



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List** **21/22**

(23/05/2022-27/05/2022)

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

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3193/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Double E Investments Ltd
<b>Location</b>	Kestrel House, 157 Walkinstown Road, Dublin 12, D12 NN8A with frontage to Cromwellsfort Road and Bunting Road

**Registration Date** 25/05/2022

**Additional Information** Additional Information Received

**Proposal:** Planning permission is sought for the development comprising: (i) demolition of the existing two storey building (licensed public house and ancillary off-licence); (ii) construction of a part 4, 5 and 6 storey (over basement) mixed use development consisting of the following: (a) 42 no. apartments, comprising of 19 no. one-bed apartments and 23 no. two-bed apartments (accessed from Bunting Road). Each unit will have access to private amenity space in the form of a balcony/terrace and 381.6 sqm of external communal amenity space provided at 4th and 5th floor levels; (b) 3 no. retail units at ground floor level totally 146sqm (accessed from Walkinstown Road and Bunting Road); (c) a 384sqm public house at ground floor level (accessed from Walkinstown Road, Cromwellsfort Road and Bunting Road). The development is served by refuse storage; a plant room; an ESB substation; 99 no. bicycle parking spaces, including 1 no. accessible space and 2 no. cargo bicycle spaces located internally at ground floor level and 39 no. visitor bicycle parking spaces located externally; (iii) extended excavation of existing basement to provide for 16 no. car parking spaces (including 1 no. limited mobility parking space). Vehicular access to the basement will be provided via a vehicle lift accessible via Bunting Road; (iv) provision of telecommunications infrastructure at roof level comprising (a) 6 no. 5G antennas and 6 no. hexaband antennas. Each antenna will be enclosed within shrouds (2.8m in height above parapet). A total of 6 no. shrouds will be provided, each containing 1 no. 5G antenna, 1 no. hexaband (2G/3G/4G) antenna; (b) 6 no. 0.3m microwave link dishes on 3 no. steel support poles (2m in height above the lift shaft overrun); (c) all associated equipment. (v) landscaping and all associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3302/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Delta Acorn Limited
<b>Location</b>	Former Lighting & Electrical Distribution Group Ltd Factory Complex, Moeran Road, Walkinstown, Dublin 12, D12 XV07.

**Registration Date** 23/05/2022

**Additional Information** Additional Information Received

**Proposal:** Planning permission for the proposed development comprises the following:

- (i) demolition of existing factory and ancillary buildings;
- (ii) construction of a 1-5 storey age friendly independent living residential development comprising 59 no. apartments (51 no. one bed and 8 no. two bed units). Each apartment is provided with a private balcony or terrace and has access to communal landscaped open space in the central courtyard and a communal roof garden on the southern block. The development is served by 18 no. car park spaces and 60 no. bicycle parking spaces;
- (iii) provision of entrance lobby comprising reception desk, office and communal spaces comprising common room, WC, meeting room, laundry room, scooter charging/storage room, bin store and a

bike store all at ground floor;

(iv) upgrade works to the existing vehicular entrance off Moeran Road;

(v) landscaping, boundary treatments, SuDs drainage and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4053/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Rodney McDaid
<b>Location</b>	20, Croftwood Crescent, Cherry Orchard, Dublin 10
<b>Registration Date</b>	24/05/2022
<b>Additional Information</b>	
<b>Proposal:</b>	Permission is sought for, 2 No. of 2 bedroom, 2 storey dwellings attached to side of existing dwelling with new vehicular access points to dwellings and associated site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4065/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Tim Wrafter
<b>Location</b>	10, Rowsertown Lane, Kilmainham, Dublin 8
<b>Registration Date</b>	25/05/2022
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission for the subdivision as a separate, two-bedroom house of the two/three-storey (including a roof terrace) extension built in 2018 onto the east side of the two-storey house at No. 10, Rowsertown Lane, Kilmainham, Dublin 8, together with associated alterations, including to the street façade.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4076/22
<b>Application Type</b>	Permission
<b>Applicant</b>	PZ Digital Ltd
<b>Location</b>	3-4, Usher's Quay, Dublin 8 (on the corner with Lower Bridge Street)
<b>Registration Date</b>	26/05/2022
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: 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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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1508/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Lauren Tuite
<b>Location</b>	122-122A (also known as 124) Emmet Road, Inchicore,

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Dublin 8  
27/05/2022

**Registration Date**

**Additional Information**

**Proposal:** The development will consist of the change of use of a vacant first floor residential unit into a commercial unit and the refurbishment of a vacant two-storey residential rear return extension. The development includes the reinstatement of existing timber shopfronts and signage with new entrance doors and folding window screens, the reinstatement of traditional timber sash windows, the reinstatement of natural slate roof tiles and ridge cappings, the cleaning and local repointing of existing brickwork, the removal of 3no. plaques from front elevation and re-instatement of internal ground floor hallway, the re-flashing and re-capping of 2no. chimneys, the cleaning and local repair to existing rendered gable and the provision of 2no. rooflights to the original Victorian house. The refurbishment of the existing two-storey rear return extension includes the alteration of existing roof to pitch roof with metal standing seam roof covering. New external insulated render to existing two-storey rear return extension, the provision of 1no. additional ground floor window and 2no. door screens to the first floor covered terrace area inclusive of external steps, sundry other minor works including solar panels to the rear of the newly refurbishment two-storey return extension and external works.

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**Area 2**  
**DOMESTIC**

**Area** Area 2 - South Central  
**Application Number** 4050/22  
**Application Type** Permission  
**Applicant** Paul Redmond and Mary Stringer  
**Location** 11 Thomond Road, Ballyfermot, Dublin 10  
**Registration Date** 24/05/2022  
**Additional Information**

**Proposal:** Permission for alterations to an existing house including the construction of a part single storey and part two storey extension to the rear.

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**Area** Area 2 - South Central  
**Application Number** 4080/22  
**Application Type** Permission  
**Applicant** Derkin Down  
**Location** 27, Benmadigan Road, Drimnagh, Dublin 12, D12 TW02  
**Registration Date** 27/05/2022  
**Additional Information**

**Proposal:** Planning permission for conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear. Construction of new bay window and porch to the front.

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**Area** Area 2 - South Central  
**Application Number** WEB1503/22  
**Application Type** Retention Permission  
**Applicant** Darren McDonnell & Rachel McCullough  
**Location** 8, Bow Bridge, Kilmainham, Dublin 8  
**Registration Date** 25/05/2022

### Additional Information

**Proposal:** RETENTION: Permission for the retention of the demolition of an existing rear two storey extension and Retention of the construction of a two storey extension to the rear of 8 Bow Bridge, Kilmainham, Dublin 8, not exceeding 12m2.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1506/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Conor Byrne
<b>Location</b>	5, Phoenix Street West, Dublin 10
<b>Registration Date</b>	26/05/2022

### Additional Information

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

- (1) The provision of a new extension, comprising part single-storey part two-storey extension, to the rear of existing house,
  - (2) including rooflights and
  - (3) associated site works.
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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0126/22
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	23/05/2022
<b>Applicant</b>	Brendan Peoples
<b>Location</b>	Site between No. 2 Lough Conn Road and No. 52 Drumfinn Road, Ballyfermot, Dublin 10

### Additional Information

**Proposal:** SHEC: New dwelling new site entrance and all associated development works

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3624/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/05/2022
<b>Applicant</b>	Powell Obaro-Esada and Juliet Obaro Esada
<b>Location</b>	49 Bluebell Avenue, Dublin 12

### Additional Information

**Proposal:** Planning permission for works consisting of alterations to the existing pedestrian gateway to be widened to create a new vehicular access 3.15M wide, all associated alterations, siteworks and ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3634/22
<b>Application Type</b>	Permission

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<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/05/2022
<b>Applicant</b>	Mary Jane and Oliver Fegan
<b>Location</b>	6, Glenaulin Park, Chapelizod, Dublin 20, D20 KP58
<b>Additional Information</b>	

**Proposal:** Permission is sought for partial demolition of existing ground floor to rear and construction of a single and two storey extension to the side and rear, new dormer extension to rear to new attic conversion, new roof lights, alterations to front porch and front elevation and widening of existing vehicle access, to an existing two storey semi-detached dwelling.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3650/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/05/2022
<b>Applicant</b>	Sharon Casey
<b>Location</b>	60, Saint Agnes Road, Crumlin, Dublin 12, D12 E6VE
<b>Additional Information</b>	

**Proposal:** Permission for a change of use from existing GP medical practice into beauty and hair salon, new signage to front elevation and ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3992/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/05/2022
<b>Applicant</b>	PZ Digital Ltd
<b>Location</b>	3-4 Usher's Quay, Dublin 8 (on the corner with Lower Bridge Street)
<b>Additional Information</b>	

**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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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4013/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/05/2022
<b>Applicant</b>	Steven Gallagher
<b>Location</b>	12 Thirlestane Terrace, Thomas Court, Dublin 8, D08 X3X6
<b>Additional Information</b>	

**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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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4016/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/05/2022
<b>Applicant</b>	PI Hotels & Restaurants Ireland Ltd.
<b>Location</b>	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)

#### **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.

### **Area 2 Appeals Notified**

**None**

### **Area 2 Appeals Decided**

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3824/20
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	@23/05/2022
<b>Applicant</b>	Property Promotions Limited
<b>Location</b>	6A Killeen Cottages, Killeen Road, Dublin 10, D10 Y971

#### **Additional Information**

**Proposal:** The development will consist of : 1) The demolition of all existing buildings, structures and yard on site; 2) Construction of a part 4-storey and part 5-storey apartment building to accommodate 13 no. apartments, comprising 10 no. 1-bed units and 3 no. 2-bed units with associated terraces; 3) Vehicular and pedestrian access from Killeen Road; 4) 8 no. car parking spaces at surface level; 5) Landscaping, bicycle parking, refuse storage, boundary treatments and all associated site development works and services.