



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List **50/21**

(13/12/2021-17/12/2021)

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.

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	2440/21
Application Type	Permission
Applicant	Kagyu Buddhism Ireland
Location	56, Inchicore Road, Kilmainham, Dublin, 8.
Registration Date	15/12/2021
Additional Information	Additional Information Received

Proposal: The proposed development will consist of the following: Proposed new 3 storey teaching and meditation building (356 sqm) containing (a) ground floor teaching space; (b) first floor 2 bed apartment; (c) second floor shrine room in the rear garden of the existing 2 storey over basement house. Also to include a revised location of existing site entrance on roadside boundary, removal of existing timber gates and wall at side of existing house and provision of new gates and driveway to rear garden area, conversion of existing single storey structure to rear of existing house for provision of sanitary facilities, provision of 10 covered bicycle parking spaces, new hard landscape, landscape planting, boundary treatments, services and all associated site works.

Area	Area 2 - South Central
Application Number	4092/21
Application Type	Retention Permission
Applicant	Samantha Salinger
Location	2 Somerville Park, rear of 24A Somerville Avenue, Crumlin, Dublin, D12 K889
Registration Date	15/12/2021

Additional Information

Proposal: RETENTION: Planning permission for retention for continued use of premises at Ups a Daisy Montessori and Creche, 2 Somerville Park, rear of 24A Somerville Avenue, Crumlin, Dublin, D12 K889, as a Creche and Montessori catering for 30 children between the ages of 1 and 6 years of age, between the hours of 8.30am and 5.30pm Monday to Friday (recent Planning Ref:4078/19)

Area	Area 2 - South Central
Application Number	4104/21
Application Type	Permission
Applicant	Diageo Ireland
Location	Diageo Brewery, bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8
Registration Date	16/12/2021

Additional Information

Proposal: The proposed development will consist of a new extension to the existing beer processing plant to include a two storey building and six processing tanks. The proposed two storey extension has a total GFA of c. 1,024 sq.m and a building height to parapet level of c. 14.4 m (20.9m OD). The building will be accessed via ground level doors and serviced through roller shutter doors on the southern elevation. The extension will be designed using new composite brown metal cladding similar to existing building materials within the brewery. The extension has a flat roof with a small plant area (c. 24 sq.m) screened by metal cladding panels and supportive steel frames. Six processing tanks c.24.52m (30.47m OD) are proposed to the north of the proposed extension. These tanks will be smaller than but visually match the existing tanks on site to the east. There will also be associated drainage connections to be made. The proposed

development is located centrally within the brewery and is in accordance with the continued use of the site as a brewery. The proposal is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301-04).

Area	Area 2 - South Central
Application Number	4114/21
Application Type	Permission
Applicant	Diageo Ireland
Location	Diageo Brewery, bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8
Registration Date	17/12/2021

Additional Information

Proposal: The proposed development will consist of the demolition of an existing unused and derelict squash court and replacement with hardstanding. The space will be used for storage and general brewery use, ancillary to the overall use of the site as a brewery. The proposal is located within a site which has an approved IE (Industrial Emissions) Licence (Ref. No. P0301-04).

Area 2
DOMESTIC

Area	Area 2 - South Central
Application Number	4076/21
Application Type	Permission
Applicant	Lavinia Motica
Location	60, St Mary's Road, Crumlin, Dublin 12
Registration Date	13/12/2021

Additional Information

Proposal: PERMISSION & RETENTION: Permission is sought for conversion of existing garage at side of house to a bedroom with ensuite and retention of an existing kitchen extension to side and rear of house.

Area	Area 2 - South Central
Application Number	4085/21
Application Type	Retention Permission
Applicant	Patrick Lowry
Location	33, Dromore Road, Drimnagh, Dublin 12
Registration Date	14/12/2021

Additional Information

Proposal: RETENTION: Planning permission for retention of existing vehicular access and removal of front boundary railings to front of 33 Dromore Road, Drimnagh, Dublin 12.

Area	Area 2 - South Central
Application Number	4098/21
Application Type	Retention Permission
Applicant	Hector Moneo Juez
Location	86, Mourne Road, Drimnagh, Dublin 12, D12 VH99
Registration Date	16/12/2021

Additional Information

Proposal: RETENTION: Planning permission for widened vehicular access to front with ancillary works.

Area	Area 2 - South Central
Application Number	4099/21
Application Type	Permission
Applicant	Rebecca Keating & Nicholas Henderson
Location	19, Dufferin Avenue, Dublin 8, D08 Y1X5
Registration Date	16/12/2021

Additional Information

Proposal: Planning permission for conversion of attic to non-habitable storage space with consequential alterations to existing rear roof to include a contemporary dormer with ancillary works.

Area	Area 2 - South Central
Application Number	4103/21
Application Type	Permission
Applicant	Quentin O'Connor
Location	66, Goldenbridge Avenue, Inchicore, Dublin 8, D08 HOC5
Registration Date	16/12/2021

Additional Information

Proposal: PERMISSION & RETENTION: a) retention planning permission for the widening of the pedestrian access creating a new vehicular access and b) planning permission for kerb dishing to footpath.

Area	Area 2 - South Central
Application Number	4117/21
Application Type	Permission
Applicant	Thomas Kennedy
Location	38, Mangerton Road, Drimnagh, Dublin 12
Registration Date	17/12/2021

Additional Information

Proposal: Planning permission sought for to demolish existing single storey extension to the side of the existing end of terraced dwelling and construct a single storey extension to the front with a two storey extension to the side with tiled roofs, new window in new gable end, rooflight in new side tiled roof, internal alterations and associate site works.

Area	Area 2 - South Central
Application Number	4118/21
Application Type	Permission
Applicant	Jacinta Kenny
Location	29, Walkinstown Road, Walkinstown, Dublin 12
Registration Date	17/12/2021

Additional Information

Proposal: The development will consist/consists of rear garage for the purpose of parking and storage.

Area 2

Strategic Housing Development

Area Area 2 - South Central
Application Number SHD0026/21
Application Type Strategic Housing Development
Applicant Silvermount Limited
Location Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12 (ABP-312218-21)

Registration Date 15-Dec-2021

Additional Information

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

Silvermount Limited intend to apply for planning permission for a mixed use development comprising of a “Build to Rent” Residential Development and commercial units on lands (1.94 ha) at the Former Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12 (D12 YD30, D12 YW98, D12 FK07, D12, XY00, D12 A3VR).

The proposed development will comprise of the following:

- Demolition of the existing (8,660 sq.m.) industrial units and associated structures on the site;
- Construction of a mixed use development comprising of Blocks A-E in one structure, Block F and a restaurant as stand alone structures. The buildings range in height from single storey (5m OD) to 10 storeys at a maximum of 33.525m OD over basement level;
- Provision of a ‘Build to Rent’ residential development of 545 residential units (19 no. studios, 220 no. one bedroom units, 35 no. two bedroom units (3 person), 254 two-bedrooms (4 person), 17 no. three bedroom units;
- Provision of 3,812 sq.m. commercial use including 12 no. commercial units at ground floor and first floor comprising of a commercial/retail unit (345 sq.m.), shop (147 sq.m.), shop/ convenience store (419 sq.m.), and 5 no. café/ restaurants ranging in size from (46 sq.m. to 329 sq.m. (unit 8 at ground and first floor)) and creche unit area (ground and first floor) (379 sq.m) - with associated outdoor play space (151 sq.m) and at first floor, 3 no. units consisting of medical centre (521 sq.m) and 2 no. shared offices spaces (566 sq.m and 150 sq.m);
- Provision of 270 no. car parking spaces (218 no. at basement level to serve the residential development and 52 at surface level to serve the commercial development) including the provision of 10 no. car club spaces, 9 no. motor cycle spaces at basement, 668 no. cycle parking spaces (496 no. basement level and 148 no. within the residential courtyard areas) to serve the residential development and an additional 24 no. uncovered cycle parking spaces located at surface level to serve the commercial units / visitors;
- The proposed development will also include the provision of communal open space including courtyard areas, roof terraces, the provision of resident support facilities including reception / concierge, and waste management facilities, and the provision of resident services and amenities

including, internal common areas, shared work space and multi-function event spaces (2,523 sq.m internally and 3,423 sq.m. externally);

- The proposed development will provide patios, terraces, balconies, winter gardens and or terraces on the south, east and west elevations, revised boundary treatments and landscaping including 2,593 sq.m. public open space, statue, children's play areas, including public playground (812 sq.m in total), and provision of pedestrian and cycle linkages through the site and along all site boundaries, upgrades to the public realm, provision of green roofs, screened plant areas and photovoltaic panels, which will be located at roof level (maximum of 148 panels), 8 no. Ø0.3m microwave link dishes in total, to be installed on 2 no. 2m high steel poles fixed on ballast mounts within GRP Radio Friendly Shrouds together with associated equipment on the rooftop of Block A, 4 no. sub-stations and switch rooms, SUDS drainage, and all ancillary site development works necessary to facilitate the development;

- Pedestrian crossing and upgrading of the public footpath along the Naas Road;

- The total floor area of the development is 56,681 sq.m. gross floor area (excluding basement level of 8,838 sq.m.), on a site area of 1.94 ha. The net site area is 1.88 ha.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The proposed residential development is a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2020".

The subject site is zoned Z14 in the Dublin City Development Plan 2016-2022.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022 and the Naas Road Local Area Plan 2013.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.concorde2shd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Important Note:

The Strategic Housing Development (SHD) application documents available to view on Dublin City Council's website are for information purposes only. Please be aware that submissions/observations regarding SHD applications must be made directly to An Bord Pleanála (ABP). Any such submissions /observations submitted to Dublin City Council will be returned to the sender which could result in you missing the deadline to submit to ABP. For information on how to make an SHD submission / observation to ABP (hard copy or online) please contact 01 8588100 or alternatively log onto www.pleanala.ie.

Area	Area 2 - South Central
Application Number	SHD0027/21
Application Type	Strategic Housing Development
Applicant	Majick Hour Ltd
Location	43/50, Dolphin's Barn Street, Dublin 8
Registration Date	16-Dec-2021
Additional Information	
Proposal:	Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

We, Majick Hour Ltd, intend to apply for planning permission for a Strategic Housing Development at 43-50 Dolphin's Barn Street, Dublin 8. The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the north east, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively.

The proposed Build-to-Rent residential and commercial development consists of the following:

- The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of 3,243.5 sq.m;
- The construction of a part four to part nine storey Build-to-Rent (BTR) residential and commercial development comprising 1 no. commercial unit, with an area of 369 sq.m (for Class 1- Shop or Class 2- Office / Professional Services or Class 8- Medical Centre or Class 11 – Gym or Restaurant / Café, including ancillary takeaway use) at ground floor level, and 116 no. Build-to-Rent apartments and resident's support / amenity facilities from ground to eighth floor level;
- The 116 no. BTR apartments comprise of 22 no. studio units, 63 no. 1 bedroom units and 31 no. 2 bedroom units;
- The apartments are provided with balconies / terraces which are located on the eastern, western, southern and northern elevations of the building;
- The development includes ancillary resident support facilities, services and amenities at each level, with a reception/lobby area and communal amenity areas at ground floor level, first and eighth floor level;
- The proposal includes external communal open space areas and terraces at ground, first and eighth floor level, and provision of PV panels at roof level;
- The proposal includes 28 no. car parking spaces for the residential use, including 4 no. car share spaces, a bike store for 152 no. residential cycle spaces, 60 no. visitor bicycle parking spaces, 1 no. motorcycle space, plant rooms and a bin storage area at ground level;
- The proposal includes for alterations, retention, upgrade and increase in height of the boundary walls / treatment; and
- The proposal includes a vehicular entrance from Dolphin's Barn Street, pedestrian and cyclist access from Dolphin's Barn Street, alterations to the public footpaths / parking spaces, connections to foul and surface water drainage, hard and soft landscaping, the decommissioning and provision of a new ESB sub-station, and all associated and ancillary works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.dolphinsbarnbtrshd.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if

carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Important Note:-

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Area	Area 2 - South Central
Application Number	SHD0028/21
Application Type	Strategic Housing Development
Applicant	Nrek1 Limited
Location	Site bound by Newmarket Square to the north, Ardee Street to the west and Mill Street to the south (including City House and Unit 3, Newmarket, Dublin 8), Newmarket, Dublin 8. (ABP-312268-21)

Proposal: Planning and Development (Housing) and Residential Tenancies Act 2016.

Planning and Development (Strategic Housing Development) Regulations 2017.

Notice of Strategic Housing Development Application to An Bord Pleanála.

Nrek1 Limited intends to apply for permission for development at this site bound by Newmarket Square to the north, Ardee Street to the west and Mill Street to the south (including City House and Unit 3, Newmarket, Dublin 8), Newmarket, Dublin 8.

The proposed development will consist of the demolition of all existing buildings/structures on the site and the construction of a 6-9 storey mixed use building, including 134 no. 'Build to Rent' Apartments, with frontage onto Newmarket Square to the north, Ardee Street to the west and Mill Street to the south, consisting of the following:

- 134 no. Build-To-Rent (BTR) apartment dwellings, comprising 1 no. studio unit, 96 no. 1 bed units, 7 no. 2 bed (3 person) units and 30 no. 2 bed (4 person) units. The proposed apartments are primarily provided from first to eight floor level (132 no. units) with 2 no. units provided at ground floor level fronting onto Ardee Street.
- 314 sqm of private amenity space for the BTR units is provided in the form of balconies on all elevations (53 no. balconies), together with terraces to 2 no. ground floor units and 2 no. units at the 7th floor;
- 1,131 sqm of external communal amenity space for future residents is provided in the form of a podium level communal courtyard (330 sqm) and 5 no. communal garden terraces at roof level (total of 801 sqm), incorporating associated landscaping, external lighting and seating areas.
- 115.7 sqm of internal communal amenity space for future residents is provided at ground floor level, including a co-working area (60.6 sqm) and a games room (55.1 sqm).
- The main resident access to the BTR units is provided via a foyer (50 sqm) at ground floor level, incorporating a reception desk and management/maintenance office area. Ancillary services for BTR residents at ground floor level include a refuse storage area (58.3 sqm) and a bicycle storage area (184.4 sqm) accommodating 238 no. resident/visitor bicycle spaces and 2 no. spaces for cargo bikes. Additional external access to the bike and bin storage areas is provided via doors onto Mill Street.
- 606.1 sqm Gross Floor Area (GFA) of ground floor level commercial/retail space is proposed, with direct frontage onto Newmarket Square and at the corner of Newmarket Square and Ardee Street. The commercial/retail unit includes a dedicated refuse storage area (27.9 sqm) and a bike storage area (7.7 sqm) accommodating 8 no. spaces. Additional external access to the bike and bin storage areas is provided via doors onto Newmarket Square.
- The ground floor level also incorporates ancillary infrastructure/services for the building including an Energy Centre (80 sqm), Water Storage Plant (58 sqm) and 2 no. ESB substation/switch rooms. The ESB substation/switch rooms are accessed directly from Newmarket Square.

Other works include road, footpath, vehicular parking and public realm upgrade works are also proposed in the immediate vicinity of the proposed building. These proposals include the provision of enhanced pedestrian facilities along Newmarket Square, Ardee Street and Mill Street, and at the 2 no. road junctions immediately to the north-west (Newmarket Square/Ardee Street/Chamber Street junction) and south-west (Mill Street/Ardee Street/Oscar Square/Clarence Mangan Road junction) of the site, respectively. 5 no. additional car parking spaces (including 1 no. dedicated car

share space) and 1 no. loading bay, together with the relocation of an existing bus stop are also proposed along Ardee Street. The proposed development also includes all associated site and development works and ancillary infrastructure including water services, foul and surface drainage and connections, attenuation proposals, lighting, landscaping and boundary treatments on a site area of 0.32 ha. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application also contains a statement (Material Contravention Statement) indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes the Dublin City Development Plan 2016-2022, other than in relation to the zoning of the land.

The application, together with the Natura Impact Statement (NIS), may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.newmarketshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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Area 2 Decisions

Area	Area 2 - South Central
Application Number	2542/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	13/12/2021
Applicant	Michael Flood
Location	Site to the north of Emerald Square, off Cork Street, Dublin 8

Additional Information Additional Information Received

Proposal: Planning permission for the development will consist of an infill residential scheme of 3 no. two storey houses consisting of a pair of semi-detached houses and a detached house all with three bedrooms. The development includes a shared surface with two on street carparking spaces for the pair of semi-detached houses and a vehicular access gate and one parking space for the detached house together with bin storage, bike parking and landscaping. The development also includes a pumping station to the rear of the house together with all associated site development works. The site is to the north of the existing end of terraced house at 31 Emerald Square.

Area	Area 2 - South Central
Application Number	2590/21
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	17/12/2021
Applicant	Christopher Keane & Darren Keane
Location	Eleanora's Bar & Lounge, 145, 147 & 149 Drimnagh Road, Crumlin, Dublin 12

Additional Information Additional Information Received

Proposal: Planning permission for development at this site. The development will consist/consist of: Renovations, change of use and extension to Eleanora's Bar & Lounge including demolition of existing non original single-storey extension to the rear of no. 147 Drimnagh Road. Refurbishments and extension of the existing toilets at ground floor level to accommodate a wheelchair accessible WC. Improved and extended outdoor seating area to the rear facing Hughes Road including demolition of existing shed structures. Improved storage and recycling area taking part of the private open space at the rear of no. 145 Drimnagh Road. Upgrade and relocation of the fire exit route from the first floor. Removal of redundant services at roof level and

provision for a green sedum roof covering. To include repair, refurbishment, renovation and alterations to the existing building including all associated site works

Area	Area 2 - South Central
Application Number	2647/21
Application Type	Permission
Decision	REQUEST AT EXT OF TIME
Decision Date	16/12/2021
Applicant	Michael Fitzgerald
Location	Liberty Market, 71, Meath Street, Dublin 8, D08 A526

Additional Information

Proposal: Permission for development at this site. The site is generally bound by Engine Alley to the north, by Crosstick Alley to the south, by two storey dwellings along Catherine Street to the east, and by Meath Street to the west.

The proposed development will consist of the phased demolition of the existing market building (806 sqm) in line with the phased construction of a mixed use development (2,294 sqm), including a new market building at ground floor. The development ranges from one to five storey in height. The development will consist of:

- The phased demolition of the existing single storey market building and all associated elements (806 sqm) to be undertaken with the phased construction of a new market building and ancillary elements at ground floor with pedestrian access off Engine Alley, Crosstick Alley and Meath Street (740 sqm);
- Construction of 3 no. residential blocks containing 20 no. apartments (4 no. studio; 6 no. 1 bed; 9 no. 2 bed and 1 no. 3 bed units) above the market building, with pedestrian access off Engine Alley and Crosstick Alley that will consist of: Block A bounding Engine Alley (3-5 storey) that will consist of 8 no. apartments; Block B bounding Meath Street (3-4 storey) that will consist of 2 no. apartments; and Block C bounding Crosstick Alley (3-5 storey) that will consist of 10 no. apartments.

Each apartment block will also be accessed from, and include a communal courtyard at first floor level. Communal terraces are proposed at the fourth floor of Blocks A and C; with private balconies to serve each apartment on all levels. The development will also include hard and soft landscaping as well as 20 no. secure bicycle parking spaces to be accessed off Crosstick Alley; and bin store to serve the apartments; as well as all associated ancillary and site development works.

Area	Area 2 - South Central
Application Number	3342/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/12/2021
Applicant	Petrogas Group Limited
Location	Applegreen Service Station, 90 Tyrconnell Road, Inchicore, Dublin 8

Additional Information

Additional Information Received

Proposal: The development will consist of a change of use from retail use (8 sqm) to retail with ancillary off-licence use.

Area	Area 2 - South Central
Application Number	3508/21

Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	17/12/2021
Applicant	Shared Access Ltd
Location	Goldenbridge Industrial Estate, Goldenbridge North, Inchicore, Dublin 8
Additional Information	Additional Information Received

Proposal: Permission for the development of a 21m monopole to support telecommunications antenna and ancillary equipment, cabinets, fencing, and all associated site works for use by three Ireland (Hutchison) Ltd and other operators at Goldenbridge Industrial Estate, Goldenbridge North, Inchicore, Dublin 8.

Area	Area 2 - South Central
Application Number	3737/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/12/2021
Applicant	Linda O'Keefe
Location	67, Mourne Road, Dublin 12. D12 X2C8
Additional Information	

Proposal: Development will consist of demolishing an existing ground floor garage to the side of the existing house and replacing with a new ground & first floor extension to the side connecting in with the existing ground floor extension to the rear of the existing house and creating a new access to the rear garden. A proposed new ground floor only porch to the front of the existing house and all ancillary works.

Area	Area 2 - South Central
Application Number	3743/21
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	15/12/2021
Applicant	Edward McGarry
Location	25, Phoenix Street, Ballyfermot, Dublin 10.
Additional Information	

Proposal: RETENTION: Retention permission for a single storey pitched roof extension to the rear of existing 2 storey terrace dwelling including all associated site works.

Area	Area 2 - South Central
Application Number	3783/21
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	17/12/2021
Applicant	Thomas Lynch
Location	12 New Row, Chapelizod, Dublin 20, D20 E032
Additional Information	

Proposal: RETENTION: Retention planning permission for a single storey extension to rear of existing house with ancillary works.

Area	Area 2 - South Central
Application Number	4020/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/12/2021
Applicant	Diageo Ireland
Location	Diageo Brewery, bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8

Additional Information

Proposal: The proposed development will consist of a new extension to the existing beer processing plant to include a two storey building and six processing tanks. The proposed two storey extension has a total GFA of c.1,024 sq.m and a building height to parapet level of c. 14.4 m (20.9m OD). The building will be accessed via ground level doors and serviced through roller shutter doors on the southern elevation. The extension will be designed using new composite brown metal cladding similar to existing building materials within the brewery. The extension has a flat roof with a small plant area (c.24 sq.m) screened by metal cladding panels and supportive steel frames. Six processing tanks c.24.52m (30.47m OD) are proposed to the north of the proposed extension. These tanks will be smaller than but visually match the existing tanks on site to the east. There will also be associated drainage connections to be made. The proposed development is located centrally within the brewery and is in accordance with the continued use of the site as a brewery. The proposal is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301-04)

Area	Area 2 - South Central
Application Number	4037/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/12/2021
Applicant	Bank of Ireland
Location	Bank of Ireland, 177 Drimnagh Road, Walkinstown, Dublin 12

Additional Information

Proposal: The development will consist of the installation of a new external ATM and illuminated surround panel, adjacent to the existing external ATM.

Area	Area 2 - South Central
Application Number	4050/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/12/2021
Applicant	Newmarket RVAM 2 Ltd.
Location	8, Newmarket, and 18, Mill Street, Dublin 8 (bounded by Mill Street to the south, Mill Lane to the east and Newmarket to the north).

Additional Information

Proposal: The proposed development comprises a change of use of permitted 'Market Space' at ground floor level (pursuant to Condition 4 (a) of planning permission DCC Ref. 3321/17, as subsequently amended by DCC Ref. 3672/19 and DCC Ref. 3747/20) to provide a convenience

retail unit at ground floor level (612 sq.m gross floor area) to include a café/ deli, and part off-licence with a dedicated floor area of 28 sq.m. Permission is also sought to vary Condition 4(d) of Planning Permission under DCC Ref. 3321/17 (as amended) to permit the shared use of the external courtyard space (146 sq.m) with the permitted artist studios to provide outside seating and dining space ancillary to the proposed retail convenience unit. In addition, permission is sought for the shared use of the permitted office waste storage room at basement level. All works required to facilitate the proposed change of use comprise of internal alterations and will not result in any external alterations to the permitted development.

Area	Area 2 - South Central
Application Number	WEB5037/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/12/2021
Applicant	Aisling Ryan
Location	49, Comeragh Road, Drimnagh, Dublin 12

Additional Information

Proposal: The construction of a part single, part 2 storey extension to the rear, a first floor extension over the existing single storey extension to the side and to replace the existing dashed finish on the front, rear and side elevations with a modern smooth rendered finish.

Area	Area 2 - South Central
Application Number	WEB5044/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/12/2021
Applicant	Paul Noonan and Amy Van Den Broek
Location	2, Sandford Gardens, Dublin 8

Additional Information

Proposal: Proposed new first floor extension (with rooflight) to side over existing single storey flat roof extension to side

Area	Area 2 - South Central
Application Number	WEB5063/21
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	17/12/2021
Applicant	Annaik Genson & Fabien Dorval
Location	12, Park Street West, The Ranch, Inchicore, Dublin 8

Additional Information

Proposal: The conversion of an existing attic space and the addition of a flat roof dormer extension to the rear of the property with the inclusion of a single Window.

Area	Area 2 - South Central
Application Number	WEB5070/21
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 17/12/2021
Applicant Tommy Byrne
Location 186, Kilworth Road, Dublin 12

Additional Information

Proposal: The development will consist of construction of a part single, part 2 storey extension to the existing dwelling and associated site works.

Area 2
Appeals Notified

None

Area 2
Appeals Decided

Area Area 2 - South Central
Application Number 3973/20
Appeal Decision REFUSE PERMISSION
Appeal Decision Date @16/12/2021
Applicant Bartha Property (Kilmainham) Limited
Location 40, Old Kilmainham Road, Dublin 8

Additional Information

Proposal: Permission for development at a site of c.0.212ha. at 40 Old Kilmainham Road, Dublin 8. The site is bounded to the south by Old Kilmainham Road, to the east by 39 Old Kilmainham Road, to the west by 41 Old Kilmainham Road and rear/side properties of 2, 3 and 4 Lady's Lane and 3 and 5 Millbrook Terrace and to the north by Rowerstown Lane.

The development will consist of the following:

- Demolition of all existing commercial buildings on site including former car showroom, garage, warehouse and offices (c.1,095sqm floor area);
- Construction of a mixed-use development arranged in two blocks across 6-8 storeys comprising the following: 1no. ground floor commercial unit fronting Old Kilmainham (c.170sqm floor area) and 74 no. apartments consisting of 35 no. 1 bed units, 38 no. 2 bed units and 1 no. 3 bed units ranging in size from c.46sqm to c.102sqm floor area each;
- North, south, east and west facing private terraces and balconies throughout;
- Ancillary and plant areas at ground floor level including bin and bicycle storage, switch rooms, generator, water tank storage and ESB substation;
- Circulation areas throughout and stair/lift cores in Blocks A and B;
- Associated plant and photovoltaic panels at roof level;
- The total floor area of the proposal is c.6,235sqm;
- Removal of the existing bridge and replacement with a new footbridge over the River Camac;
- A new public access route serving pedestrians and cyclists connecting Old Kilmainham Road to the south with Rowerstown Lane to the north via the new bridge;
- Vehicular access serving delivery, service and emergency vehicles from Old Kilmainham Road;
- Improvements and widening of the public footpath along Old Kilmainham Road;
- All associated site development works, service provision, drainage works, diversion of the

existing combined sewer, public and communal open space and landscaping and boundary treatment works.
