registration Date** 18/02/2021  
**Additional Information**

**Proposal:** Demolition of a single-storey kitchen extension, storage shed and garage to rear. Demolition of part of front wall and removal of bollards, with new dished kerb to facilitate new driveway access.

The construction of a new single-storey kitchen extension to the rear (c. 32 sq.m), a single storey mono pitched workshop and home office to the end of garden (c. 30 sq.m), and new attic bedroom with new stair and linear dormer window to the rear (c.28.6 sq.m).

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**Area** Area 3 - Central  
**Application Number** WEB1121/21  
**Application Type** Permission  
**Applicant** Brianan Ludlow  
**Location** 110, Connaught Street, Phibsborough, Dublin 7  
**Registration Date** 15/02/2021  
**Additional Information**

**Proposal:** The development will consist of a new dormer window and 3 no. rooflights to the rear and first floor single storey extension to the rear of the property with internal modifications and associated site works.

**Area** Area 3 - Central  
**Application Number** WEB1125/21  
**Application Type** Permission  
**Applicant** Sandra & Neill Mulligan  
**Location** 2A, Ashington Mews, Navan Road, Dublin 7, D07 XF89  
**Registration Date** 15/02/2021

**Additional Information**

**Proposal:** Proposed side/rear single storey extension with associated internal & external alterations, stove chimney flue. Rear first floor level extension with 2No. side bay windows. Front porch single storey extension with alteration of existing pitch roof to flat roof with alteration of existing front ground level living room window opening. Side facade first floor level shower room window opening, alteration of existing rear bathroom window opening, pedestrian gateway access to side boundary wall to back garden all with associated site development works to dwelling house.

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**Area** Area 3 - Central  
**Application Number** WEB1127/21  
**Application Type** Permission  
**Applicant** Sara Leamy  
**Location** 4, Cian Park, Drumcondra, Dublin 9  
**Registration Date** 15/02/2021

**Additional Information**

**Proposal:** The development will consist of a two storey extension to the rear

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**Area** Area 3 - Central  
**Application Number** WEB1128/21  
**Application Type** Permission  
**Applicant** Maurice Hales  
**Location** 12, Mckee Park, Cabra West, Dublin 7  
**Registration Date** 15/02/2021

**Additional Information**

**Proposal:** Conversion of existing attic space to non-habitable room with a dormer type window to rear, 2 rooflights to front roof, internal modifications and all associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1134/21  
**Application Type** Permission  
**Applicant** Rowena Kelly  
**Location** 32, Moy Elta Road, East Wall, Dublin 3  
**Registration Date** 17/02/2021

**Additional Information**

**Proposal:** Proposed demolition of existing single extension to rear and proposed construction of a new partial single storey, partial two storey extension to the rear and new rooflight to rear of main roof with associated internal modifications and site works.

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**Area** Area 3 - Central  
**Application Number** WEB1138/21  
**Application Type** Permission

**Applicant** Peter McGuire  
**Location** 34, Montpelier Hill, Arbour Hill, Dublin 7  
**Registration Date** 18/02/2021

**Additional Information**

**Proposal:** Permission is sought to add two Velux type windows 60cm x 60cm to the front pitch roof at 34 Montpelier Hill, Arbour Hill, Dublin 7

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**Area** Area 3 - Central  
**Application Number** WEB1146/21  
**Application Type** Permission  
**Applicant** Marie Goggins  
**Location** 103, Ashington Rise, Navan Road, Dublin 7  
**Registration Date** 19/02/2021

**Additional Information**

**Proposal:** Attic conversion to study with dormer window to rear roof plane of existing house and a rooflight to front roof plane.

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**Area** Area 3 - Central  
**Application Number** WEB1148/21  
**Application Type** Permission  
**Applicant** Peter McGuire  
**Location** 34, Montpelier Hill, Arbour Hill, Dublin 7  
**Registration Date** 18/02/2021

**Additional Information**

**Proposal:** Permission is sought to add two Velux type windows 60cm x 60cm to the front pitch roof at 34 Montpelier Hill, Arbour Hill, Dublin 7

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0024/21  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 16/02/2021  
**Applicant** Ciarán Ó Súilleabháin  
**Location** 329, Bóthar na hUaimhe, Cabrach, Baile Átha Cliath 7, D07R7P1

**Additional Information**

**Proposal:** EXPP: Single storey extension to rear of property (32m<sup>2</sup>). Internal retrofit, including underfloor heating, heat pump. External retrofit, including removal of chimney, insulating over garage roof (raising height of garage matvhing existing front fnish)

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**Area** Area 3 - Central  
**Application Number** 0050/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert

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**Decision Date** 19/02/2021  
**Applicant** Sterling Estates Ltd  
**Location** 31, Richmond Cottages North, Dublin, 1  
**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  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/02/2021  
**Applicant** Sterling Estates Ltd  
**Location** 21, Richmond Street North, Dublin, 1  
**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** 0392/20  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 16/02/2021  
**Applicant** Declan McGeough  
**Location** 28, New Cabra Road, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Assessment of Proposed Works on the Historic Fabric

The following is a list of the works proposed to be undertaken which we seek a declaration on development and exempted development under this Section V application:

1. Replacement of the flat roof build up - ceiling joists, OSB board, insulation and roof finish to the rear extension where affected by damp and/or rot issues
2. Replacement of severely affected floor joists and floors to the bathroom areas within the non-original extension to the rear which have been affected by leaks
3. Replacement of internal drylining system to the walls of the non-original extension to the rear
4. All new skirtings and architraves throughout the property, including the non-original extension to the rear; – there are no original joinery elements within any part of the property apart from a small section of skirting on the first-floor landing which shall be retained.
5. Replacement of all bathrooms like for like. It is proposed to run the services for the bathrooms within the non-original extension externally.
6. Replacement of all kitchens – like for like
7. Upgrading of existing non-original stud partition walls to include fireproof plaster slabs and acoustic insulation
8. Replacement of all windows to the front facade with timber sliding-sash double-glazed windows in keeping with those originally fitted locally.
9. Replacement of the front door and surround with a solid timber door and glazed fanlight in keeping with those originally fitted locally.
10. Maintenance and realignment works to the front granite steps
11. Ventilation of the space underneath the front steps
12. Repair/replacement as necessary of the flat roof over the kitchens and bathrooms of the new build.



13. Minimal localised repairs to the roof inside the line of the front parapet to stop current leaking.
14. Electrical upgrades to include the replacement of the common area lighting with light fittings that contain a sensor to switch on and off these lights; the rest of the lighting will remain the same. The existing heat and smoke detectors will be replaced with like for like and the fire panel will be replaced with like for like.
15. Replacement of the non-original uninsulated concrete floor slab in the original house with a new insulated concrete floor to the basement and lowering of the floor level by 50mm to achieve a height of 2400mm.

**Area** Area 3 - Central  
**Application Number** 0494/19  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 19/02/2021  
**Applicant** Millenium Theatre Company  
**Location** Ambassador Theatre, Parnell Street, Dublin 1  
**Additional Information** 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.

**Area** Area 3 - Central  
**Application Number** 2219/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/02/2021  
**Applicant** Sherry FitzGerald Ltd.  
**Location** 64-65, Phibsborough Road, Dublin 7 which is located in an Archictectural Conservation Zone

**Additional Information**  
**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE: Permission for the following development: installation of 2 no. proposed projecting signs, Retention of existing fascia signage and alterations to the shop front entrance to improve access level.

**Area** Area 3 - Central  
**Application Number** 2689/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/02/2021  
**Applicant** Shelford Ltd  
**Location** 25-26, Charles Lane, Dublin 1  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Planning permission for the demolition of an existing two-storey industrial unit and the construction of a 13-unit (2 no. studio, 9 no. 1-bed and 2 no. two-bed, 5-storey, including set back penthouse apartment building (910sqm) with 4th floor balconies facing Charles Lane and balconies/terraces to all levels except ground level to rear and incorporating the existing right of way vehicular access to the rear of No25/26 Mountjoy Square (in separate curtilage(s)), waste store, bicycle parking and underground water attenuation tank in back garden.

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**Area** Area 3 - Central  
**Application Number** 3919/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/02/2021  
**Applicant** David Turner  
**Location** 32/33, Lower Abbey Street , Dublin 1  
**Additional Information**  
**Proposal:** Permission for the following: Conversion of 3rd Floor from office use to residential, consisting of 1 No. 2-Bed Apartment. accesses from 32 Lower Abbey Street.

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**Area** Area 3 - Central  
**Application Number** 3928/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/02/2021  
**Applicant** Declan Kennedy  
**Location** 37, Drumcondra Park, Drumcondra, Dublin 3 D03 K680  
**Additional Information**  
**Proposal:** Permission for construction of a flat roof Dormer Extension and Attic Conversion of 16.4m2 to rear.

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**Area** Area 3 - Central  
**Application Number** 3935/20  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/02/2021  
**Applicant** MJH Property Management Ltd.  
**Location** 4, Belvidere Place, Dublin 1  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The rear of the site has frontage onto Fitzgibbon Lane. The site is within an Architectural Conservation Area (ACA). 4 Belvidere Place is a Protected Structure. The development will consist of (i) the restoration and renovation of No. 4 Belvidere

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Place and its conversion to 7 no. apartments; (ii) the construction of a new 4-storey, mews building at the rear to include 3 apartments; (iii) removal of single storey lean-to and provision of bicycle and bin storage; (iv) provision of private amenity open space; (v) reinstatement of collapsed floors and walls with associated structural interventions; (iv) works to the roof, front and rear facades including the repointing of the front elevation, re-rendering of rear facade, refurbishment of the front doorcase, steps and ironwork; (vii) all associated works and services necessary to facilitate the development. The apartments in No. 4 Belvidere Place will include; Basement - four no. 1-bedroom, 2-person apartments, one each on basement, ground, first and second floors; two no. studio apartments at third floor level. Separate storage is also provided in the basement. The return at the rear of the building will consist of one no. 1-bedroom, 2-person apartments at ground/first floor levels and storage for bicycles and bins at basement level in the return. These apartments will all have access from Belvidere Place. The storage area will be accessed from Fitzgibbon Lane. The apartments in the proposed mews building will comprise one studio apartment at ground, first and second floors, with storage on the third floor. These apartments will all have access from Fitzgibbon Lane.

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**Area** Area 3 - Central  
**Application Number** 3942/20  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/02/2021  
**Applicant** Focus Ireland  
**Location** 53, Mountjoy Street, Phibsborough, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention Permission for works to Protected Structure, consisting of (a) new stairs from basement to ground floor, (b) removal of some basement walls, (c) introduction of new stud partition walls @ each floor level, except 3rd floor, and(d) introduction of toilet cubicles at ground floor level.

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**Area** Area 3 - Central  
**Application Number** 3958/20  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 19/02/2021  
**Applicant** Brian & Theresa Allen  
**Location** 41 St. James Avenue, Clonliffe Road, Dublin 3

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of (a) Forming of a new vehicular access at front with gates and resurfacing part of existing front garden for parking and all associated site works. (b) Planning retention permission for an extension at ground floor level which forms part of the floor area of a previously approved ground floor extension (register reference no: 0581/93).

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**Area** Area 3 - Central  
**Application Number** 3962/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2021

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**Applicant** Brendan Sweeney  
**Location** 18, Skreen Road, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Planning permission is sought for the alteration to existing garage, change of use from storage to games room/study with new wet room facility extension, also reduce rear access door on Croaghpatrick Road to single door and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3964/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/02/2021  
**Applicant** Stephen Quinn & Ellen Rowley  
**Location** 11, Foster Terrace, Dublin 3, D03 HX01

**Additional Information**

**Proposal:** Permission for the construction of a 9.9sq.m. first floor extension, a bedroom, with the replacement and modifications to the existing layout and roofs including, raised ridgeline at proposed extension to the rear, roof-lights, thermal upgrading of the building fabric and all associated works.

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**Area** Area 3 - Central  
**Application Number** 3966/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** Red Rock Foley Street Ltd  
**Location** Site of c. 0.08 ha at 17-21 Foley Street, Dublin 1

**Additional Information**

**Proposal:** Permission for development on a site of c. 0.08 ha at 17-21 Foley Street, Dublin 1. The application site is located north of Block B, Joyce's Court, south of Foley Street, east of Joyce's Walk and west of Ulysses House.

The proposed development seeks permission for a 12 no. storey (c. 37.8m) over partial basement level (c. 6,107 sq.m. in total), "Build to Rent" Shared Accommodation development comprising of:

- Demolition of existing buildings on site comprising of c. 1,065 sq.m.;
  - 102 no. shared accommodation rooms including 42 no. single occupancy units, 55 no. double occupancy units and 5 no. accessible units (double occupancy) with a total occupancy of 162 no. bedspaces ranging in size from 23 sq.m. - 39 sq.m.;
  - Provision of set backs to the building on the north, south and east elevation at 7th and 8th floor level;
  - Provision of a courtyard area at ground floor level (178.9 sqm) and 2 no. accessible roof terraces at 7th (49.9 sqm) and 8th (101.9 sqm) floor level;
  - Provision of "Juliette" balcony to all bedrooms on north, east and west elevations;
  - Provision of partial basement level comprising plant rooms, storage and laundry facilities;
  - Provision of internal communal amenity spaces including games room, coffee area, lounge at ground floor, gym and associated terrace at first floor level and communal spaces (kitchen, living, dining) at each level from 2nd to 11th floor with associated terraces at 2nd to 6th floor;
  - Provision of residential support facilities including reception area, managers office, caretaker unit, refuse store and bicycle store comprising 156 no. bicycle parking spaces at ground floor level;
  - Provision of ESB substation at ground level fronting Joyce's Walk;
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- Provision of hard and soft landscaping, Sheffield bicycle stands, plant, green roof and all other associated site development works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3986/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** Ruth Murphy  
**Location** 10, Saint Ita's Road, Botanic Avenue, Dublin 9, D09 R1W1

#### **Additional Information**

**Proposal:** A) Proposed combination of single-storey and 2-storey flat roof extensions to side of existing building.  
B) Relocation of the front door from side entry to the front elevation along with associated internal modifications and site works.

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**Area** Area 3 - Central  
**Application Number** GSDZ4003/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 19/02/2021  
**Applicant** Technological University Dublin (TU Dublin)  
**Location** Site to the north of The Clock Tower, Grangegorman Lower, Dublin 7

#### **Additional Information**

**Proposal: PERMISSION & RETENTION:** We, Technological University Dublin (TU Dublin) intend to apply for permission and retention permission for development at this site: at a warehouse to the north of The Clock Tower (a Protected Structure, RPS Ref. 3288), Grangegorman Lower, Dublin 7. The site is located within the overall Grangegorman Strategic Development Zone (SDZ) of c. 28.69 ha at Grangegorman, Dublin 7. There are several Protected Structures within the Grangegorman SDZ.

The temporary development will consist of:

A) Retention permission for works comprising of:

1. Metal corrugated cladded gable end (east elevation) to enclose a warehouse of 835 sq.m GFA (original warehouse partially demolished under Reg.Ref. 3336/12; reducing from c. 2,018 sq.m to 835 sq.m GFA).

B) Permission for works comprising of:

1. Refurbishment works to an existing warehouse consisting of:

- i) Replacement of the existing asbestos cladding on the north, south and west elevation with a new metal corrugated cladding facade;
  - ii) Blocking up of existing roller shutter doors and selected pedestrian doors and windows on the north and west elevations with matching brickwork infill;
  - iii) Inclusion of new pedestrian doors on the north and east elevations;
  - iv) Inclusion of a vehicular access roller shutter door on the east elevation;
  - v) Replacement of 15 no. clear cladding panels on the south elevation with clear GRP panels;
  - vi) Replacement of 2 no. existing roof lights with clear GRP panels;
  - vii) Replacement of the existing gutters, RWPs and drip trays with similar new versions; and
  - viii) Erection of lighting and CCTV cameras on the exterior of the warehouse facing into the associated yards.
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2. Other works comprising of:
- i) Provision of 3 no. standalone compactor units; and
  - ii) Inclusion of a perimeter fence and vehicular access gate.
3. All associated site development works and services on a site of c. 0.215 ha.

**Area** Area 3 - Central  
**Application Number** WEB1109/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/02/2021  
**Applicant** Ronan Clerkin  
**Location** 8, Ashtown Grove, Navan Road, Dublin 7  
**Additional Information**

**Proposal:** The development will consist of the demolition of existing single-storey flat-roofed extension, 38.1sqm in area, to rear and side of house; demolition of portions of back and side walls of house at ground floor level; construction of new single-storey flat-roofed extension to rear and side of house, measuring 32.4sqm in area, accommodating new kitchen, living, and dining area, with 2 no. rooflights over, utility room and store, and new entrance porch; and all associated internal works, drainage, and site services.

**Area** Area 3 - Central  
**Application Number** WEB1113/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/02/2021  
**Applicant** Melonmount Limited  
**Location** 25, Chancery Street, Smithfield, Dublin, D07 KX21  
**Additional Information**

**Proposal:** Installation of 1no. set of brand signage to consist of built up lettering with internal static halo illumination, affixed at high level to facade of Hampton by Hilton hotel, Chancery Street, Dublin 7.

### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2395/20  
**Appeal Type** Written Evidence  
**Applicant** Concept Fusion Ltd  
**Location** Swimming Pool lands, part of St. Vincent's CBS, Finglas Road, Glasnevin, Dublin 11, D11PD28  
**Additional Information** Clarification of Add. Information Recd.

**Proposal:** The development will consist of the demolition of existing St. Vincent's Swimming Pool (derelict single storey detached building c.757m sq.) and the construction of 5 no. dwellings, comprising 1 no. 2 storey 5 bedroom dwelling, 2 no. 2 storey 4 bedroom dwellings and 1 no. 2.5 storey 5 bedroom dwelling in a single terraced block and 1 no. 1.5 storey 4 bedroom detached dwelling, including all associated on and off-site development works, car parking, boundary treatment works, soft and hard landscaping on the site of c. 0.24ha. and removal of existing c.2m high boundary wall to create direct vehicular and pedestrian access by the extension of the existing Towerview Cottages cul de sac. The development will also include the provision of a temporary

construction access road (c.90m long) through the adjoining St. Vincent's School lands with vehicular access onto the Finglas Road and the temporary removal (and future reinstatement) of existing single storey building c.57m sq. required to facilitate the temporary access. A Natura Impact Statement has been prepared and is included with the application.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2818/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Lidl Ireland GmbH
<b>Location</b>	25/27, Drumcondra Road Upper, Drumcondra, Dublin 9
<b>Additional Information</b>	Additional Information Received

**Proposal:** PERMISSION & RETENTION: Retention permission and permission on lands located at 25/27 Drumcondra Road Upper, Drumcondra, Dublin 9 for: Retention of development as built with amendments pursuant to planning permission PA Ref: 3811/11 and ABP Ref: PL29N.240376 and as extended by 3811/11/x1 (parent permission). The amendments set out below cross reference to the submitted plans. The amendments include the following: (1) At ground floor: inclusion of mechanical plant area and ancillary structures in the rear yard (north western elevation of the building); (2) At ground floor: Replacement of and reconfiguration parking spaces with ESB substation and switch room; relocation of the goods lift/stairs; inclusion of a goods received lobby and mechanical plant room. Conversion of two parking spaces to Electrical Vehicle parking. Total parking spaces is 33 compared to previously permitted 37 spaces; (3) At ground floor: Reconfiguration of parking spaces and reconfiguration of the ground floor of the building; changing the overall shape of the ground floor, areas and layout of the restaurant, coffee shop, entrance points, lift core and traveller; the gross area of the ground floor including the additional floor space in amendment (2) increases from 548sqms to 563sqms; (4) At first floor: internal reconfiguration of the sales space of the supermarket area including: relocation of the storage area and off sales space to create a more uniform sales space; relocation of goods lift to the revised storage area and removal of the void above the ground floor. The gross floor area increases from 2,090sqms to 2,103sqms. (5) At roof level, inclusion of new plant deck and mechanical plant and roof ladder; (6) Internal reconfiguration of the office space and removal of balcony. The gross floor area reduces from 737sqms to 713sqms; (7) Replacement of saw tooth window layout with window flush against the facade; (8) At roof level of the offices the retention of AOV (smoke ventilation system) in accordance with Building Regulations; (9) At roof level of the supermarket the retention of AOV (smoke ventilation system) in accordance with Building Regulations; (10) Correction of the ground level of the project and its increase by 125mm to align with the public road level; (11) Increase in first floor and second floor levels by 800mm and 860mm respectively; (12) Increase in roof height of the supermarket by 1.6 metres; and increase in the roof of the offices by 1.3 metres. The overall height of the building increases from 28.5 metres to 29.8 metres. (13) Revised elevations and materials in accordance with the conditions in the parent permission: (14) Signage: including 4 internally illuminated LIDL signs (2.5m x 2.5m); one located at the north eastern elevation; one at the south western elevation; and, two located at the south eastern facade. Directional signage at the vehicle entrance and exit of the development (south eastern elevation) Type 4, (2.0m x 0.5m) and Type 5, (4.0m x 0.6m); and, a Type 6 sign, (4.0m x 0.9m). There is one Type 4 sign (2.0m x 0.5m) on the south western elevation below the LIDL sign. (15) Amendments to the ground floor, north eastern and north western elevations of the building; including two access doors to the ground floor ESB substation and switch room and removal of mesh screening for better ventilation of car park area (this opening sits behind the boundary wall of the hotel); (16) Amendments to the south western elevation leaving the ground floor elevation open for ventilation of car park area. This area sits behind the boundary wall with DCU campus; (17) Replacement of three windows in the office floor with one window and one access door to the mechanical plant deck on the north western elevation. (18) Retention permission for the plaza finishes at the front (south eastern elevation) of the building; security

bollards; and, (19) Planning permission for the inclusion of bicycle parking stand on the plaza at the south eastern elevation of the building.

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**Area** Area 3 - Central  
**Application Number** 3725/20  
**Appeal Type** Written Evidence  
**Applicant** John McDonnell  
**Location** 17/18, Frederick Street North, Dublin 1, D01 XP84

**Additional Information**

**Proposal:** Planning permission is sought for development comprising:

- (i) the demolition of the existing single storey buildings;
- (ii) the construction of a 7-storey, over-basement, mixed used development consisting of a 'built-to-rent' shared accommodation residential development consisting of
  - (a) 45 no. shared accommodation units, comprising 27 no. double occupancy units and 18 no. single occupancy units (access from Frederick Street North) and served by Resident's Communal amenity area comprising of external 60 sqm (including a roof terrace at 6th floor); Residents internal amenity area comprising of 257.7sqm (between 1st and 6th floors) and 115sqm lounge (at basement level);
  - (b) 55.7sqm commercial space at ground floor (access from Frederick Street North).

The development features 45 no. bicycle spaces (located at basement level); a refuse storage, a plant room and an ESB substation (all located at ground floor); landscaping and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** 3704/20  
**Appeal Type** Written Evidence  
**Applicant** Development Ocht Limited  
**Location** 68-72, East Road, Dublin 3

**Additional Information**

**Proposal:** The development will consist of the construction of a 106 bedroom hotel ranging in height from 1 to 8 storeys over basement. The hotel will comprise of 3 main blocks (4-8 storeys) which are connected at ground floor level. The hotel will accommodate:

- Reception/foyer, restaurant/café/bar, outdoor terrace, kitchen, toilets, meeting rooms, ancillary offices, plant and substation at ground floor;
- Bedrooms at first to seventh floor levels;
- Staff facilities, bicycle storage, refuse store, laundry, storage and plant at basement level;
- Landscaping, plant at roof level and all associated signage, site works and services.

**\*\*\*Amendment to Week 06\*\*\***

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**Area 3  
Appeals Decided**

**None**

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