



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**35/21**

(30/08/2021-03/09/2021)

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** 2425/15/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Green Label Investments Ltd  
**Location** Barley House, 90-97, Cork Street & Marrowbone Lane, Dublin 8  
**Registration Date** 03/09/2021

**Additional Information**

**Proposal:** EXT. OF DURATION: Mixed-use building, for the change of use of Ground floor unit 5 from retail use to use as a food take-away premises : and the reinstatement of the previous use of unit 6 as a Crèche / Childcare Facility; both units face Marrowbone Lane.

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**Area** Area 2 - South Central  
**Application Number** 3006/21  
**Application Type** Permission  
**Applicant** Number Three Red Ltd  
**Location** 15, 16 & 16A Camac Park, Dublin 12  
**Registration Date** 30/08/2021

**Additional Information** Additional Information Received

**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.

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**Area** Area 2 - South Central  
**Application Number** 3434/21  
**Application Type** Permission  
**Applicant** Irish Social Housing Property II Sárl  
**Location** Lands at the former Faulkners Industries Factory, Chapelizod Hill Road, Chapelizod, Dublin 20;' Beann', 38 Chapelizod Hill Road, Chapelizod, Dublin 20 and' Clarevill' 38D Chapelizod Hill Road Dublin 20.  
**Registration Date** 02/09/2021

**Additional Information**

**Proposal:** Permission of an amendment of previously permitted mixed-use residential development (previously granted under Reg. Ref. 2869/17; ABP Ref. PL29S248958; Reg. Ref. 3221/18). The amendment will consist of the substation relocation from the Northwest corner of the site to the Southwest corner of the site and the inclusion of switch rooms with an increase in permitted floor area of 5.72m<sup>2</sup> to 82.49m<sup>2</sup>, and associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB1897/21  
**Application Type** Permission  
**Applicant** Jayne Fitzgerald & Darren Donnelly  
**Location** 34, Drumfinn Avenue, Ballyfermot, Dublin 10, D10 YN66  
**Registration Date** 31/08/2021

**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.

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**Area** Area 2 - South Central  
**Application Number** WEB1899/21  
**Application Type** Permission  
**Applicant** Jayne Fitzgerald & Darren Donnelly  
**Location** 34, Drumfinn Avenue, Ballyfermot, Dublin 10, D10 YN66  
**Registration Date** 31/08/2021

**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.

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**Area 2  
DOMESTIC**

**Area** Area 2 - South Central  
**Application Number** 3415/21  
**Application Type** Permission  
**Applicant** Ben Sage & Chiara Mizzoni  
**Location** 292, South Circular Road, Dublin 8  
**Registration Date** 30/08/2021

**Additional Information**

**Proposal:** The works consist of minor alterations to ground and first floor; conversion of attic space into a double bedroom and ensuite with 2 conservation style rooflights to the front and 2 rooflights to the rear; a dormer loft extension with 2 dark grey aluminium windows and natural zinc vertical cladding to the rear elevation.

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**Area** Area 2 - South Central  
**Application Number** 3428/21  
**Application Type** Permission  
**Applicant** Conor Bereen  
**Location** 13, Tyrconnell Street, Dublin 8, D08 YPC4  
**Registration Date** 01/09/2021

**Additional Information**

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**Proposal:** Planning permission for the change of use of the existing garage to artist studio/dayroom use, construction of a single-storey extension (15.6sqm) to the front (north west) and side (north east) of the studio, internal alterations, and changes to the front (north west) and side (north east) elevations to include increased roof height. The studio will be ancillary to the existing two-storey house. No works proposed to the existing dwellings.

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**Area** Area 2 - South Central  
**Application Number** WEB1894/21  
**Application Type** Permission  
**Applicant** Eric Hendrick  
**Location** 9, Esposito Road, Dublin 12  
**Registration Date** 30/08/2021  
**Additional Information**

**Proposal:** Permission is sought for a vehicular entrance with new 3.5 m gate and permission for dishing of public footpath and all associated site development works.

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**Area** Area 2 - South Central  
**Application Number** WEB1904/21  
**Application Type** Retention Permission  
**Applicant** Lamas  
**Location** 43, Mangerton Road, Dublin 12  
**Registration Date** 02/09/2021  
**Additional Information**

**Proposal:** RETENTION PERMISSION for the existing single storey extension to the side and rear of the existing dwelling comprising g.bedroom and shower room along with associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB1905/21  
**Application Type** Permission  
**Applicant** Fiachra Lennon  
**Location** 3, Basin Street Lower, Dublin 8  
**Registration Date** 02/09/2021  
**Additional Information**

**Proposal:** New rear dormer extension, 2no. velux rooflights to front and flat rooflight to existing single storey extension to rear.

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## Area 2 Decisions

**Area** Area 2 - South Central  
**Application Number** 0273/21  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 02/09/2021  
**Applicant** Eoin Riordan  
**Location** 1A Southfield, South Circular Road, Dublin 8 D08 H2P0

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### Additional Information

**Proposal:** EXPP: Addition of bathroom window to side of property.

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**Area** Area 2 - South Central  
**Application Number** 3093/21  
**Application Type** Retention Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Kingspam Tate Ltd  
**Location** EDI House (Units 1 & 2), Kylemore Park West, Dublin 10, D10 KH30

### Additional Information

**Proposal:** Retention planning permission for detached electrical substation and switch room in existing rear yard and planning permission for external signage fixed to the north, east and south elevations and associated civil works.

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**Area** Area 2 - South Central  
**Application Number** 3094/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Eoin Foyle  
**Location** 562 South Circular Road, Rialto, Dublin 8, D08CX33

### Additional Information

**Proposal:** Retention planning permission for continued use at No. 562 South Circular Road, Dublin 8, D08CX33, of outside front area as part of the premises of Daphne's pizza restaurant, previously approved under grant ref. no. 4392/18, for outside dining. The area is entirely within the privately owned premises and is separated from the public footpath by movable planter boxes. It comprises of 12 no. 2-seater tables, accommodating a maximum of 24 diners, 2 collapsible-type parasol umbrellas are occasionally used, in addition to the previously approved awning structure, to shelter diners in unsettled weather. No material alterations to the previously approved facade are proposed or occasioned by this retention of the use application and no permanent structures are proposed. No mechanical ventilation to the street is envisaged, nor will any take-away service be provided.

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**Area** Area 2 - South Central  
**Application Number** 3127/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/09/2021  
**Applicant** Deeter Management Limited  
**Location** 25-27, Bow Lane West, Dublin 8 D08 NW89

### Additional Information

**Proposal:** Permission for modifications to previously approved 6-storey apartment development which includes a ground floor commercial unit (Planning. Reg. Ref. 2155/20) at this site: no.25-27 Bow Lane West, Dublin 8, D08 NW89.

The modifications will consist of the following:

- i. General alterations to the floor plans to increase the no. of apartments from 24 no. units (9 no.
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studio units, 9 no. 1-bed units, and 6 no. 2-bed units) to 27 no. units consisting of 4 no. studio units, 16 no. 1-bed units, 4 no. 2-bed 4-people units and 3no. 2-bed 3-people units. This also includes amendments to the approved common areas (corridors, stairs, lifts), communal open spaces, ancillary areas, landscaping etc. as necessary to suit the proposed alterations.

ii. Change of use of commercial unit on ground floor to a 2-bedroom dual aspect apartment.

iii. Provision of a communal space on the ground floor.

iv. Provision of an external escape stair and exit at the rear of the building.

v. Provision of an external secure bicycle storage enclosure.

vi. Alterations to the elevations to reflect layout changes, and to omit brick on the internal courtyard and replace with self-coloured render as elsewhere.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3133/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	03/09/2021
<b>Applicant</b>	Shay Moran
<b>Location</b>	75 Thomas Moore Road, Dublin 12

**Additional Information**

**Proposal:** RETENTION PERMISSION: Planning Permission for the following: Retention of current office use in addition for retail use, and all ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3137/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	03/09/2021
<b>Applicant</b>	Dermot Smithers
<b>Location</b>	45, Old Kilmainham, Dublin 8

**Additional Information**

**Proposal:** The construction of 1 no. pitched roof extension of 3sqm to the side of the existing commercial property, housing a proposed WC and 1 no. pitched roof extension with roof lights of 16.9sqm to the rear of the existing commercial property including openable glazing and guardrail. The proposed extensions will be at ground floor level relative to Old Kilmainham Rd to the front and at first floor level relative to Carrickfoyle Terrace to the rear. The development will also include the provision of 2 roof lights to the front slope of the existing roof, the reinstatement of the 2 original window opes to the front facade, front external signage and all associated site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3404/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/09/2021
<b>Applicant</b>	Earls Court Retail Unit 02 Ltd
<b>Location</b>	Unit 3 Earls Court, Reuben Street, Dublin 8

**Additional Information**

**Proposal:** PERMISSION AND RETENTION PERMISSION: Planning permission for the development consisting of retention and permission for the change of use of retail unit 3 from retail

use to use as a beauty clinic and cafe. The works include retention of a mezzanine floor of 120 sqm, subdivision of the ground floor for cafe use with a beauty clinic in the remaining spaces over two floors.

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**Area** Area 2 - South Central  
**Application Number** 4036/20  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2021  
**Applicant** Leia Clothing Ltd.  
**Location** 83, Meath Street, Dublin 8  
**Additional Information** Additional Information Received

**Proposal:** a) The demolition of existing 2-storey structure (198 sq.m);

b) Construction of 5-storey building, to provide:

1. A retail unit of 40 sq.m at ground floor, with a separate residential entrance, providing access to;
  2. Three apartments, each with a private balcony, over upper floor levels (one 1-bed unit at 1st and 2nd floor levels, and one duplex 2-bed unit over 3rd & set-back 4th floor level), with refuse and bicycle stores at ground floor level. The entire development extends to c.450 sq.m
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**Area** Area 2 - South Central  
**Application Number** WEB1731/21  
**Application Type** Outline Permission  
**Decision** GRANT OUTLINE PERMISSION  
**Decision Date** 30/08/2021  
**Applicant** Oliver Treanor  
**Location** 90 Drumfinn Road, Ballyfermot, Dublin 10, and NW corner of Lough Conn Road

**Additional Information**

**Proposal:** Outline Planning Permission for demolition of existing Side Porch, construction of new Front Porch and sub-division of existing Site at 90 Drumfinn Road, Ballyfermot, Dublin 10 and NW corner of Lough Conn Road, to provide new Detached, 2 Storey, 4 Bed Dwelling House with shared Side Passage. Site works include new vehicular access gate for new dwelling from Drumfinn Road with 2 car parking spaces and all necessary drainage works.

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**Area** Area 2 - South Central  
**Application Number** WEB1750/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2021  
**Applicant** Bernadette Hughes  
**Location** 7 Merton Park, Dublin 8, D08 A9T2  
**Additional Information**

**Proposal:** Planning Permission to construct a single storey kitchen and dining room extension to the rear of her home, together with internal alterations and all associated site works at 7 Merton Park, Dublin 8, D08 A9T2

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**Area** Area 2 - South Central  
**Application Number** WEB1889/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/08/2021  
**Applicant** PLANNING2EXTEND LIMITED  
**Location** 34, Drumfinn Avenue, Ballyfermot, Dublin 10

**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.

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**Area 2  
Appeals Notified**

**Area** Area 2 - South Central  
**Application Number** 2937/21  
**Appeal Type** Written Evidence  
**Applicant** Turfway Ltd  
**Location** Murray's Public House, 1, Bow Bridge, Kilmainham Lane,  
Dublin 8, D08 H1W6

**Additional Information**

**Proposal:** Permission for an outdoor seating area with timber, steel and glass dividing panels over sailing the Camac river to the east elevation.

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**Area 2  
Appeals Decided**

**None**

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