

Dublin City Council

 **Weekly Planning List
19/22**

(09/05/2022-13/05/2022)

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 2
COMMERCIAL**

**Area** Area 2 - South Central
**Application Number** 3929/22
**Application Type** Permission
**Applicant** Vantage Towers Limited
**Location** 76 Thomas Street, Dublin 8
**Registration Date** 10/05/2022
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: permission to increase the height of the rooftop chimney for the purpose of enclosing 3 no. telecommunications antennas and 1 no. dish, to affix telecommunications equipment upon the building rooftop together with all associated works (protected structure reference number : 8361).

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**Area** Area 2 - South Central
**Application Number** 3934/22
**Application Type** Permission
**Applicant** Emerald Malahide Limited Partnership
**Location** Merchant's Hall, 25/26 Merchant's Quay, Dublin 8, (D08
 NT3K) and Merchant's House, 27-30 Merchant's Quay,
 Dublin 8. (D08 K3KD)
**Registration Date** 10/05/2022
**Additional Information**
**Proposal**: The development will consist of: The creation of a new ope in the party wall separating Merchant's Hall & Merchant's House at ground floor level.

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**Area** Area 2 - South Central
**Application Number** 3935/22
**Application Type** Retention Permission
**Applicant** St. Michael's & St. Raphael's Primary National Schools
**Location** St. Michael's & St. Raphael's Primary National
 Schools, Dominican Campus, Kylemore Road, Ballyfermot,
 Dublin 10, D10 YK84
**Registration Date** 10/05/2022
**Additional Information**
**Proposal**: RETENTION: The development will consist of: retaining three existing prefabricated classroom buildings, one at 154m2 and two at 84m2 at the existing school campus. The classroom accommodation is of single storey prefabricated construction complete with WC facilities provided for in each separate building. The buildings are located within the rear playground areas and are separate from the existing school buildings. Access to each of the prefabricated classroom buildings is provided by wheelchair access ramps. The development was previously granted under planning reference 6779/07.

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**Area** Area 2 - South Central
**Application Number** 3944/22
**Application Type** Permission
**Applicant** IRE Real Estate Investment Partners ICAV
**Location** Site known as The Brewery Block bounded, By, Ardee
 Street, Newmarket, Brabazon Place, Brabazon Row, Saint
 Luke's Avenue, Dublin 8
**Registration Date** 11/05/2022
**Additional Information**
**Proposal**: Proposed development will consist of amendments to the part-two to part-eight storey mixed-use development in three blocks incorporating a co-working shared space with associated café and 368 no. student accommodation bed spaces with associated facilities granted planning permission under Reference ABP-305324-19 comprising: 1) Introduction of a separate fire fighting access route through Block A from Ardee Street to the internal courtyard and tower and consequent reduction in the permitted areas of the bin store by 9 sq.m and bicycle store by 14 sq.m; 2) Minor modifications to Block A including internal alterations the relocation, replacement of permitted timber gates to the main entrance on Newmarket Square with a metal surround and a glazed sliding door, the replacement of the permitted timber gated entry to the vaults with a simple steel door, retention of the blocked up opening adjacent to the main entrance door with matching reclaimed brick, and to the extent and arrangement of the glazing courtyard at ground floor and to the core; 3) Minor modifications to the internal layout of the ground floor of Block B and consequent amendments to the fenestration to the courtyard elevation and the position of the ridge on the lower roof, to the extent of ground floor fenestration, location of entrance from the courtyard and fenestration to upper lobbies / stairwells, and the omission of 2 no. windows from the facade to Brabazon Street / Place; 4) Modifications to the permitted internal layout of the co-working shared space on the ground floor of Block C fronting onto St Luke's Avenue to remove the shared lobby and create two separate units accessed from the street and consequent reduction in the permitted net unit area from 325 to 298 sq.m; 5) Modification to the elevational treatment of the tower including the retention of all windows on the northern elevation as blind recesses of matching reclaimed brick; and 6) Modifications to the landscape treatment of the internal courtyard consequent to the introduction of a separate fire fighting access from Ardee Street including the relocation of one of the zones for future bicycling parking.

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**Area** Area 2 - South Central
**Application Number** 3950/22
**Application Type** Permission
**Applicant** Turvey Manor Ltd
**Location** 39-40 Bridgefoot Street, Dublin 8, D08 T6F7
**Registration Date** 12/05/2022
**Additional Information**
**Proposal**: Planning permission for the proposed development involves the following: the demolition of the existing derelict sheds and construction of part 7 and part 8 storey mixed use retail and residential development consisting of 2 no. retail units and 44 no. apartments comprising of 22 no. one-bed, 19 no. two-bed and 3 no. three-bed units, all with associated private open space, communal open space, landscaping, bike storage, bin storage, retail storage and the necessary site works.

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**Area** Area 2 - South Central
**Application Number** 3963/22
**Application Type** Permission
**Applicant** Permanent TSB Public Limited Company
**Location** Permanent TSB, 310, Ballyfermot Road, Dublin 10
**Registration Date** 13/05/2022
**Additional Information**
**Proposal**: Development will consist / consists of: A new ATM to the front elevation of the bank together with minor elevational changes consisting of relocation of existing data and letterbox on the front elevation.

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**Area** Area 2 - South Central
**Application Number** WEB1429/22
**Application Type** Permission
**Applicant** Michael Kearney
**Location** 20, Main Street, Chapelizod, Dublin, 20 D20 CX81
**Registration Date** 09/05/2022
**Additional Information**
**Proposal**: Replacement of existing shopfront fascia board, metal roller shutters and other signage with new traditional shopfront; 3 no. awnings, 2 no. new wall mounted folding benches, external lighting & new metal railings for existing steps to house within an Architectural Conservation Area at 20 Main Street, Chapelizod, Dublin 20.

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**Area** Area 2 - South Central
**Application Number** WEB1449/22
**Application Type** Permission
**Applicant** Michael Kearney
**Location** 20, Main Street, Chapelizod, Dublin, 20 D20 CX81
**Registration Date** 12/05/2022
**Additional Information**
**Proposal**: Replacement of existing shopfront fascia board, metal roller shutters and other signage with new traditional shopfront; 3 no. awnings, 2 no. new wall mounted folding benches, external lighting & new metal railings for existing steps to house within an Architectural Conservation Area at 20 Main Street, Chapelizod, Dublin 20.

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**Area 2
DOMESTIC**

**Area** Area 2 - South Central
**Application Number** 3962/22
**Application Type** Permission
**Applicant** Jacinta Kenny
**Location** 29, Walkinstown Road, Dublin 12
**Registration Date** 13/05/2022
**Additional Information**
**Proposal**: Development will consist of rear extension to an existing shed / garage. Part of the existing structure will be kept and added to in height and length to the rear of the property. The shed / garage will be a single-storey building.

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**Area 2
Decisions**

**Area** Area 2 - South Central
**Application Number** 3406/21
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 13/05/2022
**Applicant** Clement Prendergast
**Location** 304 Crumlin Road, Crumlin, Dublin 12, D12 HY51
**Additional Information** Additional Information Received
**Proposal**: Planning permission for an attic conversion to non habitable storage space with hipped dormer to side of hip roof to accommodate stairs to attic, a contemporary dormer to rear roof, roof window to front roof of existing house with ancillary works.

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**Area** Area 2 - South Central
**Application Number** 3526/22
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 09/05/2022
**Applicant** Lucy Haggan and Ricardo Barandika
**Location** 26, Hamilton Street, Dublin 8, D08 W2V6
**Additional Information**
**Proposal**: The development will consist of 1) Demolition of existing single storey extension and boiler house/shed to the rear of existing dwelling 2) Construction of new two storey extension with single storey elements to the rear of existing dwelling. 3) New velux rooflights to existing roof and all associated alterations to elevations, internal layouts, site, landscaping, drainage and ancillary works.

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**Area** Area 2 - South Central
**Application Number** 3538/22
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 10/05/2022
**Applicant** Bingliang Xia
**Location** 478, South Circular Road, Rialto, Dublin, D08 WN1W
**Additional Information**
**Proposal**: Permission sought for proposed change of use from medical consulting offices/doctors surgery to residential, a single two-storey semi-detached five-bedroomed house.

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**Area** Area 2 - South Central
**Application Number** 3556/22
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 10/05/2022
**Applicant** Denise Collins
**Location** 29, Ballyfermot Road, Dublin 10
**Additional Information**
**Proposal**: The development will consist of the construction of single storey rear and side extension plus all associated site works.

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**Area** Area 2 - South Central
**Application Number** 3929/22
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 13/05/2022
**Applicant** Vantage Towers Limited
**Location** 76 Thomas Street, Dublin 8
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: permission to increase the height of the rooftop chimney for the purpose of enclosing 3 no. telecommunications antennas and 1 no. dish, to affix telecommunications equipment upon the building rooftop together with all associated works (protected structure reference number : 8361).

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**Area** Area 2 - South Central
**Application Number** WEB1247/22
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 13/05/2022
**Applicant** Jessica Clarke
**Location** 71, Emmet Road, Inchicore, Dublin 8
**Additional Information**
**Proposal**: Three-story extension to the rear. To include Basement Ground and first-floor extensions for extended living.

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**Area** Area 2 - South Central
**Application Number** WEB1250/22
**Application Type** Retention Permission
**Decision** GRANT RETENTION PERMISSION
**Decision Date** 13/05/2022
**Applicant** Jane Geary-Doyle
**Location** 76, Benmadigan Road, Drimnagh, Dublin 12 D12 KA97
**Additional Information**
**Proposal**: RETENTION: Retention of the as-built front, side and rear single storey extension, which was granted by Dublin City Council planning Ref: 3914/19.

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**Area** Area 2 - South Central
**Application Number** WEB1275/22
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 10/05/2022
**Applicant** Darren McDonnell & Rachel McCullough
**Location** 8, Bow Bridge, Kilmainham, Dublin 8 D08 E4E3
**Additional Information**
**Proposal**: RETENTION: Retention permission for the demolition of an existing rear two storey extension with a first-floor extension not exceeding 12m2 at 8 Bow Bridge, Kilmainham, Dublin 8.

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**Area** Area 2 - South Central
**Application Number** WEB1429/22
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 12/05/2022
**Applicant** Michael Kearney
**Location** 20, Main Street, Chapelizod, Dublin, 20 D20 CX81
**Additional Information**
**Proposal**: Replacement of existing shopfront fascia board, metal roller shutters and other signage with new traditional shopfront; 3 no. awnings, 2 no. new wall mounted folding benches, external lighting & new metal railings for existing steps to house within an Architectural Conservation Area at 20 Main Street, Chapelizod, Dublin 20.

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**Area 2
Appeals Notified**

**Area** Area 2 - South Central
**Application Number** 2647/21
**Appeal Type** Written Evidence
**Applicant** Michael Fitzgerald
**Location** Liberty Market, 71, Meath Street, Dublin 8, D08 A526
**Additional Information** Additional Information Received
**Proposal**: Permission for development at this site. The site is generally bound by Engine Alley to the north, by Crosstick Alley to the south, by two storey dwellings along Catherine Street to the east, and by Meath Street to the west.
The proposed development will consist of the phased demolition of the existing market building (806 sqm) in line with the phased construction of a mixed use development (2,294 sqm), including a new market building at ground floor. The development ranges from one to five storey in height.
The development will consist of:
• The phased demolition of the existing single storey market building and all associated elements (806 sqm) to be undertaken with the phased construction of a new market building and ancillary elements at ground floor with pedestrian access off Engine Alley, Crosstick Alley and Meath Street (740 sqm);
• Construction of 3 no. residential blocks containing 20 no. apartments (4 no. studio; 6 no. 1 bed; 9no. 2 bed and 1 no. 3 bed units) above the market building, with pedestrian access off Engine Alley and Crosstick Alley that will consist of: Block A bounding Engine Alley (3-5 storey) that will consist of 8 no. apartments; Block B bounding Meath Street (3-4 storey) that will consist of 2 no. apartments; and Block C bounding Crosstick Alley (3-5 storey) that will consist of 10 no. apartments.
Each apartment block will also be accessed from, and include a communal courtyard at first floor level. Communal terraces are proposed at the fourth floor of Blocks A and C; with private balconies to serve each apartment on all levels. The development will also include hard and soft landscaping as well as 20 no. secure bicycle parking spaces to be accessed off Crosstick Alley; and bin store to serve the apartments; as well as all associated ancillary and site development works.

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**Area** Area 2 - South Central
**Application Number** 3843/21
**Appeal Type** Written Evidence
**Applicant** Colm and Pauline Cannon
**Location** Site at 110, Inchicore Road, Kilmainham, Dublin 8
**Additional Information** Additional Information Received
**Proposal**: Permission for development at this site of c. 0.1276 ha, which comprises part of the garden of 110 Inchicore Road, Kilmainham, Dublin 8, DO8X5R9, located to the rear of 102, 104, 106 and 108 Inchicore Road, Kilmainham, Dublin 8 (Eircodes D08Y57C, DO8K6F9, D08E7P3 and DO8Y9K2, respectively), and the associated laneway between 108 and 110 Inchicore Road, Kilmainham, Dublin 8 (Eircodes DO8Y9K2 and D08X5R9, respectively).
The development will consist of the demolition of an existing shed (c. 42 sq m) and the construction of a detached two storey six bedroom dwelling (c. 239 sq m) and associated detached garage (c. 32 sq m). The development will also comprise: hard and soft landscaping including the provision of boundary treatments, gates and fencing where required; associated site servicing (foul and surface water drainage and water supply); and all other site excavation and development works above and below ground.

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**Area 2
Appeals Decided**

**None**

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

19/22

(09/05/2022-13/05/2022)

**Area** Area 2 - South Central
**Application Number** 0151/22
**Application Type** Social Housing Exemption Certificate
**Applicant** Turvey Manor Ltd
**Location** 39/40, Bridgefoot Street, Dublin 8
**Registration Date** 12/05/2022
**Additional Information**
**Proposal**: SHEC: The demolition of the existing derelict sheds and construction of part 7 and part 8 storey mixed use retail and residential development consisting of 2 no. retail units and 44 no. apartments comprising of 22 no. one-bed, 19 no. two-bed and 2 no. three-bed units.

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Dublin City Council

SECTION 5 EXEMPTIONS

19/22

(09/05/2022-13/05/2022)

**Area** Area 2 - South Central
**Application Number** 0149/22
**Application Type** Section 5
**Applicant** Rachel Fallon and Christian Kerskens
**Location** 9, Granite Terrace, Inchicore, Dublin, D08YX5X
**Registration Date** 13/05/2022
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: The development will consist of the following -
External works
1) Repair works to the existing chimney,
2) Replacement of defective non-original rainwater goods,
3) Window conservation and repair works
Internal works
4) First floor level - relocation of bathroom,
5) First floor level - replacement of non-original doors
6) Ground floor level - modifications to single storey extension to facilitate utility, lobby and downstairs bathroom

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