



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**13/21**

(29/03/2021-01/04/2021)

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** 2129/16/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Acepharm Ltd  
**Location** 209, Decies Road, Ballyfermot, Dublin 10  
**Registration Date** 01/04/2021

**Additional Information**

**Proposal:** EXT. OF DURATION: Planning permission for the change of use from existing retail unit on ground floor to a doctors surgery and at first floor from existing domestic use to an office space, use of existing street access (2 number entry points) and all associated site works.

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**Area** Area 2 - South Central  
**Application Number** 2517/21  
**Application Type** Permission  
**Applicant** Marblegate Limited  
**Location** Blocks 70 and 72, Park West Avenue and Park West Road, Park West, Dublin 12  
**Registration Date** 01/04/2021

**Additional Information**

**Proposal:** Permission for development on this site (1.26 ha). The proposed development will consist of modifications to the permitted residential development of 84 no. residential units over retail/ restaurant uses (Reg. Ref. 3798/18) with Blocks 70 and 72 and involves the provision of 1 no. additional 1 bed apartment unit at second floor level and 1 no. additional 1 bed unit at third floor level in lieu of part of the previously permitted community rooms. The gross floor area of each of the permitted community rooms will be reduced from 164 sqm to 49 sqm at both second and third floor levels. Permission is also sought for modifications to the shared basement accommodation involving insertion of 2 no. additional car parking spaces and all associated site and development works. The total number of apartment units within Block 70 and 72 will increase from 84 no. to 86 no. units and designated residential car parking spaces will increase from 84 no. to 86 no. spaces.

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**Area** Area 2 - South Central  
**Application Number** 3883/20  
**Application Type** Permission  
**Applicant** Tony Goldrick  
**Location** 5, Echlin Street, Dublin 8, D08 H009  
**Registration Date** 01/04/2021

**Additional Information**

Additional Information Received

**Proposal:** Permission for alterations to the previously approved planning permission, Dublin City Council Ref: 2022/19 and An Bord Pleanala ref: ABP-303959-19 which will consist of the following changes: 1. Change of use of previously approved ground floor retail unit into two number one-bedroom studio apartments including changes to the elevations and footprint of the building. 2. To change approved first floor two-bedroom apartment into two number one-bedroom studio apartments. 3. To change the approved second floor two-bedroom apartment into two number one-bedroom studio apartments. 4. For the provision of an increased area of public open space amenities for the development. 5. And for all associated site development works.

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## Area 2 DOMESTIC

**Area** Area 2 - South Central  
**Application Number** 2486/21  
**Application Type** Permission  
**Applicant** Jennifer Rylands  
**Location** 1, Ridgeway Villas, Kilmainham Lane, Dublin 8  
**Registration Date** 29/03/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Planning permission for the retention of 3 number rooflights to the front elevation and for modifications to existing rear dormer window to a wider structure including new double doors with Juliet balcony and new flat roof, including all associated site works.

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**Area** Area 2 - South Central  
**Application Number** 2499/21  
**Application Type** Permission  
**Applicant** Roisin Ryder  
**Location** 80 New Ireland Road, Rialto, Dublin 8, D08YK4N  
**Registration Date** 30/03/2021

**Additional Information**

**Proposal:** Planning permission to create vehicular access to the front of the property to include a driveway for one vehicle. Access will be from New Ireland Road.

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**Area** Area 2 - South Central  
**Application Number** 2504/21  
**Application Type** Permission  
**Applicant** Augustine & Lucy Mbu  
**Location** 159, Rafters Road, Drimnagh, Dublin 12  
**Registration Date** 30/03/2021

**Additional Information**

**Proposal:** Permission for:

- a. Attic conversion with dormer extension to rear.
  - b. Two storey extension to rear.
  - c. All associated works.
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**Area** Area 2 - South Central  
**Application Number** WEB1330/21  
**Application Type** Retention Permission  
**Applicant** Laura Martina and Donal Smith  
**Location** 51, Cromwellsfort Road, Walkinstown, Dublin 12  
**Registration Date** 31/03/2021

**Additional Information**

**Proposal:** We, Laura Martina and Donal Smith intend to apply for retention permission for a development at 51 Cromwellsfort Road, Walkinstown, Dublin 12, D12Y2V5. Retention permission is sought for the as-constructed front boundary wall (c.1.7m high) and the vehicular entrance and gate to the property (c.4m wide) facing Cromwellsfort Road.

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**Area** Area 2 - South Central  
**Application Number** WEB1339/21  
**Application Type** Permission  
**Applicant** Avril Murray and Paul White  
**Location** 32, Greenville Terrace, Dublin 8  
**Registration Date** 01/04/2021

**Additional Information**

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

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## Area 2 Decisions

**Area** Area 2 - South Central  
**Application Number** 0088/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 01/04/2021  
**Applicant** Elizabeth Cahill and Sean Garvey  
**Location** 35, Hughes Road North, Walkinstown, Dublin 12

**Additional Information**

**Proposal:** SHEC: Demolition of three single storey sheds (106m<sup>2</sup>) and the construction of a two storey, three bedroom dwelling house (136m<sup>2</sup>) fronting onto Hughes Road on a site at the rear of 35 Hughes Road North, Walkinstown, Dublin 12 D12 W7PO.

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**Area** Area 2 - South Central  
**Application Number** 2127/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 29/03/2021  
**Applicant** Máiré O'Ciaráin  
**Location** 13, Eugene Street, Dublin 8

**Additional Information**

**Proposal:** Permission for the demolition of the existing single-storey extension and the construction of a replacement two storey extension to the rear of existing terraced cottage, together with associated alterations including new Velux rooflights.

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**Area** Area 2 - South Central  
**Application Number** 2140/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/03/2021  
**Applicant** Grant Thornton Corporate Finance Ltd  
**Location** 765D/765E, South Circular Road, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Islandbridge Bellevue Developments Ltd (in receivership) c/o of Grant Thornton Corporate Finance Ltd intend to apply for permission for a development at this site. Particulars proposed consist of:

(i) Provision of new wall with railing along bank of River Liffey along full length of existing site.

(ii) Provision of brick facade to part of west elevation of Block D previously granted under Dublin City Council Planning Reference Number 2732/16 and An Bord Pleanala Reference PL 29S.246908.

(iii) Retention of window to west elevation of Block D previously granted under Dublin City Council Planning Reference Number 2732/16 and An Bord Pleanala Reference PL29S.246908.

These works to be carried out to and within the curtilage of protected structure RPS Reference no. 1852, Islandbridge Mills Complex.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2157/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	29/03/2021
<b>Applicant</b>	Paul & Bryony Flatman
<b>Location</b>	4, St. Vincent Street West, Dublin 8

**Additional Information**

**Proposal:** RETENTION: Retention for a single storey rear extension with flat roof over comprising of 1) An enlarged dining space 2) A utility area 3) A ground floor WC and shower room.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2161/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	31/03/2021
<b>Applicant</b>	Canmar Properties Limited
<b>Location</b>	Site bounded and accessed by both Walkinstown Road and Balfe Road, Walkinstown, Dublin 12

**Additional Information**

**Proposal:** Site bounded and accessed by both Walkinstown Road and Balfe Road, comprising of Balfe Road Industrial Estate (2-4 Balfe Road), Walkinstown Road Surface Car Park and lands and industrial building (5 Walkinstown Road) to the rear of houses on Walkinstown Road and Thomas Moore Road, Walkinstown, Dublin 12.

Permission for amendments to development approved under Dublin City Council Planning Reference No. 4364/19 (An Bord Pleanala Reference No. ABP 307186-20) for a mixed-use development.

The development will consist of:- Amendments to approved Block 1 (fronting onto Walkinstown Road) consisting of change of use to 1 additional 2-bedroom apartment, the construction of 4 No. additional apartment units at third floor level with external balconies, ancillary circulation, and alterations to facades including:

1) The change of use of permitted Community Room and amendments to layout to provide an additional 1 No. 2 bed apartment unit at Ground Floor Level;

2) Construction of additional floor area at third floor level to provide 4 No. additional 1 bed apartment units (eliminating setbacks at this level) ;

3) Amendments to elevations and sections from the approved part 3-storey/ part 5-storey ( 3-storey plus two setback levels) block to a part 4-storey/ part 5-storey (4-storey plus one setback level) block;

4) All associated consequent ancillary works, landscaping, bicycle parking and site development works and services.

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**Area** Area 2 - South Central  
**Application Number** 2163/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 30/03/2021  
**Applicant** Pat McDermott  
**Location** 68, Clifden Road, Dublin 10

**Additional Information**

**Proposal:** Permission for development consisting of 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 bedroom dwelling houses to side of existing including all associated site works, landscaping, car parking, new vehicular access, boundary works & drainage works, all located at and to the side garden of no. 68 Clifden Road.

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**Area** Area 2 - South Central  
**Application Number** 2174/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Legendside Limited  
**Location** 726, South Circular Road, Dublin 8

**Additional Information**

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

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**Area** Area 2 - South Central  
**Application Number** 2180/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** James and Laura Nolan  
**Location** 65, Kylemore Avenue, Ballyfermot, Dublin 10

### Additional Information

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

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**Area** Area 2 - South Central  
**Application Number** 2207/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/04/2021  
**Applicant** Felicia Antochi  
**Location** 41, Bunting Road, Walkinstown, Dublin 12 D12 RY61

### Additional Information

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

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**Area** Area 2 - South Central  
**Application Number** WEB1090/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 29/03/2021  
**Applicant** Anthony Sheehy & Sile Lane  
**Location** 742, South Circular Road, Kilmainham, Dublin 8

### Additional Information

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

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**Area** Area 2 - South Central  
**Application Number** WEB1110/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/04/2021  
**Applicant** Stephen Millar  
**Location** Site adjacent to, 27, Camac Park, Bluebell, Dublin 12

### Additional Information

**Proposal:** EXT. OF DUR.: Planning permission for a 2 storey with converted attic, 4 bed detached dwelling house with detached garage to include forming new vehicular access gate and raising existing rear boundary walls plus associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB1814/20

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<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/03/2021
<b>Applicant</b>	Sonya Earls and David Karlstrom
<b>Location</b>	28, Hamilton Street, Dublin 8
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Permission for a Single Storey Rear Extension to First Floor Level of existing dwelling.

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## Area 2 Appeals Notified

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4034/20
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Clarman Developments Limited
<b>Location</b>	Site at Sweeney's Terrace, Dublin 8, including No. 4 Sweeney's Terrace (a habitable house to the rear of No.1 Sweeney's Terrace).

### **Additional Information**

**Proposal:** The site is generally bound by a Student Accommodation and Residential scheme permitted under ABP Ref. ABP-303436-19 (currently under construction) to the east, the River Poddle to south, Dublin City Council Waste Management Depot to the west and properties fronting onto Sweeney's Terrace to the north.

The proposed development will consist of the demolition of all structures on site, except No. 4 Sweeney's Terrace, and construction of a residential development (with a total Gross Floor Area of 3,096 sq.m) to comprise of 39 no. apartments (consisting of 3 no studio units; 16 no. one-bed units and 20 no. two-bed units) arranged in a single block rising from 3 no. storeys to 7 no. storeys in height over a partial basement level with terraces/ balconies on eastern, southern and western elevations. Roof terraces are provided at third and fifth floor level. The proposed development also provides for change of use of No. 4 Sweeney's Terrace from residential to office use, extension at ground and first floor level, increasing total GFA from approximately 81 sq.m to 88 sq.m GFA, together with associated elevational amendments, internal reconfiguration and modifications to fenestration including new windows on the north and southern elevations and repositioning of door to western elevation and use of the existing 1 no. car parking space for the proposed commercial use. The development will include 84 no. bicycle parking spaces (60 no. internal secure spaces at basement level and 24 no. external, surface level visitor spaces), a set-down area within the site, bin stores, plant, electrical switch rooms and ESB substation, controlled pedestrian access to internal courtyard communal open space, landscape open space along the River Poddle including the opening up of approximate 31 m of the river which is currently culverted, boundary treatments including the provision of controlled access to private open space and restricted access to the Poddle embankment area and the existing lane from Sweeney's Terrace (public access available during daylight hours), lighting and all associated site and development works on a site of 0.192 hectares.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1013/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Margaret & Nicolas Vejsbjerg
<b>Location</b>	233, South Circular Road, Dublin 8
<b>Additional Information</b>	



**Proposal:** The replacement of the existing garage with a single storey kitchen extension to the side of existing house; with ancillary site works

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**Area** Area 2 - South Central  
**Application Number** 4009/20  
**Appeal Type** Written Evidence  
**Applicant** Pertan Construction Services Limited  
**Location** 72-74, Old Kilmainham, Dublin 8

**Additional Information**

**Proposal:** Development comprising:

- (i) the demolition of the existing two/ three storey buildings at 72/74 Old Kilmainham;
- (ii) the construction of a 7-storey, over-basement, mixed-use development consisting of a 'build-to-rent' shared accommodation residential development consisting of:
  - (a) 62 no. shared accommodation units, comprising 5 no. double occupancy units and 57 no. single occupancy units (access from Brookfield Road) and served by Resident's Communal amenity areas comprising of external 202 sq.m; Resident's internal amenity areas comprising of 259.7 sq.m (between 1st and 6th floors); 216.7 sq.m shared amenity area (at ground level) and 156.8 sq.m cinema/ games room and gym (at basement level);
  - (b) 33.2 sq.m commercial space at Ground Floor (access from Old Kilmainham)

The development features 144 no. bicycle spaces (located at ground and basement level); a refuse storage, laundry room and plant room (all located at basement level); landscaping and all associated site development works.

**\*\*\*Amendment to Week 12\*\*\***

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**Area 2**  
**Appeals Decided**  
**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

13/21

(29/03/2021-01/04/2021)

**Area** Area 2 - South Central  
**Application Number** 0118/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Michael Flood  
**Location** Site to the North of Emerald Square, off Cork Street,  
Dublin 8  
**Registration Date** 01/04/2021  
**Additional Information**  
**Proposal:** SHEC; Infill residential scheme of 3 no. 2 storey dwellings

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**Area** Area 2 - South Central  
**Application Number** 0121/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Donna & Frank Watchome  
**Location** 28 Balfe Avenue, Walkinstown, Dublin 12, D12 PF9W  
**Registration Date** 31/03/2021  
**Additional Information**  
**Proposal:** SHEC; a proposed three-bedroom, semi-detached, two storey house to the side of the existing house, with proposed single-storey kitchen extension to the rear, a new vehicular entrance off Balfe Avenue to the front of the proposed house, a new driveway with the provision of 2 no. parking spaces and all ancillary site works to include connection to mains sewerage and a soakaway in the rear garden.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

13/21

(29/03/2021-01/04/2021)

**Area** Area 2 - South Central  
**Application Number** 0032/21  
**Application Type** Section 5  
**Applicant** Dermot Brennan  
**Location** 28, Lorcan O'toole Park, Kimmage, Dublin 12  
**Registration Date** 30/03/2021  
**Additional Information** Additional Information Received  
**Proposal:** EXPP;The proposed works involve the addition of approximately 100mm external insulation to the front, side & rear elevations of the existing property.  
Proposed finishes are outlined on drawings S002

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