



Dublin City Council

Weekly Planning List

51/21

(20/12/2021-24/12/2021)

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.

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	4160/21
Application Type	Permission
Applicant	Carman Developments Ltd.
Location	58-59, Meath Street and part of 27 Carman's Hall, Dublin 8
Registration Date	22/12/2021
Additional Information	
Proposal:	Permission for the subdivision and material change of use of approved retail unit at 58/59 Meath Street & part of 27 Carman's Hall (as permitted under reg. ref. 3934/20; 3985/17 & ABP-302295-18) utilising existing entrances onto Meath Street and Carman's Hall and with associated internal modifications. Each unit (111 sqm and 136 sqm) will provide for Class 1 retail and/or Class 2 financial/professional services and/or Class 3 office and/or Class 8 healthcare use.

Area	Area 2 - South Central
Application Number	4161/21
Application Type	Permission
Applicant	Carman Developments Ltd.
Location	58-59, Meath Street, Part 27 Carman's Hall , Dublin 8
Registration Date	22/12/2021
Additional Information	
Proposal:	Permission for a material change of use of approved retail unit at 58/59 Meath Street & part of 27 Carman's Hall (as permitted under reg. ref. 3934/20; 3985/17 & ABP-302295-18) to provide for Class 2 financial/professional services and/or Class 3 office use and/or Class 8 healthcare use.

Area	Area 2 - South Central
Application Number	4171/21
Application Type	Permission
Applicant	George Gabriel Ceuca and Katarzyna Czarkowska
Location	72 Martin's Row, Chapelizod, Dublin 20, D20 VX51
Registration Date	22/12/2021
Additional Information	
Proposal:	Planning permission is sought for the demolition of existing attached dwelling house and outbuildings and the construction of 2 no. 3-storey, 3-bed infill terraced dwellings between existing buildings, additional vehicular access and carport parking for 2 no. individual cars with amended landscaping to include external terrace at first floor with south elevation balcony and new boundary treatments and associated site works.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	4128/21
Application Type	Permission

Applicant Ian Keogh and Niamh Keller
Location 2, Brandon Road, Drimnagh, Dublin 12
Registration Date 20/12/2021
Additional Information
Proposal: The development will consist of: (a) New front porch and (b) Extension of existing lounge to front with tiled roof over.

Area Area 2 - South Central
Application Number 4155/21
Application Type Permission
Applicant Anna O'Brien
Location 66, Lally Road, Ballyfermot, Dublin 10
Registration Date 22/12/2021
Additional Information
Proposal: Planning permission to dish the footpath and remove a tree at the front.

Area Area 2 - South Central
Application Number 4168/21
Application Type Permission
Applicant Mark Nagle & Catherine McEvoy
Location 67, Rothe Abbey, South Circular Road, Kilmainham, Dublin 8, D08 WP8K
Registration Date 22/12/2021
Additional Information
Proposal: Single-storey and 2-storey extension to front, dormer extension with 2 no. velux roof lights to front, dormer extension/ 2nd floor extension at rear. Both dormer extensions will involve raising the existing ridge by 735 mm.

Area Area 2 - South Central
Application Number 4183/21
Application Type Permission
Applicant Ronan Kerrigan
Location 100 Kickham Road, Dublin 8, D08 E2N8
Registration Date 23/12/2021
Additional Information
Proposal: Retention planning permission for a) single storey extension to the rear and b) alterations to the side elevation including relocation of the entrance door and addition of a first floor window, all to the existing two storey end of terrace house.

Area Area 2 - South Central
Application Number WEB5225/21
Application Type Permission
Applicant Nicola Maher & Shane O' Donoghue
Location 14, Belgrove Park, Chapelizod, Dublin 20
Registration Date 22/12/2021
Additional Information
Proposal: The conversion of side garage to accommodate WC, storage and utility area, the

construction of a single storey porch extension (3m2), a first floor side extension over converted garage to accommodate extended bedroom, an attic conversion including dormer window to the rear to accommodate master bedroom, en suite bathroom and extended roofworks, internal alterations and associated site works, all to existing 2 storey semi-detached dwelling

Area	Area 2 - South Central
Application Number	WEB5228/21
Application Type	Permission
Applicant	Catherine Bates and Patrick Flynn
Location	60, Rothe Abbey, Kilmainham, Dublin 8
Registration Date	22/12/2021

Additional Information

Proposal: The development will consist of construction of single storey extension to front of house at 60 Rothe Abbey, Kilmainham, Dublin D08W3KK consisting of additional floor area to kitchen/dining area and new porch.

Area	Area 2 - South Central
Application Number	WEB5231/21
Application Type	Permission
Applicant	Ian and Maeve Tracy
Location	1, Woodfield Terrace, Sarsfield Road, Inchicore, Dublin 10
Registration Date	22/12/2021

Additional Information

Proposal: Demolition of the existing single storey rear extension, and the erection of a part-single, part-two storey rear extension, and the installation of 1no. rooflight to the rear pitch of the existing building, and, if technically feasible, the removal of the render finish to the front of the existing property to reinstate the original brick finish.

Area 2 Strategic Housing Development

Area	Area 2 - South Central
Application Number	SHD0029/21
Application Type	Strategic Housing Development
Applicant	Greenseed Limited
Location	Park West Avenue & Park West Road, Park West, Dublin 12 (ABP-312290-21)
Registration Date	21-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

Greenseed Limited intend to apply to An Bord Pleanála for a 10-year permission for a strategic housing development at this site (c.9.4ha) at Park West Avenue and Park West Road, Park West, Dublin 12 (site bounded by Park West Avenue to the west, Park West Road to the south, Park

West Industrial Estate to the east and the Dublin to Cork Mainline Railway to the north. The site is also part of the site known as Site 6 within the Park West and Cherry Orchard Local Area Plan 2019).

The development will consist of a total of 70,694sq.m gross floor area (GFA) in 7no. blocks (Blocks A to G) including: 750no. residential apartment units comprising 321no. 1 bed units, 384no. 2 bed units and 45no. 3 bed units (totalling 69,989sq.m), non residential floorspace including 1 no. retail unit (156sq.m), a creche (410sq.m), a community space (48sq.m) and a café/ bar (91sq.m) all totalling 705sq.m and all associated roads, streets, public spaces and services infrastructure. The development is described on a block-by-block basis as follows: -

- Block A (11,563sq.m): 109no. apartments comprising 45no. 1 bed units, 38no. 2 bed units and 26no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 15 storey block. Block A first floor level includes 1no. retail unit (156sq.m) fronting onto Park West Avenue and a proposed public plaza linking to Park West Avenue.
- Block B (4,180sq.m): 44no. apartments comprising 19no. 1 bed units, 24no. 3 bed units and 1no. 3 bed unit with resident services and amenities (84sq.m) at first floor level and associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.
- Block C (8,865sq.m): 100no. apartments comprising 45no. 1 bed units, 53no. 2 bed units and 2no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.

Blocks A, B and C are located above a shared under-croft car park (130no. spaces) and include a shared podium level communal open space (2,580sq.m).

- Block D (16,403sq.m): 179no. apartments comprising 77no. 1 bed units, 100no. 2 bed units and 2no. 3 bed units with resident services and amenities (403sq.m) at ground, first and second floor levels with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.
- Block E (15,995sq.m): 179no. apartments comprising 77no. 1 bed units, 100no. 2 bed units and 2no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.

Blocks D and E are located above a shared under-croft car park (156no. spaces) and include a shared podium level communal open space (2,597sq.m).

- Block F (9,629sq.m): 99no. apartments comprising 31no. 1 bed units, 62no. 2 bed units and 6no. 3 bed units with associated ancillary accommodation, terraces, balconies and podium level communal open space (750sq.m) in a 2 to 8 storey block all over an under-croft car park (28no. spaces).
- Block G (4,059sq.m): 40no. apartments comprising 27no. 1 beds, 7no. 2 beds and 6no. 3 beds with associated ancillary accommodation, terraces, balconies and communal roof terrace (248sq.m) in a 1 to 8 storey block. Block G ground floor level includes 1no. café/ bar unit (91sq.m), a community space (48sq.m) and a creche (410sq.m) with associated external play area.

Vehicular, cycle and pedestrian access to the proposed development will be provided from Park West Road and Park West Avenue with associated tie-in works. A total of 552no. car parking spaces are proposed including 314no. under-croft car parking spaces beneath Blocks A, B, C, D, E and F and 238no. on-street car parking spaces. The proposed development includes 70no. car parking spaces related to the existing Aspect Hotel (36no. spaces beneath Blocks A, B, C and 34no. spaces and at street level) which are being to be relocated from the existing surface car park to facilitate the development of Block G. The existing Aspect Hotel car park is also the site of a

permitted extension to the hotel (Reg. Ref. 3436/18). The existing car park is proposed to be demolished and the site of the permitted hotel extension landscaped pending the development of the hotel extension.

Permission is also sought for 1,676no. cycle parking spaces at under-croft (1,276no. spaces) and on-street (400no. spaces), bin storage areas and a glass bottle recycling bank, ESB substations, undergrounding of the existing 38kV powerlines and central and western pylons along the northern boundary of the site, plant and public lighting, boundary treatments, surface water drainage infrastructure, public open spaces (c.1.3ha) including hard and soft landscaping and a multi-use games area/ play space and all associated site development and infrastructure works. The remainder of the overall site bounded by Park West Avenue and Park West Road will be the subject of a separate planning application(s) to Dublin City Council.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application and 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.parkwestshd.ie

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. 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.

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).

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	SHD0030/21
Application Type	Strategic Housing Development
Applicant	Majick Hour Ltd
Location	43/50, Dolphin's Barn Street, Dublin 8 (ABP-312295-21)
Registration Date	21-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 2 Decisions

Area	Area 2 - South Central
Application Number	0404/21
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	20/12/2021
Applicant	Iarnród Éireann
Location	Iarnród Éireann, Inchicore Works, Inchicore, Dublin 8
Additional Information	
Proposal:	EXPP: Demolition of old firestation building within Inchicore Works.

Area	Area 2 - South Central
Application Number	3777/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/12/2021
Applicant	David Lawson and Ciara Bolger
Location	55 Clarence Mangan Road, Dublin 8, D08 RXE8
Additional Information	
Proposal:	Planning permission is sought for part two storey pitched roof extension , part single storey flat roof extension to the rear. New front porch and repositioning and widening of vehicular access gates to provide for off street parking to existing two storey end of terrace dwelling.

Area	Area 2 - South Central
Application Number	3805/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/12/2021
Applicant	Children's Health Ireland at Crumlin
Location	Children's Health Ireland at Crumlin, Cooley Road, Crumlin, Dublin 12, D12N512
Additional Information	

Proposal: Planning permission For development consisting of the construction of a new single storey prefabricated unit of 288m2 to serve as a Cystic Fibrosis Exercise Lab & Gyms for the existing Hospital and associated site works.

Area	Area 2 - South Central
Application Number	4055/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/12/2021
Applicant	Brendan Trears
Location	Site to the rear of St. James's Roman Catholic Church , James's Street, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of 3 converted shipping containers, single storey in height for use as a temporary Cafe/Retail unit for period of 3 years on a section of the site attached to the derelict house(15 Echlin Street). The development will involve the removal of existing gates to gain pedestrian access to the proposed cafe/retail unit on Echlin Street.

Area	Area 2 - South Central
Application Number	4056/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/12/2021
Applicant	Kim Byrne
Location	Unit 2, 18-20, Marks Alley West, Off Francis Street, Dublin 8

Additional Information

Proposal: The development will consist of change of use for a dog grooming.

Area	Area 2 - South Central
Application Number	4076/21
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/12/2021
Applicant	Lavinia Motica
Location	60, St Mary's Road, Crumlin, Dublin 12

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	WEB5055/21
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/12/2021

Applicant	Alexander Kelly
Location	3, Rehoboth Place, South Circular Road, Dublin 8

Additional Information

Proposal: The development will consist of the demolition of the existing single storey extension and chimney to the rear and the construction of a two storey extension at ground and first floor levels to the rear of the existing 2 storey terraced dwelling, replacement of windows, entrance door and restoration of brick to the front elevation and all associated drainage and site works.

**Area 2
Appeals Notified**

None

**Area 2
Appeals Decided**

Area	Area 2 - South Central
Application Number	2271/21
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	21/12/2021
Applicant	Emmet Bergin
Location	Rear of No. 7 and 8 Mullingar Terrace, Chapelizod, Dublin 20

Additional Information

Proposal: PROTECTED STRUCTURE: Permission is sought for the development of a single residential unit to the rear of numbers 7 and 8 Mullingar Terrace, Chapelizod, Dublin 20. Number 7 Mullingar Terrace is a Protected Structure. The development will be over two storeys consisting of open-plan kitchen/living/dining room, three bedrooms, study, three bathrooms (one en-suite), storage and landscaped gardens. The development will be accessed through the existing laneway between 7 and 8 Mullingar Terrace.



Dublin City Council

SECTION 5 EXEMPTIONS

51/21

(20/12/2021-24/12/2021)

Area	Area 2 - South Central
Application Number	0430/21
Application Type	Section 5
Applicant	HSE Estates
Location	Dr. Steeven's Hospital, Steeven's Lane, Dublin 8
Registration Date	20/12/2021
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Proposed restoration of the clock tower
