



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

36/21

(06/09/2021-10/09/2021)

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 3 COMMERCIAL

Area Area 3 - Central
Application Number 2979/21
Application Type Permission
Applicant Concept Fusion Ltd.
Location Swimming Pool lands, part of St. Vincent's CBS,
Finglas Road, Glasnevin, Dublin 11, D11 PD28
Registration Date 07/09/2021
Additional Information Additional Information Received

Proposal: The development will consist of the demolition of existing St. Vincent's Swimming Pool (derelict single storey detached building c. 757 sqm) and the construction of 6 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 on sites 3 – 6 inclusive and 2 no. houses in a two storey semi-detached block comprising a 4 bedroom house on site 1 and a 3 bedroom house on site 2, including all associated on and off-site development works, car parking, boundary treatment works, soft and hard landscaping on the site of c. 0.24 ha, 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 school lands with vehicular access onto the Finglas Road and the temporary removal (and future reinstatement) of existing single storey storage building c. 57m sq. required to facilitate the temporary access. A Natura Impact Statement has been prepared and is included with the application.

Area Area 3 - Central
Application Number 3446/21
Application Type Permission
Applicant Bolero Investments Ltd T/A Jack Nealons
Location 165/166, Capel Street, Dublin 1. D01 XD72
Registration Date 06/09/2021
Additional Information

Proposal: PROTECTED STRUCTURE: Modifications to existing 3 storey over basement licenced premises (a Protected Structure), as follows:

- New staircase from ground floor to basement.
- General minor internal layout alterations at each level. (including bar and toilet configurations and new dumb waiter connecting all floors).
- New kitchen at 2nd floor level (and associated vent duct concealed in roof valley).

Area Area 3 - Central
Application Number 3447/21
Application Type Permission
Applicant Maria Stenka
Location 70, Blessington Street, Dublin 7
Registration Date 06/09/2021
Additional Information

Proposal: PROTECTED STRUCTURE: Permission for change of use of dental Clinic at basement and ground floor to 2no. one bed studio apartments, single storey extension to rear, together with internal alterations and all associated site works to a terraced three storey over basement mixed use building.

Area	Area 3 - Central
Application Number	3455/21
Application Type	Permission
Applicant	David Foran
Location	22, Annaly Road, Cabra, Dublin 7
Registration Date	07/09/2021

Additional Information

Proposal: Planning permission is sought for new 2 storey semi-detached house consisting of 2 no. bedrooms, new entrance for access to existing house, and all associated site works.

Area	Area 3 - Central
Application Number	3476/21
Application Type	Permission
Applicant	Green Way Estates Sligo Limited
Location	14A Poplar Row, North Strand, Dublin 3.
Registration Date	09/09/2021

Additional Information

Proposal: Permission for the demolition of an existing commercial building, formerly used as a car garage and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a six-storey building to accommodate a total of 10 no. x 1 bedroom and 6 no. x studio apartments; with balconies at each level from first to sixth floor levels and communal open terraces (2 no.) at ground floor level on the rear (north) elevation and fifth floor level to the front (south) and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 32 no. spaces; disable car parking space, a secure bin storage facility and associated site development works. Primary access to the development would be from Poplar Row.

Area	Area 3 - Central
Application Number	3478/21
Application Type	Permission
Applicant	Ontower Ireland Limited
Location	Wellington Court, Mountjoy Street, Dublin 7
Registration Date	09/09/2021

Additional Information

Proposal: PERMISSION AND RETENTION: We, Ontower Ireland Limited intend to apply for Retention permission of 6 no. pole mounted panel antennas (3 no. Vodafone & 3 no. Three) and 2 no. link dishes (1 no. Vodafone and 1 no. Three) within shrouded enclosures together with associated equipment and cabinets and Permission to install a further 3 no. pole mounted antenna and 2 no. dishes within GRP shrouded enclosures together with associated equipment and cabinet at the roof level of Wellington Court, Mountjoy Street, Dublin 7.

Area	Area 3 - Central
Application Number	4313/15/X1
Application Type	Extension of Duration of Permission
Applicant	Lilacstone Limited
Location	297 North Circular Road, Phibsborough, Dublin 7

Registration Date 08/09/2021

Additional Information

Proposal: EXT.OF.DURATION: PROTECTED STRUCTURE: Permission for the development of 12 no. dwellings on the site at No. 297 North Circular Road, Phibsborough, Dublin 7, which is listed as a Protected Structure and is known as Stone Villa . The proposed development consists of the construction of 6 no. 4 bed 3 storey houses to the rear of Stone Villa (i.e. 4 no. terraced houses and 2 no. semi-detached houses). This application also seeks permission to: (i) build a new three storey extension to the side (west) and rear of Stone Villa, (ii) provision of a terrace at ground floor level & balconies at first & second floor levels to the front of the new side extension and (iii) to renovate the existing Protected Structure, all of which will cater for 6 no. 2 bed apartments. The proposed development also proposes to widen the existing vehicular entrance and includes for all associated site development works, bin storage, surface car parking and landscaping, all on a site area of 0.27ha.

Area	Area 3 - Central
Application Number	WEB1927/21
Application Type	Permission
Applicant	Paul O'Dwyer and Alice Cummins
Location	110, Drumcondra Road Lower, Drumcondra, Dublin 9
Registration Date	10/09/2021
Additional Information	

Proposal: A change of use from a two-storey end of terrace Day Therapy Centre to a two-storey end of terrace five-bedroom single residential dwelling.

Area 3
DOMESTIC

Area	Area 3 - Central
Application Number	3471/21
Application Type	Permission
Applicant	Carol Byrne
Location	10 Windele Road, Drumcondra, Dublin 9, D09 C8K7
Registration Date	08/09/2021
Additional Information	

Proposal: Planning permission for the removal of the front railings and gate of my garden and replacement of grass with a granite surround and laying of stones to create a driveway. Replace two existing steps with granite steps.

Area	Area 3 - Central
Application Number	WEB1915/21
Application Type	Permission
Applicant	Tony and Patricia Murtagh
Location	6, Ashington Close, Navan Road, Dublin 7
Registration Date	06/09/2021
Additional Information	

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

Area 3 LAWs

Area	Area 3 - Central
Application Number	3449/21
Application Type	LAW
Applicant	David Dinnigan, Executive Manager, Housing and Community Services Department
Location	Dorset Street Upper, Dominick Street Upper and Saint Mary's Place North, Dublin 1
Registration Date	06/09/2021

Additional Information

Proposal: LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

Applicant: David Dinnigan, Executive Manager, Housing and Community Services Department, Dublin City Council

Location: Dorset Street Upper, Dominick Street Upper and Saint Mary's Place North, Dublin 1

Proposal: Pursuant to the requirements of the above, notice is hereby given of:

A comprehensive phased redevelopment of the urban block bounded by Dorset Street, Upper Dominick Street and Saint Mary's Place, in Dublin 1, known as Dorset Street Saint Mary's Place Flats.

The existing 1.2 hectare site comprises 113 homes, and a playschool (now closed) which form Dorset Street Saint Mary's Place social housing scheme; the existing dwellings comprise of 4 storey and 5 storey flat blocks with existing access roads from Saint Mary's Terrace.

The proposed development which will be managed by Dublin City Council comprises of:

- Demolition of the existing buildings, in two phases
- Provision of 163 homes; within 4 blocks and 1 terrace, ranging from 3-7 storeys (including 7 houses, 11 duplexes and 145 apartments)
- Provision of a boxing club, a multi-use childcare facility, a commercial space and a café
- Associated car and cycle parking; public and private open spaces; ancillary structures; and, all other necessary enabling works, roads and services.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Monday 6th September 2021 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. (By appointment only) Tel 01 2223144.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on Monday 18th October 2021.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0293/21
Application Type	Social Housing Exemption Certificate

Decision	Grant Social Housing Exemption Cert
Decision Date	09/09/2021
Applicant	Deck Building Services DAC
Location	42-43, Blessington Street, Dublin 7.
Additional Information	
Proposal:	SHEC; Construction of 3 storey apartment building to rear of site (fronting Blessington Lane) comprising of 6 no apartments

Area	Area 3 - Central
Application Number	0302/21
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	09/09/2021
Applicant	Thomas A. Costello Construction Ltd,
Location	134,135 & 136, North Strand Road, Dublin, 3
Additional Information	
Proposal:	SHEC;

The development will consist of demolition of 3 existing properties on the site and construction of 20 no. apartments in two linked buildings around a landscaped, communal courtyard. The main building proposed, facing North Strand Road, is four-stories over basement, with the upper floor being an attic storey. It comprises 6 no. two-bedroom apartments, 6 no. two bedroom duplexes and 2 no. three-bedroom apartments. The second building, to the rear of the site facing Strandville Avenue, is four stories over basement at it's highest point, stepping down to two stories over basement at the eastern site boundary. It comprises 1 no. three-bedroom apartment at basement level and 5 no. one bedroom apartments above. Pedestrian entrances are located at the existing laneway to the site's northern boundary as well as at Strandville Avenue where bin and bicycle storage are also provided. All associated site works, connection of drainage to public sewer and landscaping are included in the application.

Area	Area 3 - Central
Application Number	2320/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2021
Applicant	Gerard Kelly Holdings Limited
Location	19-21, Spring Garden Street and Nos. 2, 4 & 6 Annesley Place, Dublin 3
Additional Information	Additional Information Received

Proposal: The development will consist of the demolition of all existing buildings (c. 1,086 sqm) including three former residential units with ground floor commercial at Nos. 2, 4 and 6 Annesley Place and the former light industrial and commercial building at 19-21 Spring Garden Street and the construction of a mixed use scheme (2,426 sqm) comprising: a ground floor retail unit (458 sqm) fronting Spring Garden Street and Annesley Place; an aparthotel (1,878 sqm) fronting Annesley Place, arranged over five floors, consisting of 41 no. aparthotel units with reception and café at ground floor, (36 no. 1 bedroom, 4 no. 1 bed suite and 1 no. 2 bed duplex), 25 of the aparthotel units include balconies, 2 no. landscaped roof terraces at 3rd floor level (85 sqm and 52 sqm respectively); 2 no. accessible parking spaces and a bicycle store (32 no. spaces) shared plant and ancillary facilities including refuse store (35 sqm), switch room and plant rooms (90 sqm) located to the rear of the proposed site; boundary screen walls, gates, vehicular entrance (off

Spring Garden Street) and pedestrian entrances (off Annesley Place and Spring Garden Street) signage and all associated site and landscaping works on and above ground.

Area	Area 3 - Central
Application Number	2558/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	06/09/2021
Applicant	Musgrave Operating Partners Ireland
Location	Supervalu Retail Unit 3/4 and Retail Unit 5, The Chandler, The Village Centre, Ashtown Road, Dublin 15
Additional Information	Additional Information Received

Proposal: The development will consist of:

- Demolition of internal wall between Supervalu Retail Unit 3/4 and Retail Unit 5.
- Amalgamation of Supervalu Retail Unit 3/4 and Retail Unit 5.
- Change of use of Retail Unit 5 from Retail use to Ancillary Off Licence Use.

Area	Area 3 - Central
Application Number	2605/21
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	07/09/2021
Applicant	Swampside Ltd
Location	Tolka House, 8-10, Glasnevin Hill, Glasnevin, Dublin, D09 VH02
Additional Information	Additional Information Received

Proposal: PERMISSION & RETENTION: Permission is sought for the Retention of existing single storey 95 sq.m extension with pitched and hipped roof to side and rear, previously permissioned under Reg Ref 3104/14 and 3259/08, for Public House use and Permission is sought for New Works as follows; The removal of 4 no. car park spaces to rear and 2 no. car park spaces to side to provide proposed external retail area of 120 sq.m. and 18 sq.m respectively, protected by fixed frame tented structure and retractable wall mounted awnings and Permission is sought for the proposed erection of a flat roofed walled enclosure of 19.70 sq.m. attached to rear of Public House for gas, keg and waste storage use.

Area	Area 3 - Central
Application Number	3142/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2021
Applicant	Susanne Kavanagh
Location	15, Chapel Crescent, Dublin 7
Additional Information	

Proposal: Planning permission

- a) Change of roof profile from hip end to gable end,
- b) New dormer extension to rear,
- c) 1 no. velux roof light to front elevation,
- d) All associated site work.

Area	Area 3 - Central
Application Number	3144/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	06/09/2021
Applicant	Abbey Cottages Limited
Location	35-36 Abbey Street Upper and Abbey Cottages, Dublin 1

Additional Information

Proposal: Planning permission for development at a 0.06 Ha site at Nos. 35 and 36 Abbey Street Upper and Abbey Cottages, Dublin 1. Permission was previously granted for the demolition of the 3 no. storey commercial unit located on the subject site under DCC Reg. Ref. 2954/18. The development will principally consist of modifications to the previously permitted development (DCC Reg. Ref. 2971/17 / ABP Ref. PL29N.249037, DCC Reg. Ref. 2954/18 , DCC Reg Ref 2928/19 and DCC Reg Ref 3804/19 / ABP Ref PL29N.305853) resulting in the addition of an eleventh and twelfth floor, each with 16 no. rooms, a gross floor area of 380.5 sq m and set back from the building line; the removal of 3 no. bedrooms at ninth floor level to facilitate a lounge area (60.5 sq m), the provision of a 51 sqm external terrace at ninth floor level with an east facing aspect , the relocation of the domestic hot water pump and external condensers from the previously permitted roof level (part 9 no. to part 11 no. storey building permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) to roof level of the proposed part 9 no. to part 13 no. storey building, and all associated elevational changes and site development works above and below ground. The proposed development will result in a part 9 no. to part 13 no. storey building with increase in the total number of rooms from 151 no. to 184 no. rooms and an increase in the gross floor area from 5,355 sq m (permitted under DCC Reg. Ref. 3804/19 / ABP Ref. PL29N.305853) to 6,116 sq m.

Area	Area 3 - Central
Application Number	3147/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2021
Applicant	Greg Elleker
Location	12, Rathbourne Vale, Ashtown, Dublin 15, D15N8VC

Additional Information

Proposal: Permission for an attic conversion to a non-habitable storage space with roof windows to front of existing house and ancillary works.

Area	Area 3 - Central
Application Number	3164/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	07/09/2021
Applicant	Matthew Kelly
Location	484A, North Circular Road, Dublin 1, D01RX59

Additional Information

Proposal: Permission for the demolition of the existing single storey retail shop and the construction of a 3 storey (2 storey over basement level)-2 Bedroom plus study dwelling, access level to a roof terrace, new boundary treatments to match existing adjacent and all associated site works adjacent to protected terrace of dwellings in an Architectural Conservation Area.

Area	Area 3 - Central
Application Number	3167/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	08/09/2021
Applicant	Barry Staunton
Location	9-11 Wellington Street Lower, Dublin 7

Additional Information

Proposal: Planning permission for the development will consist of the demolition of the existing warehouse structure and construction of a new building consisting of 21 no. apartments comprising of 15 no. 1 bed apartments. 6 no. 2 bed apartments across ground to third floors all associated private open spaces areas in the form of balconies and winter gardens with access to the development from Graham's Row. All with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, commons / mechanical plant room, bin storage signage, associated drainage and site development works.

Area	Area 3 - Central
Application Number	3168/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/09/2021
Applicant	The Honourable Society of King's Inns
Location	King's Inns, Henrietta Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for accessibility improvement works at the King's Inns, Henrietta Street, Dublin 1. The works will comprise of a new timber fully reversible gently sloped access to the left of the front steps facing Constitution Hill and a new internal platform lift from the entrance hall level serving the dining hall level and the first floor and associated internal alterations.

Area	Area 3 - Central
Application Number	3171/21
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/09/2021
Applicant	Beatrice Vance
Location	7, Northbrook Terrace, North Strand, Dublin 3

Additional Information

Proposal: The development will consist of renovations and internal alterations to the existing house, demolition of the shower room to rear, the addition of a first floor balcony and rooflights and all associated site works.

Area	Area 3 - Central
Application Number	3178/21
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION

Decision Date 09/09/2021
Applicant William Donnelly
Location 63/64 Lower Dorset Street, Dublin 1

Additional Information

Proposal: RETENTION. Permission for the retention of 1 no. previously permitted sign to the south/west elevation of existing building. The sign consists of individual letters mounted on the face of the building. The letters are encased in metal framework finished in either stainless steel, with cream coloured Perspex centres all lit by LED low powered interval lighting.

Area Area 3 - Central
Application Number 3179/21
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/09/2021
Applicant Damian Kidd
Location 8, Martin Savage Park, Dublin 15

Additional Information

Proposal: Permission for development consisting of construction of a new, detached two storey, 3 bedroomed house to side garden of existing dwelling, including retaining existing vehicular entrance, raising of part of side boundary wall to 1.8m and all associated site works, and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden; a new 16m² single storey rear extension, internal alterations and all associated site works.

Area Area 3 - Central
Application Number 3183/21
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/09/2021
Applicant Lindsay Rountree and Mary Neylon
Location 294 North Circular Road, Phibsborough, Dublin 7, D07 K680

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission for the development will consist of a mural on the side of the newly built extension facing Hertz Rental Cars (294A NCR), this recently built extension is connected to a protected structure.

Area Area 3 - Central
Application Number 3184/21
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 09/09/2021
Applicant Mark Rafferty
Location Dereks Hardware and Bake 'N' Brew, 2B Quarry Road, Cabra East, Dublin 7. D07 AK13

Additional Information

Proposal: RETENTION AND PERMISSION: The development consists of the Retention Permission application for Change of Use, from a pharmacy unit to a joint Hardware and Coffee Shop(take-away) retail unit, Retention is also sought for 4 no. Signage installations above main

entrance and for an Outdoor Seating Area to accommodate 15 seats in total. Planning Permission is sought for Proposed Fencing to seating area boundary and 2 no. Parasols, fully retractable in nature.

Area	Area 3 - Central
Application Number	3192/21
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/09/2021
Applicant	Pat McCann
Location	154, Claremont Court, Dublin 11
Additional Information	
Proposal:	RETENTION: Permission sought to retain rear garden single storey structure circa 49.5 sq. metre for storage and home office use.

Area	Area 3 - Central
Application Number	3397/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2021
Applicant	Catarina Martins
Location	52A, Western Way (rear of 52 Mountjoy Street), Dublin 7, D07KV22
Additional Information	
Proposal:	The development will consist of: the demolition of the existing shed structure on the site, the construction of 1 no. detached two-storey three bedroom mews house (165 sqm) with a first floor roof garden, and with pedestrian access from Western Way as well as a new pedestrian entrance to the rear private laneway, with bike parking spaces and all associated landscaping and drainage works.

Area	Area 3 - Central
Application Number	3426/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2021
Applicant	PKR Investments Limited
Location	The Hogan Stand Pub, North Circular Road, Mountjoy, Dublin 1
Additional Information	
Proposal:	The development will consist of a proposed pre-fabricated awning at 94.2m2 providing an enclosed area to the front of the existing public house and 5 no. proposed signage as well as all associated site and landscaping works.

Area	Area 3 - Central
Application Number	3437/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 08/09/2021
Applicant Tom McCaughey
Location 57, Manor Place, Dublin 7

Additional Information

Proposal: The development will consist of an additional floor to accommodate a one-bedroom residential apartment at first and second floor level. With associated improvements to an existing staircase at ground/first floor level and the existing front elevation doorway.

Area Area 3 - Central
Application Number 3899/20
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/09/2021
Applicant Asian Bar Investment Limited
Location The Lock Keeper Bar, formerly known as the Canal Bar,
The Village Centre, Ashtown, Dublin 15

Additional Information Additional Information Received

Proposal: The development will consist of: the removal of existing external planters and guarding and removal of the 'Canal Bar' signage on the south elevation; Construction of a single storey glazed extension with flat roof to the front of the existing two storey building, to allow for additional seating area for bar use; Permission is also sought for an extended designated smoking area adjacent to the new proposed extension, and installation of new signage on proposed new extension, all with associated site works.

Area Area 3 - Central
Application Number 3942/20
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 10/09/2021
Applicant Focus Ireland
Location 53, Mountjoy Street, Phibsborough, Dublin 7

Additional Information Additional Information Received

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.

Area Area 3 - Central
Application Number WEB1756/21
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 06/09/2021
Applicant Avitor Ltd.
Location Prospect House, 2-3, Prospect Road, Glasnevin, Dublin,
D09K5V2

Additional Information

Proposal: The installation of an externally mounted LED advertising display having a screen size

of 6m x 3m x 0.3m deep to the northern gable wall of Prospect House, 2-3 Prospect Road, at first floor level of the property, and including all associated site works and services.

Area	Area 3 - Central
Application Number	WEB1760/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2021
Applicant	Christine Corbally and Richard Corbally
Location	96a Quarry Road, Cabra, Dublin 7, D07 P7NF2
Additional Information	
Proposal:	The extension of the first floor, to include , 1 no. bedroom en-suite and a study room. and all associated site development works.

Area	Area 3 - Central
Application Number	WEB1766/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2021
Applicant	Carmel Nash
Location	174, Botanic Avenue, Glasnevin, Dublin 9
Additional Information	
Proposal:	The conversion of existing attic space to home office with 2 Roof Lights in front elevation roof plane, one dormer window in rear roof plane and one dormer window in the South-East facing side hipped roof.

Area	Area 3 - Central
Application Number	WEB1907/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/09/2021
Applicant	Audrey Baker and Alan Walsh
Location	17, Violet Hill Drive, Dublin 11
Additional Information	
Proposal:	I, Audrey Baker and Alan Walsh, intend to apply for Permission for development at 17 Violet Hill Drive, Glasnevin, Dublin 11, D11 Y0ET consisting of the demolition of an existing shed to the rear and the construction of a single storey extension to the rear of the existing dwelling. The extension is intended for personal use only by current occupants and will consist of 1 bedroom, 1 bathroom, a kitchen / living area and storage shed and to include 3no. roof lights. The extension will be accessed from the existing side laneway and the kitchen / sitting room of the existing dwelling, works to also include for all associated site works

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	2427/21

Appeal Type	Written Evidence
Applicant	Irish School of Motoring Ltd.
Location	Site to the rear of Nos. 20-22 Fitzgibbon Street, Nos. 6-10 Emmet Street and No. 46 Charles Street Great, Dublin 1, D01 Y207.

Additional Information	Additional Information Received
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Proposal: PROTECTED STRUCTURE: Planning for the development will consist of

- (i) removal of existing vehicular entrance gate off Fitzgibbon Street and demolition of two-storey commercial structure comprising former workshop/service garage and an adjoining derelict two storey dwelling which is bound to the south-east by an existing two-storey derelict structure situated within the grounds of No. 46 Charles Street Great (A Protected Structure - RPS No. 1371);
- (ii) construction of a five-storey flat/green-roofed apartment block served by 1 no. rooflights and comprising 19 no. units (1 no. studio, 14 no. one-bedroom units and 4 no. two-bedroom units) with each unit provided private amenity space, in the form of balcony and having access to communal amenity space (158sqm) at ground level. The development is to be served by 4 no. vehicular parking spaces 32 no. bicycle parking spaces and covered bin storage located within shared access yard accessible via a new vehicular entrance gate, of width 3.85m, off Fitzgibbon Street. The proposal also includes all ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development.

Area	Area 3 - Central
Application Number	2983/21
Appeal Type	Written Evidence
Applicant	Michael and Peter Marron
Location	Rear of 21, Cabra Road, Dublin 7, Co. Dublin, D07 R5V9

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of: Proposal to rear (unprotected) outbuildings of a PROTECTED STRUCTURE (NIAH 50060216/Dublin City RPS Ref No. 1054).

1. Demolition of existing derelict print house, at rear of site, which was previously granted permission for upgrading (Plan Ref 3281/17)
 2. Proposed Construction of Two-Story Apartment Building with four (4) individual dwelling units: Four (4) x 2 Bedroom Units. Two ground level terraces and two first floor balconies,
 3. This proposal is to replace two existing light industry/storage Grants of Permission on the site. (DCC Plan Ref 3281/17) & (DCC Plan Ref 3044/18).
 4. Development to include use of existing rear access with existing entrance onto Cabra Road. Landscaped public open space, and enclosed bicycle storage for all units.
 5. SuDS and foul drainage, landscaping, boundary treatments and all other associated site works.
 6. All proposed works are within the curtilage of protected structure 21 Cabra Rd (NIAH50060216). All works are to the rear of 21 Cabra Rd. There are no proposed works to the protected structure.
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Area	Area 3 - Central
Application Number	WEB1646/21
Appeal Type	Written Evidence
Applicant	Sheila Hynes
Location	15, Fairfield Road, Glasnevin, Dublin 9

Additional Information

Proposal: The development will consist of the construction of a vehicular entrance to the front of the property and the construction of a sky-light in the main roof to the front of the property.

Area 3
Appeals Decided

Area	Area 3 - Central
Application Number	3609/20
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	06/09/2021
Applicant	Ringline Investments Limited
Location	162-164a (inclusive) Capel Street and 33-36 (inclusive) Strand Street Little, Dublin 7

Additional Information

Proposal: Planning permission for development to include demolition of buildings and redevelopment of partly vacant site for hotel with ancillary bar/cafe lobby fronting Capel Street/ Strand Street Little junction and shop in 162 Capel Street. The development consists of the following:-

- Demolition of 33-36 Strand Street Little (Working Men's Club) and buildings to the rear of the shop at 162 Capel Street;
 - Construction of a 5 to 9-storey over basement mixed use development with setbacks at 5th and 7th floor levels from the Capel Street and Little Strand Street frontages;
 - Internal reconfiguration of No.162 Capel Street with retail unit at ground floor and hotel accommodation on the floors above, linked into the new building at 1st and 2nd and 3rd floor levels;
 - Basement level accommodating staff facilities, meeting room, admin office, store, toilets, plant rooms, gym, linen store, bicycle parking and basement to shop in No. 162 Capel Street;
 - Ground floor accommodating hotel reception and foyer accessed from Strand Street Little; Hotel dining, kitchen, toilets; Licensed cafe/ bar lobby front Capel Street / Strand Street Little; Service yard; Shop unit in no.162 Capel Street; bin store, ESB substation, generator and switchroom accessed from side lane off Strand Street Little;
 - 1st to 8th floors accommodating 142 no. hotel bedrooms and ancillary facilities with set back at 1st floor rear, screened plant enclosure at 5th floor recess level and 7th floor rear;
 - Signage and all associated site works and services.
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Dublin City Council

SECTION 5 EXEMPTIONS

36/21

(06/09/2021-10/09/2021)

Area Area 3 - Central
Application Number 0308/21
Application Type Section 5
Applicant Marie Feirtear
Location 32, Millmount Avenue, Drumcondra, Dublin 9
Registration Date 09/09/2021
Additional Information
Proposal: EXPP: Ground floor rear extension of gross 33 sqm, retaining garden area of 34.6sqm.

Area Area 3 - Central
Application Number 0309/21
Application Type Section 5
Applicant AXA Insurance dac
Location 42 - 44, Wolfe Tone Street, Dublin 1 (Jervis Lane Lower)
Registration Date 09/09/2021
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: The proposed works involve the careful removal and replacement of non-original 1970's aluminium windows with new slimline type thermally broken aluminium windows on the facade to Jervis Lane Lower. The buildings where the replacement windows are partially located in an original facade on Jervis Lane Lower of the rear of 42 Wolfe Tone Street yet will not in any way materially affect the original features of the facade (we note that the facade has been previously interfered with). The proposal will in fact have a positive impact on the building's facade by providing a refined slimline window which is more in keeping with the buildings origin.

Area Area 3 - Central
Application Number 0310/21
Application Type Section 5
Applicant Iarnrod Eireann
Location Connolly Station, Dublin 1
Registration Date 10/09/2021
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Proposed removal of defective rendering to section of facade and re-rendering outlined in yellow on side elevation A and proposed removal and renewal of seriously corroded cast iron balustrades to match existing and refurbishment of remaining balustrades outlined in red on front elevation B.

1. Remove ground floor section of defective rendering as shown outlined in yellow on side elevation A and re-render with lime mortar in accordance with specification prepared by Conservation Consultants - Architectural Conservation Professionals who will supervise and certify the works on completion. Chemical analysis of the existing render included as part of this application.
2. All details to the plinth and quoins to be carried to match existing detail.
3. Remove approximately 10 no. seriously corroded cast iron balustrades outlined in red on front elevation B and replace with new cast iron balustrades to match existing in every detail. The original moulds for the balustrades are available in the Irish Rail workshop. The new balustrades will be fixed to the granite upstand in accordance with the attached structural details and will be primed and painted in accordance with the attached specification. All existing granite copings to be reinstated.

4. All remaining balustrades to be removed and glass blasted to remove all rust and loose paint, and primed and painted in accordance with the attached specification. See elevation B - balustrades outlined in red.
 5. All balustrades to be fixed in accordance with attached structural details and all granite copings to be reinstated as existing.
 6. All works to the balustrades will be supervised and certified by conservation consultants - Architectural Conservation Professionals.
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