

Dublin City Council

**Weekly Planning List  
20/22**

(16/05/2022-20/05/2022)

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** 2354/17/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** EirGrid Plc  
**Location** ESB Depot, Jamestown Road, Inchicore, Dublin 8  
**Registration Date** 20/05/2022  
**Additional Information**   
**Proposal**: EXT. OF DURATION: The development will consist of the removal of the existing boundary wall and palisade fence on the western and northern boundaries of the existing substation compound; the construction of;   
a) A new 2 storey [c. 14.7m high] 220 kV Gas Insulated Switchgear (GIS) building [840 sq.m] to the north of the existing GIS building accommodating electrical plant at ground floor and a control room and ancillary storage areas at first floor level;   
b) 2 No. bunded 220 kV transformer bays on the eastern elevation of the new GIS building;   
c) All associated and ancillary works, ducts and cabling associated with the removal, relocation, replacement and installation of electrical plant and switchgear on the site, the provision of overhead connecting bus ducts running between the existing and proposed GIS buildings; and the relocation of underground cables across the site;   
d) Modifications to openings on the northern and southern elevations of the existing GIS building;   
e) The removal of an existing tower mast on the southern side of the existing 220 kV substation proximate to the northern bank of the Grand Canal;   
f) The construction of a new boundary wall [up to 4m high] and palisade fence [up to 2.6m high] along the western and northern boundaries of the site;   
g) The erection of 11 no. lightning protection rods [up to 3m high] on existing and proposed structures;   
All ancillary works within the site including: the provision of additional areas of hard-standing and internal access ways and associated site drainage works and other site works including the provision of oil storage.

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**Area** Area 2 - South Central  
**Application Number** 3992/22  
**Application Type** Permission  
**Applicant** PZ Digital Ltd  
**Location** 3-4 Usher's Quay, Dublin 8 (on the corner with Lower  
 Bridge Street)  
**Registration Date** 18/05/2022  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: planning permission for the replacement of a 6.4m x 7.7m conventional advertising poster (including 150mm wide frame all round and a 1.25m apron), with overhead lights and an overall height of 10.95m off the ground, with a 5.2m x 7.7m digital advertising display unit (with 200mm wide frame all round) without overhead lights, with an overall height of 12.2m off the ground on the side (east) elevation to Lower Bridge Street, Dublin 8 on the corner with Usher's Quay, Dublin 8.

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**Area** Area 2 - South Central  
**Application Number** 4003/22  
**Application Type** Permission  
**Applicant** Emerald Malahide Limited Partnership  
**Location** Merchant's Hall , 25/26, Merchants Hall, Merchant's  
 Quay, Dublin 8 (D08 NT3K) and Merchant's House, 27/30  
 Merchant's Quay, Dublin 8 (D08 K3KD)  
**Registration Date** 18/05/2022  
**Additional Information**   
**Proposal**: 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** 4011/22  
**Application Type** Permission  
**Applicant** ESB Networks  
**Location** ESB's Francis Street 110kV Electricity Substation,  
 Francis Street/Swift's Alley/Garden Lane, Dublin 8.  
**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: Permission for the installation of three telecommunication antennae and ancillary equipment on the rooftop of the electricity substation building at ESB's Francis Street 110kV Electricity Substation, Francis Street/Swift's Alley/Garden Lane, Dublin 8. The site is located in an Architectural Conservation Area.

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**Area** Area 2 - South Central  
**Application Number** 4015/22  
**Application Type** Permission  
**Applicant** Marbelsand Holding Limited  
**Location** Site of former No. 2 Brewery, which incorporates the  
 Brew Hall Building and connected Front Wing Building,  
 and which is part of the existing Guinness Brewery  
 lands to the South of James's Street, Dublin 8  
**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: Permission for development at a site of 0.7 ha at the former No. 2 Brewery, which incorporates the Brew Hall Building and connected Front Wing Building, and which is part of the existing Guinness Brewery lands to the South of James's Street, Dublin 8. The site is bound by the Open Gate Brewery to the north-west, former Front Offices (Protected Structures) along James's St to the north, St. James's Church (a Protected Structure) and Echlin Street to the west, Grand Canal Place to the south west and the Guinness Brewery site to the east and south. The development consists of the redevelopment and repurposing of the former No. 2 Brewery to accommodate a commercial office, of c.16,413 sq.m with associated facilities and the demolition of the adjacent unused former Brewhouse Water Tank building, unused Wet Grain Silos, which form part of the former Guinness Flavour Extract Plant 1 (known as GFE1), and partial demolition of former No. 3 Brewery to the west and south of the No. 2 Brewery Building (total demolition of c.12,923 sq.m). To facilitate the redevelopment of the buildings as commercial offices the following works are proposed: The height of the existing Front Wing Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level increasing the existing building from a current height of 3 storeys plus mansard roof (c. 40.09m OD) to 5 storeys (max height of c. 39.33m OD). The height of the existing No. 2 Brewery Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level, level increasing the existing building from a current height of c. 5 storeys equivalent (c. 44.84m OD) to 7 storeys (max height of c. 51.35m OD). External roof terraces are provided at 3rd, 4th and 5th floor level on the southern elevation, 4th and 6th floor level on the northern elevation and 5th floor level on the eastern elevation. The existing buildings are retained and the external elevations are cleaned and refurbished in line with best conservation practice. The interior structure is replaced with a modern structure to support the proposed use of the building as a commercial office. The space is provided with a central top lit glazed atrium space, which rises from level 00 to roof level. The central atrium space features a new steel structure recreating the spirit and aesthetic of the original industrial structure. The interior elements for retention include the distinctive internal tiling to the inside face of external walls, the existing cast iron and jack arch construction of The Front Wing and the ground floor staircase of The Front Wing from Level 00 to Level 01 and the existing staircase of The Front Wing from Level 00 to Level 01 is proposed to be relocated to the base of the proposed atrium to link in with proposed levels. The roof of the Brewhouse building is provided with a northlight profile plant screen which recreates the profile of the original existing structure at a higher level, screening roof mounted plant and forming a roof mounted photovoltaic array. The modern pastiche southern elevation of The Front Wing is removed and replaced with a modern metal clad façade which extends to the south, recreating the pattern of the existing façade in a striking contemporary material and aesthetic The modern party wall of the southern elevation of the No. 2 Brewery is removed and replaced with a contemporary metal framed façade, providing shading and depth to this elevation. The core located to the south west is clad in a profiled precast concrete, which returns to the newly formed western elevation. The redundant industrial interior structures, roof structure (including the modern structure and finishes to the mansard of the Admin building), redundant copper and modern finishes/ cladding elements are carefully removed. The intention is to retain the existing structural elements and copper structure for reuse in the site landscape scheme as part of a future masterplan application. Existing timber and metal windows are proposed to be retained and refurbished in line with best conservation practice. Externally the existing spiral stair to the north elevation is proposed to be retained and conserved in place and the ground level glazed openings are replaced with modern glazing and frames and an integrated metal lining is added to the proposed reception area entrance to demarcate the entrance zone. A new extended basement level with appropriate retention structures is formed to the building, expanding east and west from the existing part basement at a slightly lower level to accommodate staff changing facilities and plant rooms. The basement also contains space for future car parking space (currently in accessible under this plan which will be subject to future interconnection with wider masterplan basement). The Guinness Brewery lands contains Protected Structures, the proposed development does not comprise work to any protected structure.

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**Area** Area 2 - South Central  
**Application Number** 4016/22  
**Application Type** Permission  
**Applicant** PI Hotels & Restaurants Ireland Ltd.  
**Location** Site at Newmarket, Brabazon Place, Brabazon Row and  
 St. Luke's Avenue, Dublin 8 (lands comprising part of  
 the site known as the IDA Ireland Small Business  
 Centre at Newmarket Industrial Estate and including  
 parts of 10, 12, 13 and 14 Newmarket Industrial)  
**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: Development of 4 No. illuminated external projecting signs and building facade lighting. This external signage and lighting application relates to a previously permitted development (Dublin City Council Reg. Ref. 4743/19) currently under construction on a site of 0.115 hectares located at Newmarket, Brabazon Place, Brabazon Row and St Luke's Avenue, Dublin 8 (lands comprising part of the site known as the IDA Ireland Small Business Centre at Newmarket Industrial Estate and including parts of 10, 12, 13 and 14 Newmarket Industrial Estate and Brabazon Place, 32 Newmarket / Brabazon Place).   
The proposed development consists : of the erection of (a) 3 No. high level double-sided projecting internally illuminated signs (2.944 sq m each), 1 No. on the Brabazon Row / Brabazon Place (western) elevation and 2 No. on the Newmarket (southern) elevation and (b) 1 No. low level internally illuminated panel sign (2.091 sq m) on the Brabazon Row / Brabazon Place (western) elevation; and the provision of the building facade lighting on the Brabazon Row / Brabazon Place (western) and Newmarket (southern) elevations.

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**Area** Area 2 - South Central  
**Application Number** 4019/22  
**Application Type** Permission  
**Applicant** Grobon Ltd  
**Location** Site to the side of 22, Cameron Square, Dublin 8, D08  
 KVP2  
**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: The development consists of proposed 3-storey over lower ground mixed use development incorporating: 3-person 2-bedroom apartment at lower ground level; medical suites with a reception area at ground floor level; a 4-person 2-bedroom apartment at first floor level; a 2-person 1-bedroom apartment at second floor level; and all ancillary works including bicycle parking, landscaping, boundary treatments, lighting, foul/surface drainage, refuse storage, and site works necessary to facilitate the development.

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**Area 2   
DOMESTIC**

**Area** Area 2 - South Central  
**Application Number** 4013/22  
**Application Type** Retention Permission  
**Applicant** Steven Gallagher  
**Location** 12 Thirlestane Terrace, Thomas Court, Dublin 8, D08  
 X3X6  
**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: RETENTION: Retention permission for the construction of an extension to rear of my dwelling house, consisting of an extended kitchen area on ground floor and extended bedroom on the first floor with associated site development works.

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**Area** Area 2 - South Central  
**Application Number** WEB1457/22  
**Application Type** Retention Permission  
**Applicant** Jorg Lotze  
**Location** 94, Bunting Road, Walkinstown, Dublin 12, D12 E2K0  
**Registration Date** 16/05/2022  
**Additional Information**   
**Proposal**: RETENTION: Retention permission for a 2.1m x 2m bicycle shed in the front garden. The structure has a maximum height of 1.4m and is made from aluminium with a black powder-coated finish.

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**Area** Area 2 - South Central  
**Application Number** WEB1466/22  
**Application Type** Retention Permission  
**Applicant** Jorg Lotze and Katja Vogler  
**Location** 94, Bunting Road, Walkinstown, Dublin 12  
**Registration Date** 17/05/2022  
**Additional Information**   
**Proposal**: RETENTION: Retention permission for a 2.1m x 2m bicycle shed in the front garden at 94 Bunting Road, Walkinstown, Dublin 12. The structure has a maximum height of 1.4m and is made from aluminium with a black powder-coated finish.

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**Area** Area 2 - South Central  
**Application Number** WEB1479/22  
**Application Type** Permission  
**Applicant** Alan Carey and Ashling McEvoy  
**Location** 36, Dowland Road, Walkinstown, Dublin 12  
**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: Convert roof space to living accommodation with rear dormer and a change of roof profile from hip to gable end with gable window and with raised ridge together with associated site works.

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**Area 2   
Decisions**

**Area** Area 2 - South Central  
**Application Number** 0121/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/05/2022  
**Applicant** George Gabriel Ceuca and Katarzyna Czarkowska  
**Location** 72, Martin's Row, Chapelizod, Dublin 20  
**Additional Information**   
**Proposal**: SHEC: The demolition of existing attached dwelling house and outbuildings and the construction of 2 no. 3-storey, 3-bed infill terraced dwellings.

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**Area** Area 2 - South Central  
**Application Number** 3120/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/05/2022  
**Applicant** Carman Developments Ltd  
**Location** 58/59 Meath Street, Dublin 8 & part of 27 Carman's  
 Hall, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for a material change of use of the approved retail unit at 58/59 Meath Street & part of 27 Carman's Hall (as permitted under reg. ref. 3934/20; 3985/17 and ABP-302295-18) to provide for Class 2 financial/professional services and /or Class 3 office use and/or Class 8 healthcare use.

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**Area** Area 2 - South Central  
**Application Number** 3134/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/05/2022  
**Applicant** Irish Social Housing Property II S.a.r.l.  
**Location** Site at the former Faulkners Industries Factory,  
 Chapelizod Hill Road, Chapelizod, Dublin 20  
**Additional Information** Additional Information Received  
**Proposal**: Permission for the amendment of a permitted development at the site at the former Faulkners Industries Factory, Chapelizod Hill Road, Chapelizod, Dublin 20; 'Beann', 38 Chapelizod Hill Road, Chapelizod, Dublin 20 and 'Clarevill' 38D Chapelizod Hill Road, Dublin 20.  
The development will consist of an amendment of previously permitted mixed-use residential development (previously granted under Reg. Ref. 2869/17; ABP Ref. PL29S248958; Reg. Ref. 3221/18). The amendment will consist of the modifications of the internal road layout at grade level, relocation of basement ramp, modifications to basement layout including a revised and relocated amenity area under Block A and with a 254m2 decrease in floor area, a change to the number of car parking spaces, new elevations to Block A at basement level and minor amendments to North and East elevations at basement level of Block B, amendments to proposed attenuation areas, minor amendments to landscaping and associated site works.

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**Area** Area 2 - South Central  
**Application Number** 3588/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/05/2022  
**Applicant** Sarsfield Racing Pigeon and Sports Club  
**Location** Sarsfield Racing Pigeon and Sports Club, 144, Lally  
 Road, Ballyfermot, Dublin 10  
**Additional Information**   
**Proposal**: For development at Sarsfield Racing Pigeon and Sports Club, 144 Lally Road, Ballyfermot, Dublin 10, an existing single storey detached building fronting onto Lally Road. The development will consist of a new pedestrian entrance to the site from Lally Road to facilitate pedestrian access and access for disabled persons to Sarsfield Racing Pigeon and Sports Club.

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**Area** Area 2 - South Central  
**Application Number** 3606/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/05/2022  
**Applicant** CIE  
**Location** Site on the Northwestern side of the railway bridge at  
 Kylemore Road, Ballyfermot, Dublin 10  
**Additional Information**   
**Proposal**: Permission sought for the removal of 2 no. 48 sheet 6.4m x 3.2m illuminated trivison rotating advertising signs and replacing with 2 no. 6.52m x 3.47m internally illuminated static advertising displays on a site on the northwestern side of the railway bridge.

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**Area** Area 2 - South Central  
**Application Number** 3619/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/05/2022  
**Applicant** Fionnuala O Neill  
**Location** 21, Anner Road, Kilmainham, Dublin 8, D08 H9C8.  
**Additional Information**   
**Proposal**: The development will consist of the widening of existing pedestrian access to 3 metres wide for new 'vehicular access' to provide one off street car parking space. Retain existing plinth wall, and four bar steel railings. Provision of a concrete apron in the public footpath. Finishes to be stone chippings, planted areas and granite paving.

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**Area** Area 2 - South Central  
**Application Number** 3914/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/05/2022  
**Applicant** Grobon Ltd  
**Location** 22A, Cameron Square, Kilmainham, Dublin 8  
**Additional Information**   
**Proposal**: The development consists of a proposed 3-storey over lower ground mixed use development incorporating: a 3-person 2-bedroom apartment at lower ground level; medical suites with a reception area at ground floor level; a 4-person 2-bedroom apartment at first floor level; a 2-person 1-bedroom apartment at second floor level; and all ancillary works including bicycle parking, landscaping, boundary treatments, lighting, foul/surface drainage, refuse storage, and site works necessary to facilitate the development.

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**Area** Area 2 - South Central  
**Application Number** 3934/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/05/2022  
**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)  
**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** WEB1136/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/05/2022  
**Applicant** Laura and Gerard Sayers  
**Location** 44, Kylemore Avenue, Ballyfermot, Dublin 10, D10 FT02  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of a new rear dormer roof structure at the attic top floor and the proposed dormer roof is higher than the house roof ridge, there is a small lower dormer structure which is level with the ridge line to accommodate a stairs to the new attic level, new rooflight to the front slope of the roof and single storey rear extension which is higher that the existing utility/toilet block.

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**Area** Area 2 - South Central  
**Application Number** WEB1262/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/05/2022  
**Applicant** we buy any property limited  
**Location** Unit 5, Goldenbridge Industrial Estate, Tyrconnell  
 Road, Inchicore, Dublin 8  
**Additional Information**   
**Proposal**: A change of use from a detached single storey storage shed to a detached single storey commercial cafe unit situated to the side of existing commercial premises.

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**Area** Area 2 - South Central  
**Application Number** WEB1279/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/05/2022  
**Applicant** Martin Gaughan  
**Location** 91, Rialto Cottages, Rialto, Dublin 8 D08 XP9F  
**Additional Information**   
**Proposal**: The proposed development will consist of: the demolition of existing single storey ground floor rear extensions; the construction of a new side and rear single storey ground floor extension of 42sqm, reroofing & roof modifications to the existing house, addition of rooflights to the existing roofs and extension roof; relocation of front door and modifications to front facade, with associated site and landscape works.

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**Area** Area 2 - South Central  
**Application Number** WEB1457/22  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/05/2022  
**Applicant** Jorg Lotze  
**Location** 94, Bunting Road, Walkinstown, Dublin 12, D12 E2K0  
**Additional Information**   
**Proposal**: RETENTION: Retention permission for a 2.1m x 2m bicycle shed in the front garden. The structure has a maximum height of 1.4m and is made from aluminium with a black powder-coated finish.

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**Area 2   
Appeals Notified**

**Area** Area 2 - South Central  
**Application Number** 3384/22  
**Appeal Type** Written Evidence  
**Applicant** Anna O'Brien  
**Location** 66, Lally Road, Ballyfermot, Dublin 10  
**Additional Information**   
**Proposal**: RETENTION: Retention permission for vehicular access to the front (widening and creation of).

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**Area 2   
Appeals Decided**

**Area** Area 2 - South Central  
**Application Number** 2782/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 20/05/2022  
**Applicant** Double E Investments Ltd  
**Location** Kestrel House, 157 Walkinstown Road, Dublin 12, D12  
 NN8A  
**Additional Information**   
**Proposal**: Planning permission is sought for development comprising:  
i. The demolition of the existing two storey building (licensed public house and ancillary off-licence) and infill of existing basement.  
ii. The construction of a part 4, 6, 7 and 8-storey mixed-use development consisting of the following uses: (A) 52 no. apartments, comprising of 23 no. one-bed apartments and 29 no. two-bed apartments (access from Bunting Road). Each unit will have access to private amenity space via a balcony/terrace and 381.6 sqm of external communal amenity space is provided at 4th and 6th floor levels; (B) 3 no. retail units at ground floor totalling 177.9 sqm (access from Walkinstown Road and Bunting Road); (C) 383.8 sqm public house at ground floor (access from Walkinstown Road, Cromwellsfort Road and Bunting Road).  
The development features bicycle spaces (99 spaces located internally at ground floor level including 1 accessible space and 2 cargo bicycle spaces and 39 visitor spaces located externally); a refuse storage, a plant room and an ESB substation (all located at ground floor); landscaping and all associated site development works.

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
20/22

(16/05/2022-20/05/2022)

**Area** Area 2 - South Central  
**Application Number** 0157/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Grobon Ltd  
**Location** Site to side of 22, Cameron Square, Kilmainham, Dublin  
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**Registration Date** 19/05/2022  
**Additional Information**   
**Proposal**: SHEC: 3 storey over lower ground mixed use development, 3 no. residential units with 1 no. medical suites unit.

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