



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List** **02/22**

(10/01/2022-14/01/2022)

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** 3027/22  
**Application Type** Permission  
**Applicant** Stayridge Limited  
**Location** 49, Mary Street, Dublin 1, D01 X860  
**Registration Date** 11/01/2022

**Additional Information**

**Proposal:** Subdivision of existing retail unit and change of use at ground floor and first floor mezzanine from existing retail (459 sq.m) to smaller retail unit (82 sq.m) and new restaurant with ancillary staff and customer facilities (371 sq.m).

New shopfront and signage to restaurant unit, new entrance door and signage to retail unit, and all associated site works and services. This subdivision/ change of use was previously granted permission as part of Reg. Ref. 4033/17, the other works for which this grant permits are no longer proposed to be carried out.

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**Area** Area 3 - Central  
**Application Number** 3040/22  
**Application Type** Permission  
**Applicant** Fitzwilliam Real Estate Developments Ltd  
**Location** 97 Middle Abbey St & 16/17 Prince's Street North, D1, 19/25 Prince's Street North, D1 & 98-101 Middle Abbey Street, D1 & 102-107 Middle Abbey Street, D1, & 2-3, 4 & 4A Proby's Lane, D1 & 7/7A and Liffey Street Upper, D1.  
**Registration Date** 12/01/2022

**Additional Information**

**Proposal:** Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.568 hectares at: No. 97 Middle Abbey Street, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the 'Arnotts' Car Park', with an address of Nos. 98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnotts Store at Nos. 102-107 Middle Abbey Street, Dublin 1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1. The proposed development will consist of the development of a Build-To-Rent residential development consisting of the: demolition of the existing 3 No. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2,201 sq m); decommissioning and demolition of the top three open-air levels of the Arnotts' Car Park (resulting in the removal of 145 No. car parking spaces, with 225 No. car parking spaces remaining); development of a 12 No. storey over basement element fronting William's Lane, a 5 No. storey element above Arnotts' Car Park, and 2 No. storey element above Arnotts Store, to provide 155 No. apartments (56 No. studio units; 85 No. 1-bed units; and 14 No. 2-bed units). The development also provides for hard and soft landscaping including the provision of: a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor

Levels. Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane.

Additional proposed works include the provision of: communal residential amenities (c. 459 sq m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog-washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sqm) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms / management stores, general storage and bin store); communal amenity open spaces; a substation and a switchroom (c. 30 sq m); water tank and sprinkler rooms (c. 117 sq m); Sustainable Urban Drainage systems (including green roofs and attenuation tanks (c. 121 sq m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq m..

The development will also consist of the following works to No. 97 Middle Abbey Street comprising the demolition of part of the existing basement (c. 16 sq m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq m); change of use of the Basement Floor Level from retail (storage) to café (storage) (c. 112 sq m); continued use of the Ground Floor Level as a café (c. 89 sq m); change of use of the First, Second, Third and Fourth Floor Levels to provide 4 No. Build-To-Rent studio apartment units (one on each level) (which will be operationally linked to the 155 No. apartments scheme); and associated internal and external alterations to the building. Pedestrian access to this part of the development will be provided via Middle Abbey Street. The total gross floor area of this part of the development is c. 423 sq m.

The development will also consist of: associated lighting; associated signage; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).

The development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park) from its current operating hours of: Monday - Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00- 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for temporary period of 5 years.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3049/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Insomia Coffee Company
<b>Location</b>	32, Liffey Street Upper, Dublin 1
<b>Registration Date</b>	13/01/2022
<b>Additional Information</b>	

**Proposal:** The development will consist of: (a) the change of use from coffee shop use to restaurant use, (b) the removal of existing fascia signage while maintaining the existing signage zone and (c) all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3053/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Celestine Limited
<b>Location</b>	Charleville Lodge, 268-272 North Circular Road, Dublin 7, D07 DT61
<b>Registration Date</b>	13/01/2022
<b>Additional Information</b>	

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**Proposal:** PROTECTED STRUCTURE: Retention permission sought to retain some features at its premises, 'Charleville Lodge', a small hotel guest house and protected structure.

- (1) the erection of 2 no. 4 metres sq. semi-permanent fabric pergola umbrellas over the front terrace seating area;
- (2) the recently replaced main 'Charleville Lodge' wall mounted hotel sign to the front hotel wall with new LED back-lighting;
- (3) some additional timber bench seating to the rear terrace/garden area;
- (4) the extension of a previously granted temporary permission to retain a 'Horse-Box' cafe dispense unit in the front garden area by a further 2 to 3 years.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3054/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Connolly Quarter Development Company Limited
<b>Location</b>	'Dublin Arch', on a site adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6
<b>Registration Date</b>	13/01/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for a proposed mixed-use development, 'Dublin Arch', on a site (2.86 ha) adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6.

The proposed development relates to work to a Protected Structure (RPS Ref. No. 130).

The development will consist of:

- (i) The construction of 4 no. office blocks (B1, B2, B3 and B4) 12 to 16 storeys in height including landscaped areas in the form of gardens at podium level and landscaped terraces at upper levels (combined 3,365 sq.m) with a cumulative gross floor area of 52,509 sq.m comprising of:
  - a) Block B1 (max. building height 58.725 m, total gross internal floor area 11,860 sq.m of office);
  - b) Block B2 (max. building height 58.725 m, total gross internal floor area 11,902 sq.m of office);
  - c) Block B3 (max. building height 54.725 m, total gross internal floor area 10,147 sq.m of office);
  - d) Block B4 (max. building height 69.925 m, total gross internal floor area 18,600 sq.m)
- (ii) The construction of 187 no. Built-to-Rent (BTR) apartments and associated supporting tenant support facilities, services and amenities in 2 no. blocks (C and D1/D2) with a cumulative gross floor area of 19,836 sq.m;
  - a) Block C (6,522 sq.m) comprising 62 apartments (10 no. studio; 14 no. 1-bed; 35 no. 2-bed and 3 no. 3-bed units) in a block 5 to 11 storeys in height (max. building height 39.5 m) and supporting tenant facilities and amenities (combined 68 sq.m);
  - b) Block D1/D2 (13,314 sq.m) comprising 125 apartments (40 no. studio; 30 no. 1-bed; and 55 no. 2-bed) in a block 5 to 15 storeys in height (max. building height 53.392 m) and supporting tenant facilities and amenities (combined 420 sq.m);
- (iii) residential communal amenity open space across Block C and D1/D2 in the form of courtyards and landscaped terraces at upper floor levels (combined 2,695 sq.m) and other private open spaces;
- (iv) 7,380 sq.m of public open space (5,930 sq.m at street level, and 1,450 sq.m at upper level) including a central public plaza and other open spaces located throughout the development;
- (v) two-storey covered car parking at ground level (the lowest level is +0.0 AOD) under blocks B2, B3, B4 and C of 7,027 sq.m with 206 no. car parking spaces;
- (vi) a total of 1,047 bicycle parking spaces distributed as follows:
  - a) 283 no. secure long-term bicycle parking spaces for residents and 96 no. secure short-term bicycle parking spaces for apartment visitors distributed across 2 no. bike storage rooms at street level in Block C and Block D1/D2;
  - b) 554 no. secure bicycle parking spaces to serve the office element of the development in 1 no.

bike storage room at street level in Block B1; and

c) 114 no. bicycle parking spaces for public use at street level distributed across the development, including spaces within a covered bike hub;

(vii) 4 no. retail units at street level (combined 468 sq.m) distributed in Block B4 (1 no. retail unit) Block C (1 no. retail unit) and Block D1/D2 (2 no. retail units), and 2 no. community units (combined 640 sq.m) at street level in Block D1/D2;

(viii) modifications to a portion of a Protected Structure (RPS No. 130), specifically the wall fronting Oriel Street Upper to facilitate:

a) the development of a new pedestrian entrance to the site;

b) the development of a vehicular entrance to the proposed car parking area; and

c) the development of a service/ emergency vehicular access only ramp to serve CIE's transport needs at Connolly Station;

(ix) decommissioning and removal of existing telecommunication masts and removal of all existing structures on site including portacabins and ancillary storage containers;

(x) the construction of 7 no. electricity substations, plant rooms, 4 no. waste storage area within the proposed blocks and car parking, and solar panels located on the roofs of proposed office blocks; and

(xi) all ancillary site development works, including drainage, landscaping and lighting.

The planning application may, together with the Environmental Impact Assessment Report (EIAR) prepared in respect of the proposed development, be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00 am- 4.30 pm).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3061/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Bernard Farrell
<b>Location</b>	Clonliffe House, 43/44 Ballybough Road, Dublin 3
<b>Registration Date</b>	12/01/2022
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION: Retention permission for A) ) The erection of a permanent roof structure (186.9sqm) to rear (south-east) outdoor licensed area; B) Toilets (12.5sqm) and external plant room/structures (63.3sqm) to the rear (south-east) outdoor yard, all at ground level; and C) Timber-clad plant rooms and stairs (south-east) at first floor (49.2sqm).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3334/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Deck Building Services DAC
<b>Location</b>	42/43, Blessington Street, Dublin 7, D07 N232 & D07 KP08 (with frontage to Blessington Lane)
<b>Registration Date</b>	13/01/2022
<b>Additional Information</b>	A.I Article 35 Received
<b>Proposal:</b>	PROTECTED STRUCTURE: Planning permission sought for the following:
	i) change of use from commercial to residential land use;
	ii) demolition of existing single-storey warehouse to the rear of the site (fronting Blessington Lane) and existing single storey extension to the rear of Nos. 42 and 43 Blessington Street (Protected Structures);
	iii) removal of non-original partition walls, doors and furniture; reinstatement of some previously

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removed walls; and installation of new partition walls, doors, sanitary ware and kitchen units in Nos. 42 and 43 Blessington Street to provide 8 no. apartments (6 no. 1-bed apartments and 2 no. 2-bed apartments);

iv) refurbishment and restoration works to Nos. 42 and 43 Blessington Street, including the following works to the interior of the building:

- repair and strengthening of existing stairs; repair and replacement (where necessary) of original ceilings, including the replacement of missing lengths of cornice; reinstatement of stained and sealed hard wood skirting with moulding to match the existing; repair and restoration of original plasterwork; and replacement of fireplaces;

and the following works to the exterior of the building:

- replacement of existing modern windows and new timber sash windows of a suitable historic detailing to match the originals; cleaning, sanding and repainting of original walls; replacement of existing roof tiles with Spanish slates; cleaning and repairing of all gutters and down pipes and installation of a cast aluminium rain water pipe on the front facade; cleaning and repointing of steps and paving featuring along the Blessington Street frontage; and cleaning and repainting of existing railings featuring along Blessington Street frontage;

v) construction of a three-storey apartment building, comprising 6 no. one-bedroom apartments, fronting Blessington Lane. Apartments are provided with private balconies. Residents of all proposed apartments have access to a central landscaped courtyard and bicycle parking facilities and

vi) landscaping; boundary treatments; SuDS drainage; and all ancillary works necessary to facilitate the development.

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### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3031/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Eimear Ryan and Conor Casey
<b>Location</b>	6, Fingal Place, Stoneybatter, Dublin 7
<b>Registration Date</b>	11/01/2022

**Additional Information**

**Proposal:** The development will consist of

- Demolition of existing single storey rear extension.
- Construction of part single part 2-storey rear extension with 2 no. rooflights to single storey portion.
- Two no. new rooflights to rear of main roof.
- Internal modifications and all ancillary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1017/22
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Tommy Kearney
<b>Location</b>	8, Broadstone Avenue, Broadstone, Dublin 7
<b>Registration Date</b>	10/01/2022

**Additional Information**

**Proposal:** RETENTION: Retain rear single storey extension to maisonette dwelling flat.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1025/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Caoimhe Murdock
<b>Location</b>	18, Grangegorman Lower, Dublin 7
<b>Registration Date</b>	14/01/2022

**Additional Information**

**Proposal:** Demolition of existing single storey extension to rear. Construction of new single storey extension to rear of existing dwelling. All Associated Demolition, internal alterations, site landscaping and ancillary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1773/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Thomas and Carmel Casey
<b>Location</b>	48 Crawford Avenue, Dublin 9, D09 X6Y2
<b>Registration Date</b>	11/01/2022

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition of an existing single storey rear kitchen extension. Removal of existing front and rear rooflights. Removal of existing chimney internally and externally. Construction of a new ground floor flat roofed extension with rooflight, new first floor flat roofed extension, new flat roofed rear dormer, and new front and rear rooflights on existing pitched roof. Internal alterations to all floors. All associated landscaping and boundary treatment works, drainage, ancillary site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1854/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Ianik & Elaine Pomorski
<b>Location</b>	67, Carlingford Road, Drumcondra, Dublin 9
<b>Registration Date</b>	11/01/2022

**Additional Information** Additional Information Received

**Proposal:** Proposed rear single storey extension with partial demolition of existing rear single storey extension and associated site development works.

Proposed roof dormer and rooflights to rear part of roof, attic roof space conversion with removal of chimney stack and associated internal & external alterations to dwelling house.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5010/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Audrey Baker & Alan Walsh
<b>Location</b>	17, Violet Hill Drive, Glasnevin, Dublin 11
<b>Registration Date</b>	10/01/2022

**Additional Information** Additional Information Received

**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

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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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5053/21
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	McAdam
<b>Location</b>	13, O'Brien's Place, Drumcondra, Dublin 9
<b>Registration Date</b>	12/01/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** Retention permission for the 1st floor obscured glass bathroom window at the front end of the south side elevation and planning permission for a 1st floor bedroom & bathroom hipped roof extension over the previous kitchen extension at the rear with 1st floor windows into both south side and rear elevations, associated facade changes include relocation of 1st floor back bedroom window to the south side elevation and one ground floor back facing window changed to patio door, plus front hall extension onto the front drive

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0153/21
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	12/01/2022
<b>Applicant</b>	Gaia Narciso and Francesco Panzeri
<b>Location</b>	26, Cabra Road, Dublin 7
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: EXPP: 1) Installation of a new cast iron down pipe on the main facade in lieu of existing in-wall original, which is damaged and clogged and is the cause of major water ingress. 2) Repairs to the chimney to address a crack. 3) Removal of a dismissed plastic drainage pipe from the main facade.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2108/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	14/01/2022
<b>Applicant</b>	Connor Milroy
<b>Location</b>	14D, Poplar Row, Dublin 3, D03 TN29
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission is sought for the demolition of existing dwelling and site structures, and the construction of a 5 storey mixed used development consisting of: ground floor commercial/retail/café unit, with 8 no. one-bed apartments, which include balconies to the south and east elevations with roof terrace at roof level, with internal bike storage, refuse store, and pedestrian access from Poplar Row with associated landscaping and site works.

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**Area** Area 3 - Central  
**Application Number** 2592/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/01/2022  
**Applicant** The Commissioner of Public Works  
**Location** Teacher's Residence, Phoenix Park School, North Road,  
Phoenix Park, Dublin 8, D08 E7E5  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission to carry out works to a Protected Structure (RPS No. 6750). The development will consist of the replacement of the existing PVC windows with painted timber casement windows, replacement of the PVC rear door with a painted timber door, refurbishment of existing front timber door and sundry other minor works.

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**Area** Area 3 - Central  
**Application Number** 2675/21  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 12/01/2022  
**Applicant** EWD3 Developments Ltd  
**Location** Existing Commercial Premises, Church Road, East Wall,  
Dublin 3, D03 XY06  
**Additional Information**  
**Proposal:** Existing Commercial Premises at Church Road, East Wall, Dublin 3, D03 XY06 (bounded by Church Road and Blythe Avenue). The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (1 no. studio, 7 no. 1-bed/2-person apartments, 1 x 2-bed/3-person apartment and 4 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, a separate access to Unit 4 from Blythe Avenue, associated internal refuse and storage for 34 no. bikes at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 2733/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/01/2022  
**Applicant** Health Service Executive  
**Location** Adelphi House, 153 North Circular Road, Dublin 7, D07  
W1K6  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: The development will consist of: (i) adaptive re-use of an existing protected structure, reference RPS No. 1657 ( a detached 5-bay two storey over basement house) including proposed alterations, extension and the installation of a lift to facilitate alterations from an existing vacant derelict dwelling to a community dwelling. The community dwelling is for individuals with a diagnosis of intellectual disability, physical sensory disability or autism. The adaptive re-use of Adelphi House will provide respite accommodation for young adults and will

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include dining areas, staff facilities and a new controlled entrance area with new extension at ground level to facilitate lift core and new glazed lobby area. With an additional 18m<sup>2</sup> of floor area. The development will also consist of: (ii) material change of use of an existing single storey derelict rear mews building, including a proposed extension of the rear mews to provide a new day hub facility. The day hub facility is for the support of individuals with a diagnosis of intellectual disability, physical sensory disability or autism. With an additional 22m<sup>2</sup> of floor area from original mews. The development will also include: (iii) private respite garden with access control and sensory garden area. And (iv) all ancillary and associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2861/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/01/2022
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central – Site 3' (c. 0.37 Ha), at Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street, Nos. 3 – 13 Henry Place (formerly known as Nos. 2 – 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 – 51 and Nos. 52 – 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 – 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant / café unit with takeaway / collection facility' (Unit 1 – c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 – c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on

new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq. m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 – 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 – 40 Henry Street (upper floor façade); Retention of Nos. 8 – 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 – 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 – 51 and Nos. 52 – 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within secure bicycle facility (24no. within Block 3A, 126no. within Block 3B and 10no. in the public realm); 1no. external residential courtyard at ground floor in Block 3B; Plant at basement and roof level; 2no. ESB sub-stations; Building signage zones and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2862/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/01/2022
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	10-13 & 18-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1
<b>Additional Information</b>	A.I Article 35 Received
<b>Proposal:</b> PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane	

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to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa ) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore

Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2863/21
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/01/2022
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1

**Additional Information** A.I Article 35 Received

**Proposal:** PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3220/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION

<b>Decision Date</b>	14/01/2022
<b>Applicant</b>	Dublin Port Company
<b>Location</b>	Dublin Port, Alexandra Road, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site which extends from North Wall Quay Extension to the Tolka Estuary, to include the western boundary to Dublin Port and pavements along East Wall Road, across the Alexandra Road junction with East Wall Road, across the Tolka Quay Road junction with East Wall Road, Bond Road, across the Promenade Road junction with Bond Road and to end of Bond Road, Dublin Port, Dublin 1 & 3 and permission to amend development permitted under Reg. Ref. 3084/16.

The ESB substation (Record of Protected Structures No. 8771) is located within the subject site. The proposed development will consist of construction of a new 1.4km pedestrian walkway and a 2-way cycle lane along East Wall Road and Bond Road from the River Liffey to the Tolka Estuary and will comprise the following:

- Removal of part of existing Dublin Port western boundary wall / fence;
  - Removal of the existing access to Terminal 3 on East Wall Road;
  - Modifications to layout of Terminal 3 along eastern boundary including removal of private car parking spaces;
  - Relocation of 3 no. existing double billboards;
  - Relocation of existing flagpoles,
  - Relocation of existing temporary office building of 15sq.m;
  - Closure of left turn from Alexandra Road to East Wall Road southbound;
  - Removal of 17 no. car parking spaces from the Dublin Port Centre car park;
  - Realignment of Bond Road north of the Promenade Road junction;
  - Construction of new boundary along sections of the Dublin Port western boundary comprising railings over plinth or wall to a height of c. 4m along East Wall Road and Bond Road or for a section along Bond Road a wall of c. 2.6m in height;
  - Creation of a civic space adjacent to the River Liffey at North Wall Quay Extension,
  - Provision of 25 no. bicycle parking spaces,
  - Provision of a Dublin Port Irish language installation as part of the boundary treatment adjacent the Crane 292 enclosure.
  - Provision of hard and soft landscaping including trees along the extent of the route, amenity, interpretation and wayfinding features including bins and seating;
  - Provision of an indented bus stop on the east side of East Wall Road;
  - Provision of pedestrian and cycle facilities to enable road crossing on the east side of East Wall Road to connect with permitted road crossings on East Wall Road by Dublin City Council;
  - Provision of lighting and CCTV along the proposed pedestrian and cycle route; and
  - Modifications to the existing maritime garden adjacent to Dublin Port Centre.
- In addition to the replacement of permitted pedestrian and cycle facilities and associated works along East Wall Road and Bond Road to the north of Tolka Quay Road as permitted under Reg. Ref. 3084/16 to include a bridge over Promenade Road with revised design and alignment the following proposed amendments to permission granted under Reg. Ref. 3084/16 will also comprise:
- Reduction in the width of the vehicular carriageway and omission of footpath on internal roadway in Terminal 3;
  - Provision of a new vehicular access to Dublin Port Centre car park off the internal road network;
  - Amendments to the junction between the Terminal 3/4 access road and Alexandra Road to include right-out only from the proposed access road onto Alexandra Road and changing the junction from signalised to priority controlled;
  - Amendments to the permitted Alexandra Road / East Wall Road Junction to include the retention of the left slip lane from East Wall Road into Alexandra Road;

- Relocation of the emergency access gate at the junction of Tolka Quay Road and East Wall Road;
  - Omission of the private secure access route for multi-modal berth between Tolka Quay Road and Alexandra Road; and
  - Omission of a section of the internal road to the south of Dublin Port Centre car park.
- The proposed development and proposed amendments include all associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs.
- This application is accompanied by a Natura Impact Statement.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3416/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14/01/2022
<b>Applicant</b>	Christian Fraunifelter
<b>Location</b>	37 Annamoe Road, Cabra, Dublin 7
<b>Additional Information</b>	Additional Information Received

**Proposal:** The proposed development will consist of:

- The demolition of the existing single storey rear kitchen, store and rear/side garage, of total demolition area 32msq;
- The construction of a new extension of total gross area 96msq at ground, first and attic floors. The extension will be a 2 storey side extension and part single storey, part 2 storey rear extension, with an attic conversion of the existing attic space and addition of new attic space over the side extension;
- The construction of a new dormer window at roof level to the side extension at the front of the house;
- The construction of a new dormer window at roof level to the side extension at the rear of the house;
- The total development area of existing and proposed upon completion will be 219msq on a site area of 508msq.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3818/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/01/2022
<b>Applicant</b>	Mark and Lenore Ridgeway
<b>Location</b>	14, Riverston Gardens, Navan Road, Dublin 7, D07Y039
<b>Additional Information</b>	

**Proposal:** Planning permission for a. Change of roof profile from hip end to full gable end profile to accommodate dormer extension to rear. b. 1 No 'velux' roof light to front elevation. c. All associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3825/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION

**Decision Date** 11/01/2022  
**Applicant** Orla and Eoghan Duggan  
**Location** 14, Cremore Road, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** Permission is sought for the partial demolition of existing single storey extension to side and rear, the construction of a new single storey extension to side and rear, attic conversion with 1 No. dormer roof to rear, roof light to front, new window to side gable and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3827/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/01/2022  
**Applicant** Stoney Road Press Limited  
**Location** 11/13 Stoney Road, Eastwall, Dublin 3, DO3 K651.

**Additional Information**

**Proposal:** Permission sought for proposed painting a mural and other surface finishes by professional artist(s), mural to entire façade facing Stoney Road, purpose to discourage unlawful graffiti and make a positive contribution to the streetscape and surrounding vicinity at 11/13 Stoney Road, Eastwall, Dublin 3, DO3 K651.

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**Area** Area 3 - Central  
**Application Number** 3861/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/01/2022  
**Applicant** Frances Moss  
**Location** 66, Bannow Road, Cabra, Dublin 7, D07W8X0

**Additional Information**

**Proposal:** Planning permission is sought for alteration/extension of the existing two storey terraced house comprising of the demolition of the existing rear extension and construction of a new single storey flat roof extension to the rear of the existing house, with internal alterations and associated site development.

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**Area** Area 3 - Central  
**Application Number** 3944/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/01/2022  
**Applicant** Posado Limited  
**Location** 49, Gardiner Street Lower, Dublin 1, D01 T658

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention of a bathroom on the ground floor level along with all associated works.

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**Area** Area 3 - Central  
**Application Number** 4159/21



**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/01/2022  
**Applicant** Connor O'Mahony  
**Location** 13, Croaghpatrick Road, Ashtown, Dublin 7, D07 N2X5  
**Additional Information**  
**Proposal:** Permission for an attic conversion to non-habitable storage space with hipped roof to gable to accommodate stairs to attic, roof window to front roof of existing house, additional frosted window to gable side with ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4179/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/01/2022  
**Applicant** Maeve Coleman  
**Location** 22 St. Michael's Road, Glasnevin, Dublin 9, D09 PC94  
**Additional Information**  
**Proposal:** Planning permission for the following works: 1) demolition of the existing kitchen and bathroom return structure to the rear at ground and first floor levels, 2) removal of the existing outer aluminium hall door, 3) construction of a new one and two storey extension to the rear, containing a kitchen/dining at ground floor and a bathroom at first floor, 4) installation of new timber sliding sash windows in the existing openings front and rear, 5) installation of rooflights in the proposed extensions, 6) related internal and external alterations.

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**Area** Area 3 - Central  
**Application Number** 4181/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/01/2022  
**Applicant** Connolly Quarter Development Company Limited  
**Location** 'Dublin Arch', a site adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Permission for a proposed mixed-use development, 'Dublin Arch', on a site (2.86 ha) adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6.

The proposed development relates to work to a Protected Structure (RPS Ref. No. 130).

The development will consist of:

(i) The construction of 4 no. office blocks (B1, B2, B3 and B4) 12 to 16 storeys in height including landscaped areas in the form of gardens at podium level and landscaped terraces at upper levels (combined 3,365 sq.m) with a cumulative gross floor area of 52,509 sq.m comprising of:

- a) Block B1 (max. building height 58.725 m, total gross internal floor area 11,860 sq.m of office);
- b) Block B2 (max. building height 58.725 m, total gross internal floor area 11,902 sq.m of office);
- c) Block B3 (max. building height 54.725 m, total gross internal floor area 10,147 sq.m of office);
- d) Block B4 (max. building height 69.925 m, total gross internal floor area 18,600 sq.m)

(ii) The construction of 187 no. Built-to-Rent (BTR) apartments and associated supporting tenant support facilities, services and amenities in 2 no. blocks (C and D1/D2) with a cumulative gross floor area of 19,836 sq.m;

- a) Block C (6,522 sq.m) comprising 62 apartments (10 no. studio; 14 no. 1-bed; 35 no. 2-bed and 3

no. 3-bed units) in a block 5 to 11 storeys in height (max. building height 39.5 m) and supporting tenant facilities and amenities (combined 68 sq.m);

b) Block D1/D2 (13,314 sq.m) comprising 125 apartments (40 no. studio; 30 no. 1-bed; and 55 no. 2-bed) in a block 5 to 15 storeys in height (max. building height 53.392 m) and supporting tenant facilities and amenities (combined 420 sq.m);

(iii) residential communal amenity open space across Block C and D1/D2 in the form of courtyards and landscaped terraces at upper floor levels (combined 2,695 sq.m) and other private open spaces;

(iv) 7,380 sq.m of public open space (5,930 sq.m at street level, and 1,450 sq.m at upper level) including a central public plaza and other open spaces located throughout the development;

(v) two-storey covered car parking at ground level (the lowest level is +0.0 AOD) under blocks B2, B3, B4 and C of 7,027 sq.m with 206 no. car parking spaces;

(vi) a total of 1,047 bicycle parking spaces distributed as follows:

a) 283 no. secure long-term bicycle parking spaces for residents and 96 no. secure short-term bicycle parking spaces for apartment visitors distributed across 2 no. bike storage rooms at street level in Block C and Block D1/D2;

b) 554 no. secure bicycle parking spaces to serve the office element of the development in 1 no. bike storage room at street level in Block B1; and

c) 114 no. bicycle parking spaces for public use at street level distributed across the development, including spaces within a covered bike hub;

(vii) 4 no. retail units at street level (combined 468 sq.m) distributed in Block B4 (1 no. retail unit) Block C (1 no. retail unit) and Block D1/D2 (2 no. retail units), and 2 no. community units (combined 640 sq.m) at street level in Block D1/D2;

(viii) modifications to a portion of a Protected Structure (RPS No. 130), specifically the wall fronting Oriel Street Upper to facilitate:

a) the development of a new pedestrian entrance to the site;

b) the development of a vehicular entrance to the proposed car parking area; and

c) the development of a service/ emergency vehicular access only ramp to serve CIE's transport needs at Connolly Station;

(ix) decommissioning and removal of existing telecommunication masts and removal of all existing structures on site including portacabins and ancillary storage containers;

(x) the construction of 7 no. electricity substations, plant rooms, 4 no. waste storage area within the proposed blocks and car parking, and solar panels located on the roofs of proposed office blocks; and

(xi) all ancillary site development works, including drainage, landscaping and lighting.

The planning application may, together with the Environmental Impact Assessment Report (EIAR) prepared in respect of the proposed development, be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00 am- 4.30 pm).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4195/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/01/2022
<b>Applicant</b>	Ontower Ireland Ltd.
<b>Location</b>	Mater Private Hospital, Eccles Street, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	To install 18 no. Antennas and 1 no. Transmission Dish on supporting poles including

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remote radio units (RRUs), ballast frames together with associated equipment cabinets, cabling and associated site works at the roof level.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1009/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	10/01/2022
<b>Applicant</b>	Lorcan Sirr
<b>Location</b>	43, Erris Road, Cabra, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	The construction of a vehicular entrance, driveway with permeable paving, and dished entrance.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5081/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/01/2022
<b>Applicant</b>	Margaret McGrath & Paul Meade
<b>Location</b>	41, Dowth Avenue, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of a ground floor porch addition of 2 squared meters to the front of the house, a 6 square meter extension at first floor level to the rear elevation and a dormer addition at attic level to the rear elevation, (overall 8 meters squared). Partial demolition of the existing entrance porch and existing rear extension roof at ground floor level. Adjustment to the internal layout at second floor level and a new stair between the first floor and attic levels, with an en-suite to the attic room.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5090/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/01/2022
<b>Applicant</b>	Niamh Gallagher and Stephen Douglas
<b>Location</b>	38, Ellesmere Avenue, Cabra, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the demolition of the existing side garage and attached outbuildings to the rear, the demolition of the chimney on the side of the house, the demolition of the single storey lean-to extension to the rear and the construction of a new single storey flat-roof side extension and two storey pitched-roof rear extension and associated site works. Refurbishment work will also be undertaken on the existing house.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB5096/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION

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**Decision Date** 13/01/2022  
**Applicant** Phil Devitt  
**Location** 56, Botanic Road, Glasnevin, Dublin 9, D09 X5P8  
**Additional Information**  
**Proposal:** The development will consist of a new vehicular entrance to the front garden.

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**Area** Area 3 - Central  
**Application Number** WEB5103/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/01/2022  
**Applicant** Emmet and Ursula McMahon  
**Location** 35, Claremont Court, Glasnevin, Dublin 11, D11 RFE8  
**Additional Information**  
**Proposal:** Construction of a one story flat roof bedroom/bathroom extension to side and rear of existing house, and relocation of existing side garden wall.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 2464/21  
**Appeal Type** Written Evidence  
**Applicant** The Local Café Limited  
**Location** Unit 14, Block 3, Ballyboggan Business Centre, Dublin 11 D11 AK80  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: Retention is sought for the following items.  
1) To retain the change of use from electrical warehouse , reception, office's and canteen area to a café incorporating kitchen area at ground floor level, small take away counter at ground floor level to front of unit and seating area at first floor level for café customer's only.  
2) To retain the take away facility which is part of the overall change of use at ground floor of unit.  
3) To retain the opening times of new café Monday to Thursday 8.30am until 5pm, Friday and Saturday 8.30am until 10pm inclusive.  
4) All work has been carried out to Unit 14, Block 3, Ballyboggan Business Centre, Dublin 11, Eircode is D11 AK80.

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**Area** Area 3 - Central  
**Application Number** 3192/21  
**Appeal Type** Written Evidence  
**Applicant** Pat McCann  
**Location** 154, Claremont Court, Dublin 11  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: Permission sought to retain rear garden single storey structure circa 49.5 sq. metre for storage and home office use.

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### Area 3 Appeals Decided

**Area** Area 3 - Central  
**Application Number** 3178/21  
**Appeal Decision** REFUSE RETENTION PERMISSION  
**Appeal Decision Date** @10/01/2022  
**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.

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**Area** Area 3 - Central  
**Application Number** WEB1646/21  
**Appeal Decision** SPLIT DECISION  
**Appeal Decision Date** @13/01/2022  
**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.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

02/22

(10/01/2022-14/01/2022)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0009/22
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Tom Quinn
<b>Location</b>	Rear of 3, Blessington Street, Dublin 7
<b>Registration Date</b>	13/01/2022
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Construction of 3 no. 3-storey 2-bed own door apartment units.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

02/22

(10/01/2022-14/01/2022)



**Area** Area 3 - Central  
**Application Number** 0012/22  
**Application Type** Section 5  
**Applicant** Board of Management St. Columba's National School  
**Location** St. Columba's National School, Waterloo Avenue, North Strand, Dublin 3  
**Registration Date** 11/01/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The application is for the replacement of 10 no. approx. 25 year old upvc windows at ground floor & first floor in the existing school building (a protected structure), with 10 no. new double-glazed timber windows of similar size.

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**Area** Area 3 - Central  
**Application Number** 0013/22  
**Application Type** Section 5  
**Applicant** Seamus O' Donnchadha  
**Location** 2, Innisfallen Parade, Phibsboro, Dublin 7  
**Registration Date** 14/01/2022

**Additional Information**

**Proposal:** EXPP: Adding in a side wall upstairs bathroom window.

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**Area** Area 3 - Central  
**Application Number** 0014/22  
**Application Type** Section 5  
**Applicant** Maye Taverns Limited  
**Location** 19A, Frederick Street North, 44-45 Dorset Street Upper, Dublin 1  
**Registration Date** 14/01/2022

**Additional Information**

**Proposal:** EXPP: Is the re-positioning of the off-licence section within the subject premises an exempted development, in conjunction with a proposed change of use from pub to shop/convenience store?(Such change of use, of itself, an exempted development under Class 14(b) of the Second Schedule Part 1 of the 2001 Exempted Development Regulations).

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