



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 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 3525/22  
**Application Type** Retention Permission  
**Applicant** Jenwood Investments Ltd t/a Seabank House  
**Location** The Seabank House, on the corner of East Road and East Wall Road, Dublin 3  
**Registration Date** 26/05/2022  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: Planning retention permission for as built outdoor screens to seating area fronting East Wall Road, to front of existing licensed premises.

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**Area** Area 3 - Central  
**Application Number** 3658/21  
**Application Type** Permission  
**Applicant** Michael Finnegan  
**Location** 29, New Cabra Road, Dublin 7  
**Registration Date** 24/05/2022  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning permission and retention permission for development consisting of the restoration and repair of residential accommodation including, planning permission to reinstate the original one over one timber up and down sliding sash windows, 4 No to the front and 5 No to the rear including the return, upgrading the existing front door and retention planning permission for a dropped ceiling, protecting the original ceilings, with service void behind in unit No's 2 and 3 on the ground floor and unit No's 5 and 6 on the first floor and a new stud a partition, a reversible intervention, in Unit No 6 on the first floor to form a separate bedroom and upgraded en-suites, bathrooms and kitchens in all of the existing 6 No Pre'63 units.

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**Area** Area 3 - Central  
**Application Number** 3808/21  
**Application Type** Permission  
**Applicant** The Commissioners for Public Works  
**Location** The Magazine Fort (a Protected Structure) Phoenix Park, Dublin 8  
**Registration Date** 27/05/2022  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE The development will consist of repair, conservation, change of use, and minor additions and alterations to, and ancillary works to a number of buildings in the Magazine Fort (a Protected Structure, RPS 6760, and on the Record of Monuments and Places RMP nos. DU018-007019) to facilitate access and use by the public, and will include: 1. The repair, conservation, change of use and minor alterations of the existing Johnston Ravelin Buildings which consist of Officers Quarters (a 1 storey building with an existing half basement, and total GFA of 329 m2, referred to as Building K in the Planning Application documents and drawings), Sergeants Quarters (a 1 storey with existing basement and total GFA of 213 m2, Building L), Men's Hut (a 1 storey building with a total GFA of 40 m2, Building O) Ablution Room (a 1 storey building with a total GFA of 21m2, Building H), Sentry Box (a 1 storey building with a total GFA of 25 m2, Building J), Men's WCs (Building M, a 1 storey building with a total GFA of 22 m2),

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Women's Washhouse (Building N, a 1 storey building with a total GFA of 9 m<sup>2</sup>), and Women's WCs (Building W, a 1 storey building with a total GFA of 1 m<sup>2</sup>); The repair and conservation work of the Fort's Johnston Ravelin Buildings (Buildings H,K, L, N and W listed above) includes re-roofing with slate and lead flashings, new cast-iron rainwater goods, and general repairs to brickwork, windows, doors, timber flooring, ceiling, chimneys, plasterwork and joinery. The repair and conservation works at the Johnston Ravelin courtyard and moat areas will consist of the refurbishment and augmentation of the existing cobbles and stone paving and the reinstatement of salvaged metalwork (gates and railings) to the courtyard; A change of use of the former Officers' Quarters and Sergeants Quarters (Buildings K and L) for use as Visitor and Staff Facilities to include, at ground floor level, Visitor Reception, Locker Room, Tea Room, Accessible Toilets and Staff Offices; and, at basement level, Kitchen, Staff Facilities (toilets, changing rooms, lockers) additional Visitor Toilets, Plant Rooms and general storage areas totalling GFA of 534 m<sup>2</sup>. Alterations to the internal existing fabric will consist of 2 nos. openings in 2 nos. walls in the Officers' Quarters and Sergeants Quarters (Buildings K and L), and the partial removal of timber flooring at ground floor level to provide for new staff stairs, the removal of damaged timber flooring at the basement and replacing with concrete; Alterations to the external fabric will include the removal of derelict subsidiary stair, wall and toilets, the removal of damaged external concrete ground surfaces, the removal of modern external gate, the removal of the Men's Hut, the removal of the metal shed to Ablution Room. New internal built works include the provision of new staff stairs and new partitioning for the new toilets; New external built works include the replacing of existing external concrete surface and limited cobbled areas with new textured concrete with integrated wayfinding recessed elements; the provision of new guardrails and addition of new external stairs to moat area, a new postern gate at the south moat wall, and a new metal external entrance gate and bridge with signage; 2. The restoration of the Duke of Dorset Archway, using original stonework which is currently stored on site. Interventions to the inner entrance bridge to consist of the removal of the existing metal grating and the provision of proposed new metal walkway and guardrails onto existing steel I-beams; 3. The insertion of a new metal walkway (809 m<sup>2</sup>) at the inner Fort ground level and at the Rampart Walls bank level to facilitate a universally accessible circumnavigational public access of the Fort and Ramparts (Building Z) to consist of: At ground level, the removal of damaged concrete paths and repair of surrounding cobble surfaces and the insertion of the proposed 1.8m wide perforated metal walkways supported on sleepers following the existing layout of concrete paths and concealing electrical services distribution; Alterations to the existing fabric of the Rampart Walls consisting of the opening up of gun embrasures located along the West, South and East elevations by the removal of later additions of concrete blockwork. At rampart level, the provision of an assembly of sleepers set into the grounds bearing the new perforated metal walkways & guarding aligned with the lower stone step level (at c. 250mm above the Rampart Walls bank level) at the Northwest bastion and along the West portion of the existing Rampart Walls and aligned with the top stone step level (at c. 750mm above the Rampart Walls bank level) at the Southwest bastion and along the South portion of the Rampart Walls, the provision of guarding at the Southeast bastion, the provision of steel safety guarding at the newly opened existing gun embrasures, and a new flagpole at the existing flagpole platform at the Southeast bastion. No element of the proposed walkway is above the existing height of the Rampart Walls' parapets; The provision of access at change of levels between ground and rampart walkways involving the erection of 2 no. steel truss ramps at the Northwest and Southeast bastions; and a Part M accessible lift and access lobbies (2 storeys and c.7.2m in height) at the Northwest bastion. The lift structure will consist of a weathered blockwork shaft on concrete pit foundation with adjoining protected access lobbies, all clad in metal cladding; 4. The repair, conservation, change of use and minor alteration of the existing corrugated iron Bakery Building (a 1 storey building with a total GFA of 296 m<sup>2</sup>, Building B) consisting of local repairs where necessary for Health & Safety, to the wall sheeting and the replacement of roof coverings, cleaning of the steel frame and stanchion structural remedial works, the provision of new metal rainwater goods, and the restoration and weatherproofing of windows and doors. The change of

use consists of the use of the Bakery Building as a new unheated exhibition and visitor orientation/gathering spaces (total GFA of 296 m2). Alterations to the existing fabric include the removal of 1 no. corrugated sheeting wall; 5. The repair, conservation, change of use and minor alteration of the existing Magazine Gunpowder Store Buildings (a 1 storey building containing 3 no. Vaults with a total GFA 704 m2, Building A) to consist of: Repair and conservation works including the recovering of slate roofing with new felt and timber battens and re-use of existing slate, with new slate as required to match existing, the restoration of stone capping, the repair of external wall harling and stonework, the restoration of rainwater goods and new to match existing where required, the repair of existing timber flooring, and the repair of the brick vaulted structure, including structural stitching to corners; The change of use of the Magazine vaults consists of the use of the former Vaults as new unheated exhibition spaces, including exhibition space (296 m2) in Vault A, and immersive audio-visual installations in Vaults B & C (total of 408 m2); Alterations to the existing fabric to consist of the provision of a connection between Vaults B and C and the demolition of relevant wall section, the removal of later added concrete flooring in Vault C and the removal of later added brickwork to the front of Vault C. New build consists of the insertion of a new metal walkway, seating and railings supported on steel frame and timber sleepers, in Vaults B & C and the porch of Vault A; and the provision of a new dark room door at the front of Vault C., and lining to the proposed connection; 6. The repair, conservation and change of use of the Shifting Room (a 1 storey building with a total GF of 25 m2, Building G) to provide a new switchroom and an AV room; 7. The provision of electrical services along the new walkways; which consists of the removal of existing switchboards in the Sentry Box (a 2 storey building with a total GFA of, 22 m2, Building J) and provision of a switchroom in the Officers' Quarters the provision of surface ducting (below proposed metal walkway-see 3.);8. The repair of existing drainage networks as necessary and provision of new connections from the Johnston Ravelin visitor facilities (see 1.) to the existing network.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4049/22
<b>Application Type</b>	Permission
<b>Applicant</b>	SEDA College
<b>Location</b>	68-72, Capel Street, Dublin 1
<b>Registration Date</b>	24/05/2022

**Additional Information**

**Proposal:** The development will consist/consists of 25no. new classrooms (varying from 19 sq.m. to 29sq.m.), admin, reception and recreation areas and toilets over ground floor and mezzanine level. The development includes change of use to ground floor area from warehouse to education 610.66 sq.m. and new first floor area of 571.54 sq.m., for a total of 1,182.2 sq.m. gross floor area as educational use. Works also include change of fenestration for the front facade to Loftus Lane, change of facade to the adjacent service alley, new clear finish atrium roof dome to the rear and 7.27 sq.m of advertising to the front with all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4059/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Board of Management St Pauls CBS Secondary School
<b>Location</b>	Saint Paul's Cbs Secondary School, Brunswick Street North, Dublin 7, D07 VF57
<b>Registration Date</b>	25/05/2022

**Additional Information**

**Proposal:** Installation of 6kWp (28 sqm) of photo-voltaic panels on the roof an existing building at St. Paul's CBS Secondary School at this site Brunswick Street North, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4077/22  
**Application Type** Permission  
**Applicant** Vincent T. Griffin  
**Location** 78, Aughrim Street, Dublin 7  
**Registration Date** 26/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Change of use of an existing two storey building, a Protected Structure, from office at ground level and a two-bed apartment at first floor level into one single three-bedroom dwelling. The works involve the removal of existing chimney stack, alterations to the front façade by restoring it back to original state, amendments to the to the internal layout to the existing building, and all associated ancillary site works, all on site of 0.015Ha at 78 Aughrim Street, Stoneybatter, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4082/22  
**Application Type** Permission  
**Applicant** Mosaro Limited  
**Location** Lands to the rear of No. 29 Frederick Street North, Dublin 1  
**Registration Date** 27/05/2022

**Additional Information**

**Proposal:** The development will consist of (a) new 4 storey building of 6 apartments comprising 1 no. two bed apartment & 5 no. 1 bed apartments; (b) part demolition of existing boundary wall & gateway onto Frederick Lane North, c) associated development bicycle parking, bin stores, screened balconies & hard and soft landscaping d) proposed drainage system and associated attenuation and all associated site development works to rear of No. 29 Frederick Street North, Dublin 1 D01 NW86 with development access off Frederick Lane North.

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**Area** Area 3 - Central  
**Application Number** 4089/22  
**Application Type** Permission  
**Applicant** Fast Premium Products  
**Location** Ground Floor, Unit 14A O'Connell Street Lower, Dublin 1, D01 A7N2  
**Registration Date** 27/05/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the retention and continuation of the use of retail as an electronics shop, within which the sale of mobile phones/accessories and gadgets area ancillary, amended signage to the shopfront fascia from that previously approved (ref. no. 3934/15) and retention of illuminated projecting signage on facade.

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## Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 3561/22  
**Application Type** Permission  
**Applicant** Barra McFeely  
**Location** 81, Ratoath Estate, Ratoath Road, Cabra, Dublin 7  
**Registration Date** 24/05/2022  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for:  
A. Single storey extension to side and rear,  
B. All associated site works on site.

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**Area** Area 3 - Central  
**Application Number** 4039/22  
**Application Type** Permission  
**Applicant** Sharon Leopold & Sean Downes  
**Location** 114, Navan Road, Dublin 7, D07 H2V0  
**Registration Date** 23/05/2022  
**Additional Information**  
**Proposal:** Planning permission for single storey gamesroom with stores to rear garden at 114 Navan Rd., Dublin 7, D07H2V0.

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**Area** Area 3 - Central  
**Application Number** 4042/22  
**Application Type** Permission  
**Applicant** Dana Kilroy  
**Location** 17 James Street, North Strand, Dublin 3, D03 DT04  
**Registration Date** 24/05/2022  
**Additional Information**  
**Proposal:** Planning permission is sought for a single storey extension to rear of the existing terrace dwelling house with ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 4066/22  
**Application Type** Permission  
**Applicant** Damien Rushe and Gerard Lavelle  
**Location** 3, Fertullagh Road, Cabra, Dublin 7, D07 X3P8  
**Registration Date** 25/05/2022  
**Additional Information**  
**Proposal:** The development will consist of; a) the removal of the existing pedestrian gate and railings to the front boundary of the house and replacement with a new 3 metre wide vehicular entrance with piers and blockwork walls to allow off street parking and b) all associated site, landscaping, drainage and ancillary works including dishing to footpath and kerb.

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**Area** Area 3 - Central  
**Application Number** WEB1499/22  
**Application Type** Permission  
**Applicant** Christopher Lonergan & Joelene O'Dwyer  
**Location** 94, Prussia Street, Dublin 7  
**Registration Date** 24/05/2022

**Additional Information**

**Proposal:** The development will consist of alterations and extension of the existing dwelling house including demolition and reconstruction of the existing single storey extension to the rear of the house, the provision of a first floor external terrace, the replacement of the existing non-original windows with new double-glazed windows and associated site works.

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**Area 3  
Decisions**

**Area** Area 3 - Central  
**Application Number** 0127/22  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/05/2022  
**Applicant** Mega Developments Ltd  
**Location** 8 & 10 Drumcondra Road Lower, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** SHEC: Part demolition of 2-storey building and rear extension retail unit. Construction of new building to rear containing 3 x 1 bedroom apartments and 1 x 2-bedroom apartment with balconies and solar panels, landscaped courtyard, binstore and bicycle parking.

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**Area** Area 3 - Central  
**Application Number** 3541/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 25/05/2022  
**Applicant** Triode Newhill Abbey Street Limited  
**Location** 35, Abbey Street Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Provision of Off Licence (10sqm) subsidiary to the main retail use.

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**Area** Area 3 - Central  
**Application Number** 3629/22  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 23/05/2022  
**Applicant** Bartra Property (Poplar Row) Limited  
**Location** 3, Poplar Row with service access on Annesley Place, Ballybough, Dublin 3

**Additional Information**

**Proposal:** Permission for the erection of a sign related to the multi-occupancy unit at ground floor

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level at the 'Build to Rent' residential apartment development at No. 3 Poplar Row with service access on Annesley Place, Ballybough, Dublin 3, as required by condition No. 9 attached to the grant of permission for Planning Register Reference No: 3900/18 and for the removal of Conditions Nos. 2 and 3, which relate to the payment of development and special contributions under Section 48 (1) and Section 48 (2) (c) respectively, of the Planning and Development Act 2000, as amended, attached to the aforementioned grant of permission.

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**Area** Area 3 - Central  
**Application Number** 3635/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/05/2022  
**Applicant** Samuel Deasy  
**Location** 12, Temple Court, Palatine Square, Arbour Hill, Dublin 7, D07 W0F4

**Additional Information**

**Proposal:** Planning permission for an attic conversion extension . The development will consist of 1. Partial raising of the rear roof pitch 2. Constructing a non-habitable space in the attic with a dormer window to the rear at attic level.

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**Area** Area 3 - Central  
**Application Number** 3639/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/05/2022  
**Applicant** Ontower Ireland Limited  
**Location** Kavanagh Court, 1 Gardiner Street Lower, Mountjoy, Dublin 1

**Additional Information**

**Proposal:** Planning permission for the erection of 6 no. antennas and 2 no. link dishes mounted on support poles and associated diplexers and remote radio units on a steel mounting support platform together with 1 no. outdoor cabinet and 4 no. stepovers and associated equipment at the rooftop . The development will provide mobile voice and data services in the area .

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**Area** Area 3 - Central  
**Application Number** 3651/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/05/2022  
**Applicant** Philip Buckley  
**Location** 42, Carlingford Road, Botanic, Dublin 9, D09 NX63

**Additional Information**

**Proposal:** Planning permission for conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

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**Area** Area 3 - Central  
**Application Number** 3655/22

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**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/05/2022  
**Applicant** St. Dominic's College  
**Location** St. Dominic's College, Ratoath Road, Cabra, Dublin 7

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission is sought for the development will consist of making minor alterations to the existing iron gates at the free standing carved limestone triumphal arch entrance screen on the entrance to the college at Ratoath Road, Cabra, Dublin 7 located directly opposite numbers 6 and 7 Ratoath Estate, Cabra West, Dublin 7. The proposed works include the construction of two recessed control boxes which will be fixed, one buried below each gate, each with a moving steel arm which will be welded to the bottom horizontal bar of the gate. This will allow movement of the gates to be controlled electronically. This is a protected structure.

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**Area** Area 3 - Central  
**Application Number** 3657/22  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/05/2022  
**Applicant** Jenny Dam  
**Location** 100 & 102 Capel Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Retention permission for  
(a) subdivision at ground and basement levels of the existing restaurant at nos. 101 and 102 Capel Street,  
(b) change of use to beauty salon (basement and ground level) of no.102 Capel Street,  
(c) provision of new shop signage above the entrance, erection of additional signage to the front wall and signage to the front window and wall at no. 102 Capel Street. 101 and 102 Capel Street, Dublin 1 are both protected structures (RPS refs. 1203 and 1204).

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**Area** Area 3 - Central  
**Application Number** 3990/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/05/2022  
**Applicant** Fast Premium Products  
**Location** 14A, Ground Floor Unit, O'Connell Street Lower, Dublin 1, D01 A7N2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Retention and continuation of the use of retail as an electronics shop, within the sale of mobile phones / accessories and gadgets are ancillary , amended signage to the shopfront fascia from the previously approved (Ref No: 3934/15) and retention of illuminated projecting signage on facade.

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**Area** Area 3 - Central  
**Application Number** 3994/22  
**Application Type** Permission

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**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/05/2022  
**Applicant** Ha'penny Bridge House Managment CLG  
**Location** Ha'penny Bridge House, Lower Ormond Quay, Dublin 1  
**Additional Information**  
**Proposal:** Planning permission for the relocation of the existing vehicular access controlled gates which open onto Strand Street Great.

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**Area** Area 3 - Central  
**Application Number** DSDZ3640/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/05/2022  
**Applicant** Spencer Dock Management Limited  
**Location** Park Lane, Spencer Dock, Dublin1  
**Additional Information**  
**Proposal:** The development will consist of: The demolition and excavation of approximately 32sqm of existing kerb and decorative paved build-out on the Western side of Park Lane to facilitate the reconstruction of a new kerb line and associated paving works, the subsequent extension of the existing set-down bay by approximately 17m, to include a dropped kerb and associated tactile paving for wheelchair access to Spencer Dock development, ancillary works including road pavement works, road marking, lighting post and signage relocation, and adjustment of chamber levels to match proposed new road levels. This application relates to a proposed development within a Strategic Development Zone Planning Scheme area.

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**Area** Area 3 - Central  
**Application Number** WEB1289/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/05/2022  
**Applicant** Ronan & Jessica McHugh  
**Location** 67, Fitzroy Avenue, Drumcondra, Dublin 3  
**Additional Information**  
**Proposal:** 1. Demolition of block shed located in the rear garden. 2. Construction of a two storey flat roof rear extension to consist of a kitchen and lounge at the ground floor and a bedroom and bathroom at the first floor. 3. General remodel and partial upgrade of the existing dwelling at both ground floor & first floor to suit the proposed layouts. 4. All drainage, structural and associated site works to be implemented.

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**Area** Area 3 - Central  
**Application Number** WEB1302/22  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 27/05/2022  
**Applicant** Aidan O'Rourke  
**Location** 16, Lucky Lane, Stoneybatter, Dublin 7  
**Additional Information**

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**Proposal:** RETENTION: The development consists of: The retention of the sand and cement render finish on the side boundary walls of 16 Lucky Lane, Dublin 7.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3423/22  
**Appeal Type** Written Evidence  
**Applicant** Three Ireland (Hutchison) Limited  
**Location** Aras Mhic Dhiarmada, Store Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Retention permission for development at Aras Mhic Dhiarmada, Store Street, Dublin 1. The development consists of the removal of telecommunications equipment (previously granted permission under Dublin City Council Pl. Ref. 2321/08) and installation of replacement telecommunications equipment and all associated site development works on the rooftop. The development will continue to provide high speed wireless broadband and data services. Aras Mhuic Dhiarmada is a protected structure.

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**Area** Area 3 - Central  
**Application Number** 3455/22  
**Appeal Type** Written Evidence  
**Applicant** Amberground Limited  
**Location** 62-66 Faussagh Avenue, Dublin 7, DO7 KH60

**Additional Information**

**Proposal:** Permission for development for a residential and retail development at ac. 0.16 ha site located at Nos. 62-66 Faussagh Avenue, Dublin 7, DO7 KH60, (formerly 'The Cabra House') and the adjoining unnamed laneway to the rear and to the west, extending to Faussagh Avenue. The development will principally consist of: the demolition of the part-one, part-two storey detached former licenced public house (950 sq m); the construction of a four storey building with roof access (total gross floor area of 2,421 sq m); (comprising a licensed supermarket of 535 sq m at ground floor; with 24 No. apartments (12 No. 1-bed units and 12 No. 2-bed units, with balconies or terraces on the north, south, east and west elevations and to the internal courtyard). The development will also consist of: communal open spaces at first floor level (87 sq m) and roof level of the southern block (155 sq m); circulation spaces; ESB substation and switch room; plant rooms; waste storage areas; bicycle, cargo bike and motorbike parking; 8 No. resident car parking spaces at the rear accessed via the laneway; PV panels at roof level, sustainable urban drainage systems (including green roof and attenuation tanks); associated hard and soft landscaping; all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments, including the provision of a replacement rear gate; and associated site servicing (foul and surface water drainage and water supply). The development will also consist of: alterations to the layout of the unnamed laneway to the rear and west including the removal of the existing gate at the entrance; revision to surface layout and road markings. Access to the scheme will be via Faussagh Avenue and the laneway to the rear.

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**Area 3  
Appeals Decided**

**None**

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