



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**34/21**

(23/08/2021-27/08/2021)

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

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2795/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Azlur Ltd
<b>Location</b>	110-111, Cork Street, Dublin 8, D08 E1VN
<b>Registration Date</b>	25/08/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for amendments to Reg. Ref.: 4334/18 for development on lands (c.0.0632 ha). The subject site is currently under construction for the permitted development, and is bound by Cork Street to the south, Urban Planet Life to the east and north, and by a residential building to the west.

The amendments will consist of the omission of the roof garden, relocation of the permitted bike parking from the rear courtyard to an internal store at ground floor level, alterations to the ground floor level to provide the bike store and all ancillary site works. The gross floor area will decrease by 58.4 sqm, from 1,765 sqm to 1,706.6 sqm.

The proposed development will consist of an amendment of Reg. Ref.: 4334/18 which is under construction. It will provide for:

- Reconfiguration of the pedestrian entrance with access only from the permitted archway;
- Extension of circulation corridor and reconfiguration of the access core at all levels with the permitted covered atrium amended to an internal uncovered courtyard;
- The relocation of the bicycle parking from the rear courtyard to a new internal storage space at ground floor level within the building. Total bicycle parking spaces will increase from 40 no. to 44 no. plus 4 visitor spaces. This will result in the reduction in floor area of retail unit no. 1 from 69.4 sqm to 68.2 sqm, and of retail unit no. 2 from 56.3 sqm to 44.4 sqm;
- Minor revisions to unit layout of all units, with consequent changes in floor areas;
- Minor related revisions to façade with changes to window profiles;
- Addition of a tank room above the permitted bin store with access from the permitted storeroom;
- Omission of window at unit 12, on the north elevation of the building;
- Omission of roof top garden, green roof, and PV plant;
- Shoulder height of the building will increase from 14.850m to 15.035m, while total height of the building will reduce from 17.025m to 16.360m;
- The red line boundary has been altered to incorporate the original abutting flank wall to no. 109 Cork Street.

The development includes landscaping, communal areas measuring c. 163.2 sqm, and all associated site development works. The proposed development will result in a decrease in the total floor area from 1,765 sqm to 1,706.6 sqm. The site area is 0.0632ha.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	2870/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Green Label Property Investments Ltd
<b>Location</b>	Unit 5, Barleyhouse, Marrowbone Lane, Dublin 8
<b>Registration Date</b>	25/08/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for the change of use of ground floor unit 5, Barleyhouse, Marrowbone Lane, Dublin 8 from retail use to use as a restaurant.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3373/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Laydex Ltd
<b>Location</b>	Laydex Ltd, Unit 3, Allied Industrial Estate, Kylemore Road, Inchicore, Dublin 10, D10PY54
<b>Registration Date</b>	23/08/2021

**Additional Information**

**Proposal:** The development will consist of a proposed external hardstanding area for storage purposes located to the front of existing industrial building south west of the site to include perimeter security fencing approximately 2.4m high with a sliding access gate to south of the site. External storage area to be provided with external perimeter lighting and all associated drainage and site work.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3382/21
<b>Application Type</b>	Permission
<b>Applicant</b>	ARCO Construction
<b>Location</b>	82/83 Cork Street, Dublin 8
<b>Registration Date</b>	23/08/2021

**Additional Information**

**Proposal:** Planning permission for an alteration to previously approved applications Reg. Ref. 3116/16 and 2066/17. The proposed alteration consists of revisions to the shop front elevation treatment at ground floor street level only.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3391/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Bickmar Limited
<b>Location</b>	292, Ballyfermot Road, Dublin 10 D10 P651
<b>Registration Date</b>	25/08/2021

**Additional Information**

**Proposal:** Permission for change of use from Retail unit to Restaurant with the preparation of hot and cold foods for consumption both on and off the premises. This application represents a relocation of the existing Restaurant and signage from No. 296 Ballyfermot Road, Dublin 10 to a larger empty unit.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3403/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Marblegate Limited
<b>Location</b>	Site (1.26 ha) at Blocks 70 and 72 Park West Avenue and Park West Road, Park West, Dublin 12
<b>Registration Date</b>	27/08/2021

**Additional Information**

**Proposal:** Planning permission for the proposed development will consist of modifications to the

permitted residential development of 86 no. residential units over retail/restaurant uses (reg. ref. 3798/18, 3941/20, 2517/21) within blocks 70 and 72 as follows:

modifications to the private amenity spaces attached to 65 no. residential units at ground , first, second and third floor levels to provide winter gardens in lieu of previously permitted balconies including alterations to the existing curtain walling and permitted elevations. The floor area of the apartments and private amenity spaces remains unchanged from that previously permitted. Omission of previously permitted canopy at fourth floor level. The total number of apartment units (86 no.), designated car parking spaces (86 no.) bicycle parking spaces (167 no.) and gross floor area of blocks 70 and 72 all remain as previously permitted.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3404/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Earls Court Retail Unit 02 Ltd
<b>Location</b>	Unit 3 Earls Court, Reuben Street, Dublin 8
<b>Registration Date</b>	27/08/2021
<b>Additional Information</b>	
<b>Proposal:</b>	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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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1889/21
<b>Application Type</b>	Permission
<b>Applicant</b>	PLANNING2EXTEND LIMITED
<b>Location</b>	34, Drumfinn Avenue, Ballyfermot, Dublin 10
<b>Registration Date</b>	27/08/2021
<b>Additional Information</b>	
<b>Proposal:</b>	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

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3385/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Noelle Dromgoole
<b>Location</b>	114 Rafters Road, Drimnagh, Dublin 12
<b>Registration Date</b>	25/08/2021
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION AND RETENTION PLANNING PERMISSION: the new development proposed for permission will consist of a single storey pitched roofed extension to the rear for uses

ancillary to the use of the existing property as a single family dwelling, roof windows in that proposed extension and a roof window in the flat roof over the single storey part of the existing extension to the rear, changes to elevations etc. arising from the proposed developments. The existing development proposed for retention consist of the widened vehicular access off the public roadway and footpath to the front to facilitate off street parking.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3406/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Clement Prendergast
<b>Location</b>	304 Crumlin Road, Crumlin, Dublin 12, D12 HY51
<b>Registration Date</b>	27/08/2021

**Additional Information**

**Proposal:** Planning permission for an attic conversion to non habitable storage space with hipped dormer to side of hip roof to accommodate stairs to attic, a contemporary dormer to rear roof, roof window to front roof of existing house with ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1620/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Norah Gibney
<b>Location</b>	9, Kylemore Drive, Ballyfermot, Dublin 10
<b>Registration Date</b>	23/08/2021

**Additional Information** Additional Information Received

**Proposal:** The development wil consist of a single storey extension to the rear of No.9 Kylemore Drive, Ballyfermot, Dublin 10 and all associated site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1869/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Avril and Brian Lyons
<b>Location</b>	36, Hardebeck Avenue, Walkinstown, Dublin 12, D12 EVY4
<b>Registration Date</b>	23/08/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Permission is sought for construction of a single storey extension with pitched roof at ground floor level to the front of existing dwelling and all associated site development works at No. 36 Hardebeck Avenue, Walkinstown, Dublin 12, D12 EVY4 by Avril and Brian Lyons, including retention permission for dormer extension and attic conversion to the rear of existing house.

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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0264/21
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate

**Decision Date** 24/08/2021  
**Applicant** DIAGEO Ireland  
**Location** 98, James's Street, St. James's Gate, Dublin 8  
**Additional Information**  
**Proposal:** EXPP;PROTECTED STRUCTURE; To replace & automate gate rebuild existing wall, alter an eternal stair, replace existing windows.  
Reinstate a window, alter internal rooms, provide air conditioning and alter an internal Georgian door

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**Area** Area 2 - South Central  
**Application Number** 3082/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** Fllanco Limited  
**Location** 63/64, Thomas Street, Dublin 8  
**Additional Information**

**Proposal:** Planning permission for development at 63/64 Thomas Street, Dublin 8. The proposed development seeks to amend a permission for a four to six storey development (granted under Reg. 4776/19) No change is proposed in the permitted building height and overall floorspace is proposed to increase by c.61 sq m (from c. 1,379 sq m to c. 1, 440 sq m) The proposed development includes the following elements: 1. Reconfiguration and change of use of 3 no. existing apartments and 1 no. previously permitted apartment to aparthotel use; 2. Demolition of an existing stair core( to the rear of the existing building) and rearrangement of the previously permitted lift core ( to provide lift access to all floors of the previously granted aparthotel block to the rear of the site and the now proposed aparthotel suites in the front block) and associated increase in floorspace of c.19.5 sq m; 3. Rearrangment of basement-level staff facilities and ancillary areas; 4. Modifications to the permitted floor area to the rear of the existing building and associated increase in floorspace of c.22.5 sq m; 5. Infill of the previously granted basement courtyard (c.7.5 sqm ) and an increase in floor area (of c. 11.5 sq m ) to the rear of the previously granted fifth floor level of the permitted aparthotel block. The application includes all associated and ancillary development and site works above and below ground.

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**Area** Area 2 - South Central  
**Application Number** 3567/20  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 26/08/2021  
**Applicant** SH Construction Ltd  
**Location** 23-25, Old Kilmainham, Dublin 8  
**Additional Information** Additional Information Received

**Proposal:** Planning permission consisting of amendments to approved planning permission (application no. 3188/17 ABP-300972-18) for 24 no. apartments in 2 no. 4 to 5 storey blocks to provide overall 33 no. apartments in 2 no. 4 to 5 storey blocks as follows: internal layout of front Block A revised to increase accommodation from 15 no. approved apartments (1 no. x studio, 4 no. x 1 bed units, 7 no. x 2 bed units, 3no. x 3 bed units and 1 no. office unit) to 22 no. apartments (13 no. x 1 bed units, and 9 no. x 2 bed units), 2 no. x secure bicycle stores and 1 no. bin store; relocation of rear Block B to align with new office building on 26-29 Old Kilmainham and block width reduced from 17.3m to 15.6m; internal layout of rear Block B revised to increase accommodation from 9 no. approved apartments (1 no. x 1 bed unit, 6 no. x 2 bed units, and 2 no.

x 3 bed units) to 11 no. apartments ( 5no. x 1 bed units and 6 no. x 2 bed units); removal of basement car park; revised elevational treatment and all associated landscaping and site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1198/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/08/2021
<b>Applicant</b>	Celina Murphy & Oisín Trench
<b>Location</b>	216, Galtymore Road, Drimnagh, Dublin 12
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of the construction of a two storey extensions to the rear of the property, widening the gate to the front of the property to allow for vehicular access to one car parking space, replacement of windows to the front and rear and sundry other minor works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1745/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/08/2021
<b>Applicant</b>	Stephen O'Mara
<b>Location</b>	48, Knocknarea Avenue, Drimnagh, Dublin 12
<b>Additional Information</b>	

**Proposal:** The development will consist of the construction of a two storey rear extension and a single storey side extension to the existing dwelling at 48 Knocknarea Avenue, the erection of a 1.8m high rear boundary fence and all associated site works.

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**Area 2**  
**Appeals Notified**

**None**

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**Area 2**  
**Appeals Decided**

**None**

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

34/21

(23/08/2021-27/08/2021)



<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0295/21
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Jayne Fitzgerald & Darren Donnelly
<b>Location</b>	34, Drumfinn Avenue, Dublin 10
<b>Registration Date</b>	27/08/2021

**Additional Information**

**Proposal:** SHEC; Construction of new 2 storey, 3 bed detached house to 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 Ave. the development is to include sub division of existing site and fall ancillary site works and drainage and landscaping

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# Dublin City Council

## SECTION 5 EXEMPTIONS

34/21

(23/08/2021-27/08/2021)

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0287/21
<b>Application Type</b>	Section 5
<b>Applicant</b>	Charles Ginty
<b>Location</b>	1 Granite Terrace, Inchicore, Dublin 8
<b>Registration Date</b>	24/08/2021

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of non-original UPVC double glazed windows with timber sash windows.

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