



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**32/21**

(09/08/2021-13/08/2021)

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** 2884/21  
**Application Type** Permission  
**Applicant** KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 3  
**Location** Clancy Quay (former Clancy Barracks), South Circular Road, Islandbridge, Dublin 8  
**Registration Date** 13/08/2021  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for the proposed development comprises landscape design configuration of the existing public plaza at the pedestrian site entrance between the existing 'Cannon' (Block X1) and 'Camden House' (Block X2) buildings, feature lighting installation , wayfinding and place name signage. Proposed landscape works include:- upgrade of the entrance plaza to the eastern edge of the public footpath at South Circular Road; raised planting bed seating to manage site level transition to the north of 'Camden House'; reduction in size of existing utilities cabinet to the east of 'Camden House'; feature lighting installation with associated structural support columns; street furniture and extension of the surface finish upgrading to part of the public footpath on South Circular Road. Proposed signage includes - 1 no. pedestrian wayfinding totem sign, 1 no. illuminated place name sign, 1 no illuminated vehicle wayfinding totem sign within the public plaza area, 1 no. pedestrian wayfinding totem sign adjacent to the archway under 'Worthington House' (Block L1 / L2); 1 no.illuminated vehicle wayfinding totem sign adjacent to the southern edge of Worthington House (Block L1 / L2) 1 no illuminated place name sign mounted on the boundary wall at the vehicular entrance adjacent to the Officer's Mess; 1 no pedestrian totem wayfinding sign at the pedestrian entrance from South Circular Road adjacent 'The Watchtower' (Block 1) and all other associated and ancillary site works

---

**Area** Area 2 - South Central  
**Application Number** 3299/21  
**Application Type** Permission  
**Applicant** Bernard Byrne  
**Location** Go, Kylemore Road, Dublin 12. D12 EV76  
**Registration Date** 09/08/2021  
**Additional Information**

**Proposal:** Permission for alterations to internal layout and facade and provision of Off licence subsidiary to the main retail use (Area 6.5sqm).

---

**Area** Area 2 - South Central  
**Application Number** 3302/21  
**Application Type** Permission  
**Applicant** Delta Acorn Limited  
**Location** Former Lighting & Electrical Distribution Group Ltd Factory Complex, Moeran Road, Walkinstown, Dublin 12, D12 XV07.  
**Registration Date** 09/08/2021  
**Additional Information**

**Proposal:** Planning permission for the proposed development comprises the following:

- (i) demolition of existing factory and ancillary buildings;
- (ii) construction of a 1-5 storey age friendly independent living residential development comprising 59 no. apartments (51 no. one bed and 8 no. two bed units). Each apartment is provided with a private balcony or terrace and has access to communal landscaped open space in the central courtyard and a communal roof garden on the southern block. The development is served by 18 no. car park spaces and 60 no. bicycle parking spaces;
- (iii) provision of entrance lobby comprising reception desk, office and communal spaces comprising common room, WC, meeting room, laundry room, scooter charging/storage room, bin store and a bike store all at ground floor;
- (iv) upgrade works to the existing vehicular entrance off Moeran Road;
- (v) landscaping, boundary treatments, SuDs drainage and all ancillary works necessary to facilitate the development.

**Area** Area 2 - South Central  
**Application Number** 3319/21  
**Application Type** Permission  
**Applicant** ARCO Construction Ltd  
**Location** 82/83 Cork Street, Dublin 8  
**Registration Date** 12/08/2021

**Additional Information**

**Proposal:** Planning permission for an alteration to previously approved applications reg. ref. 3116/16 and 2066/17 at 82/83 Cork Street, Dublin 8. The proposed alteration consists of revisions to the shop front elevation treatment at ground floor street level only.

**Area** Area 2 - South Central  
**Application Number** 3327/21  
**Application Type** Permission  
**Applicant** Board of St James's Hospital  
**Location** Courtyard to the north of the Bone Marrow Treatment Unit, Phase 1F the Main Hospital, St. James's Hospital, James's Street, Dublin 8, D08 A978  
**Registration Date** 13/08/2021

**Additional Information**

**Proposal:** The Board of St. James's Hospital intends to apply for planning permission for development in the courtyard to the north of the Bone Marrow Treatment Unit, Phase 1F, St. James's Hospital, James's Street, Dublin 8, D08 A978. The development will consist of the construction of a single storey 4.9m high extension (212 sq. m.) to the Bone Marrow Treatment Unit to accommodate 4 no. acute leukaemia hospital ward treatment units; a link corridor to the existing Bone Marrow Treatment Unit (a further 18 sq. m.); roof top plant equipment with 1.4m high screen; and all other site development works above and below ground required to facilitate the development, all at podium level within the adjacent courtyard.

**Area** Area 2 - South Central  
**Application Number** WEB1826/21  
**Application Type** Permission  
**Applicant** Wayne Spellman  
**Location** Plot Adjacent 1, Raheen Drive, Cherry Orchard, Dublin

10, D10 TD96  
**Registration Date** 09/08/2021  
**Additional Information**  
**Proposal:** New Two story 3 bedroom detached house with dropped kerb for vehicular access

---

**Area** Area 2 - South Central  
**Application Number** WEB1829/21  
**Application Type** Permission  
**Applicant** Langarth Properties Ltd.  
**Location** 2, Innismore, Saint Agnes Road, Dublin 12, D12 K403  
**Registration Date** 09/08/2021  
**Additional Information**

**Proposal:** Planning application for permission for change of use of detached dormer bungalow from office use (An Bord Pleanála PL 29S.089085) to residential use as a two bedroom dormer bungalow (c.78.3 m<sup>2</sup>) and replacement of existing vehicular access gate with a 1.8m high single leaf automated sliding gate at no. 2 Innismore, St. Agnes Road, Crumlin, Dublin 12.

---

## Area 2 DOMESTIC

**Area** Area 2 - South Central  
**Application Number** 3312/21  
**Application Type** Permission  
**Applicant** Cathy McGennis  
**Location** Avila, 515, South Circular Road, Dublin 8  
**Registration Date** 11/08/2021  
**Additional Information**

**Proposal:** Permission for the following development.

1. The construction of a 2.55m wide rear facing dormer window.
  2. The installation of a conservation style roof window to the front elevation.
- 

## Area 2 Decisions

**Area** Area 2 - South Central  
**Application Number** 0163/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 13/08/2021  
**Applicant** Barry Kelly, NCAD Facilities Manager  
**Location** NCAD, 100, Thomas Street, Dublin 8  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE;

1. Removal & replacement of 4. no corroded steel beams dating from 1980's located in basement and supporting front elevation of no. 100 Thomas Street. A Protected Structure.
  2. Removal and replacement of 4 no. semi-circular glass block pavement panels located in the pavement in front of no. 100 Thomas Street.
-

**Area** Area 2 - South Central  
**Application Number** 0207/21  
**Application Type** Section 5  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 09/08/2021  
**Applicant** Michael Doran  
**Location** 56, Railway Avenue, Inchicore, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal:** EXPP; External Insulation

---

**Area** Area 2 - South Central  
**Application Number** 0250/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 11/08/2021  
**Applicant** Brian Nolan  
**Location** 47 Dunville Avenue, Ranelagh, Dublin 6.  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE; Repainting of considered a requirements due to deterioration (peeling) to timber-work of shop facade, cills and to other areas of existing facade. proposed to alter colour of facade in line with existing window fenestration (black). Existing paint colour is not considered original - evidence of at least 3 layers of existing paint in facade. Proposed to use low ( to zero) VOC paint specifications appropriate for facade wall and timberwork refurbishment

---

**Area** Area 2 - South Central  
**Application Number** 0256/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 11/08/2021  
**Applicant** Thomas Combes  
**Location** 10 Clanbrassil Street Upper, Dublin 8. D08 C5P0  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Returning a property currently in use as two or more dwellings back to its original use as a single dwelling.  
Proposed Works 1) Electrical Works: The property is currently laid out in 4 electrical systems to cater to the 3 individual residential units in addition to a common area electrical system. The proposed works are to decommission and replace the 4 electrical meters and fuseboxes located in a box at the basement level exterior of the property with a single fusebox and electrical meter. These works do not involve any changes to the wiring setup in the interior of the building, and due to this, would have no impact on the building's historic fabric.  
Proposed Works 2) Kitchen and Bathroom Works: The proposed works consist of the decommissioning of the basement-level kitchen and bathroom plumbing systems. These works include the removal of the non-original (modern-era) kitchen and bathroom hardware from the site. This hardware includes modern-era cabinets, countertops, kitchen sink, free-standing appliances, toilet, shower stall, and bathroom sink. All pipework contained within wall structures will be disconnected and left in-situ. The existing non-original (modern-era) basement flooring will not be disturbed. Elements of historical fabric still intact in the basement space (exposed stone and brick foundation walls) would be considered and safeguarded during the process, and no historic fabric would be disturbed.

---

Proposed Works 3) Removal of modern plasterboard affected by moisture build up: Works consist of the removal of modern-era plasterboard covering the original stone foundation walls at the interior of the front and rear of the property at the basement level. This plasterboard has been affected by moisture build up between the plasterboard and the stone foundation walls. The proposed works would be limited to exposing the original, historical fabric of the stone foundation walls, and would not include the application of any further material elements to the walls.

---

**Area** Area 2 - South Central  
**Application Number** 2975/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 10/08/2021  
**Applicant** Barry Sheridan  
**Location** 10, Cleggan Avenue, Ballyfermot, Dublin 10

**Additional Information**

**Proposal:** The development will consist of the proposed construction of a two-storey extension to side and rear of existing dwelling. The two storey extension will have flat roof and constructed above existing single storey kitchen extension at rear. The extension to the side will sit on steel columns and beams to maintain side access below to rear garden. Permission is also sought for flat roof dormer extension to rear of existing roof used for storage purposes. All associated site work included in this application.

---

**Area** Area 2 - South Central  
**Application Number** 2987/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2021  
**Applicant** Rory O'Mahony / Blaithin Henehan  
**Location** 138, Lucan Road, Chapelizod, Dublin 20

**Additional Information**

**Proposal:** The development will consist of the removal of existing entrance porch and construction of new brick entrance porch (3.6sq.m) with pitched roof and rooflight. Demolition and removal of existing shed and WC at rear of dwelling. Extension of existing garage by 510mm (1.3sq.m) and its conversion to Utility Room and Store room. A rear extension at ground floor level (38sq.m) consisting of kitchen, dining and lounge are and remodelling of existing ground floor. A rear extension at first floor level (17.8sq.) and remodelling of existing first floor.

---

**Area** Area 2 - South Central  
**Application Number** 2997/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2021  
**Applicant** Derek Kelly  
**Location** Emmet Manor , Emmet Court, Saint Vincent Street West, Dublin, 8

**Additional Information**

**Proposal:** The development will consist of: (i) Construction of a four-storey flat-roofed apartment block comprising 4 no. one-bedroom and 12 no. two-bedroom apartments each to be served by

private south facing terraces and 1 no. vehicular parking space; (ii) Provision of new bicycle shed and bin store to serve apartment block; and (iii) All ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development. The proposal will increase the number of residential apartments within Emmet Court from 96 to 112 and reduce the number of car parking spaces from 87 to 75.

---

**Area** Area 2 - South Central  
**Application Number** 3003/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2021  
**Applicant** Children's Health Ireland (CHI) at Crumlin  
**Location** Children's Health Ireland (CHI) at Crumlin, Cooley Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Planning permission is sought for 2 storey extension to existing MRI building with total additional floor area of 208 sqm (ground – 68 sqm; first – 140 sqm) together with projecting structural support frame at first floor.

---

**Area** Area 2 - South Central  
**Application Number** 3006/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2021  
**Applicant** Number Three Red Ltd  
**Location** 15, 16 & 16A Camac Park, Dublin 12

**Additional Information**

**Proposal:** Permission for works comprising of the demolition of No 15. 16 and 16A Camac Park and the construction of a three to four storey development on an overall site of 0.12ha comprising of 21 no. apartments. The development comprises 7 no. 1-bedroom apartments ranging in size from 50-61m<sup>2</sup>, 13 no. 2-bedroom apartments ranging in size from 73-85m<sup>2</sup> and 1 no. 97m<sup>2</sup> 3-bedroom apartment. All apartments have associated balconies. The development shall provide for 1 no. vehicular access point via Camac Park, 13 no. surface level car parking spaces, 22 no. bicycle parking spaces, bin storage, an ESB substation and all boundary treatment, site services, landscaping and ancillary site development works.

---

**Area** Area 2 - South Central  
**Application Number** WEB1676/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2021  
**Applicant** Padraic Kearney  
**Location** 18, Gurteen Park, Ballyfermot, Dublin 10

**Additional Information**

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

---

**Area** Area 2 - South Central  
**Application Number** WEB1682/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2021  
**Applicant** Paula Fay  
**Location** 62, Kilnamanagh Road, Walkinstown, Dublin 12

**Additional Information**

**Proposal:** Permission is sought to relocate the existing vehicular entrance with new 3.5 m gate and alteration to existing front garden, new pedestrian entrance and permission for dishing of public footpath and all associated site development works.

---

**Area** Area 2 - South Central  
**Application Number** WEB1817/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 09/08/2021  
**Applicant** Jayne Fitzgerald and Darren Donnelly  
**Location** 34, Drumfinn Avenue, Dublin 10 D10 YN66

**Additional Information**

**Proposal:** The development consists of the construction of a new two storey, three bedroom detached house to the side garden of the existing house. Alterations and upgrades to existing boundary walls and fencing along with new vehicular access to the front of the proposed dwelling to Drumfinn Avenue. The development is to include sub division of existing site and all ancillary site works and drainage and landscaping.

---

**Area** Area 2 - South Central  
**Application Number** WEB1826/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2021  
**Applicant** Wayne Spellman  
**Location** Plot Adjacent 1, Raheen Drive, Cherry Orchard, Dublin 10, D10 TD96

**Additional Information**

**Proposal:** New Two story 3 bedroom detached house with dropped kerb for vehicular access

---

## Area 2 Appeals Notified

**Area** Area 2 - South Central  
**Application Number** 2650/21  
**Appeal Type** Written Evidence  
**Applicant** Canmar Properties Limited  
**Location** 5 Walkinstown Road, D12 HD78 comprising of an industrial building, yards and grounds to the rear of houses on Walkinstown Road and Thomas Moore Road, Dublin 12.

---



**Additional Information**

Additional Information Received

**Proposal:** The development will consist of:-

- 1) Demolition of existing warehouse building and all other structures on site;
  - 2) The construction of 8 no. residential houses in 2 no. blocks;
  - 3) The proposed blocks consist of the following:
    - a. 2 no. 2-storey, 2-bedroom semi-detached houses;
    - b. 6 no. 2-storey plus attic level, 4-bedroom terraced houses;
  - 4) Associated access road widening car parking spaces; &
  - 5) Bicycle parking, refuse stores, landscaping, boundary treatments and all associated site development works and services.
- 

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2782/21
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Double E Investments Ltd
<b>Location</b>	Kestrel House, 157 Walkinstown Road, Dublin 12, D12 NN8A

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

- i. The demolition of the existing two storey building (licensed public house and ancillary off-licence) and infill of existing basement.
- ii. The construction of a part 4, 6, 7 and 8-storey mixed-use development consisting of the following uses: (A) 52 no. apartments, comprising of 23 no. one-bed apartments and 29 no. two-bed apartments (access from Bunting Road). Each unit will have access to private amenity space via a balcony/terrace and 381.6 sqm of external communal amenity space is provided at 4th and 6th floor levels; (B) 3 no. retail units at ground floor totalling 177.9 sqm (access from Walkinstown Road and Bunting Road); (C) 383.8 sqm public house at ground floor (access from Walkinstown Road, Cromwellsfort Road and Bunting Road).

The development features bicycle spaces (99 spaces located internally at ground floor level including 1 accessible space and 2 cargo bicycle spaces and 39 visitor spaces located externally); a refuse storage, a plant room and an ESB substation (all located at ground floor); landscaping and all associated site development works.

---

## Area 2 Appeals Decided

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2021/21
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	12/08/2021
<b>Applicant</b>	Plunkett Homes Limited
<b>Location</b>	92/93, Francis Street, and 1 Mark's Alley West, Dublin 8

**Additional Information****Proposal:** Demolition of the existing structures and the construction of a four-storey, plus set-back fifth, aparthotel consisting of a ground floor community space/ café with 19 suites above and bin store to the rear.



# Dublin City Council

## SECTION 5 EXEMPTIONS

32/21

(09/08/2021-13/08/2021)

**Area** Area 2 - South Central  
**Application Number** 0284/21  
**Application Type** Section 5  
**Applicant** Thomas A. Menton  
**Location** Between 36 & 38 Rathdown Park, Terenure, Dublin, 6W  
**Registration Date** 12/08/2021  
**Additional Information**  
**Proposal:** EXPP: To construct a pedestrian entrance.

---