



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**23/22**

(06/06/2022-10/06/2022)

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** 4173/22  
**Application Type** Permission  
**Applicant** Pat Broughal  
**Location** Richmond Cottages North, to the rear of 611-617 North Circular Road, Dublin 1  
**Registration Date** 08/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following (i) the demolition of the existing unoccupied single storey shed-like rear buildings, and (ii) the construction of 5 no 3 storey 2 bedroomed townhouses with rooftop terraces, to be accessed from Richmond Cottages North. Also proposed is the provision of a communal plant room with PV panels over, bicycle parking and refuse storage facilities, as well as a communal garden/allotment area.

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**Area** Area 3 - Central  
**Application Number** WEB1553/22  
**Application Type** Retention Permission  
**Applicant** Wu Kee Ltd Trading As Eastwall Pizza Max  
**Location** 131 East Wall Road, Dublin 3  
**Registration Date** 09/06/2022

**Additional Information**

**Proposal:** RETENTION: Retention of ventilation flue, grill and all associated works to rear of property

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### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 4161/22  
**Application Type** Permission  
**Applicant** Seamus & Sinead Boyle  
**Location** 126, Connaught Street, Phibsboro, Dublin 7, D07 WC61  
**Registration Date** 07/06/2022

**Additional Information**

**Proposal:** Permission for single storey garage in rear garden with W.C. & flat roof over at 126 Connaught Steet.

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**Area** Area 3 - Central  
**Application Number** 4163/22  
**Application Type** Permission  
**Applicant** Jacqueline Morrissey  
**Location** 83, Killala Road, Cabra West, Dublin 7, D07 XN81  
**Registration Date** 07/06/2022  
**Additional Information**  
**Proposal:** Permission for a new vehicular entrance, driveway and associated external works to the front garden.

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**Area** Area 3 - Central  
**Application Number** 4168/22  
**Application Type** Permission  
**Applicant** Fionan Higgins & Judith Hannon  
**Location** 10, Crawford Avenue, Dublin 9  
**Registration Date** 07/06/2022  
**Additional Information**  
**Proposal:** Permission for the conversion of the existing attic roof space with a dormer window to the side and to the rear of the existing roof structures, including all associated site works all associated site works all at 10 Crawford Avenue, Dublin 9.

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**Area** Area 3 - Central  
**Application Number** 4191/22  
**Application Type** Permission  
**Applicant** Kristie McDermott and Neil Williams  
**Location** 41, Goldsmith Street, Phibsborough, Dublin 7, D07X8R5  
**Registration Date** 10/06/2022  
**Additional Information**  
**Proposal:** The development will consist of: Demolition of existing single storey rear extension. Demolition of existing rear elevation, roof and chimney stack. Construction of single storey rear extension with 1no. rooflight. Conversion of attic, amendments to south facing gable wall and raising of main roof ridgeline to accommodate new flat roof second storey dormer style extension to rear. 3no. new rooflights to front of existing main roof. Internal modifications and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB1540/22  
**Application Type** Permission  
**Applicant** Yvonne Carey  
**Location** 15, St Patrick's Avenue, North Strand, Dublin 3, D03 FC97  
**Registration Date** 07/06/2022  
**Additional Information**  
**Proposal:** The development will consist of: First-floor extension with flat roof to the rear also raised flat-roofed area to the existing house to the rear to provide an additional bedroom. Two velux windows to the front roof area. New bedroom window to the first-floor side elevation

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**Area** Area 3 - Central  
**Application Number** WEB1547/22  
**Application Type** Permission  
**Applicant** Derek Flynn  
**Location** 5 & 7 Stella Avenue, Dublin 9, D09 R602/ D09 NW64  
**Registration Date** 08/06/2022  
**Additional Information**  
**Proposal:** Vehicular accesses to front, ambulant disabled access steps and railings, dished footpath, landscaping and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1551/22  
**Application Type** Permission  
**Applicant** Judy Conmey  
**Location** 35, Sherrard Avenue, Dublin 1  
**Registration Date** 09/06/2022  
**Additional Information**  
**Proposal:** Planning permission for a ground floor extension to the rear of a two storey terraced house. The proposed development will consist of the construction of a ground floor full width extension with flat roof to replace previously demolished flat roof extension of same footprint and height. The proposed ground floor extension measures 18m2 (total gross house area including existing house is 52 m2). The proposed development will also consist of general remedial works to the ground and first floor layouts including new bathroom at ground floor, removal of internal porch adjacent front door, removal of section of ground floor rear wall, new rooflight to new flat roof extension, door to rear laneway, high level window to rear facade to rear laneway and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1552/22  
**Application Type** Permission  
**Applicant** Margaret Ivory  
**Location** 70, Russell Avenue East, Dublin 3  
**Registration Date** 09/06/2022  
**Additional Information**  
**Proposal:** (i) Single storey rear extension to include enlarged kitchen & dining area (ii) a 2nd storey extension to the rear comprising of alterations to first floor layout (iii) Widening of existing vehicular access & relaying of driveway and all associated works.

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## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0146/22
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	07/06/2022
<b>Applicant</b>	Stephen Folan, Project Manager
<b>Location</b>	TU Dublin Bolton Street, the College of Technology, Bolton Street, Dublin 1.

### **Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed fire rating upgrade works are intended to be carried out to a number of the original historic internal timber doors in the following locations:

1. Door from Main Entrance Lobby to the North Front Corridor at Level 2 (First Floor)
2. Administration Office doors at Level 3 (Second Floor)
3. Lab Doors at Level 1 (Lower Ground Floor)
4. Lab doors at Level 3 (Second Floor)
5. Lab doors at Level 4 (Third Floor)

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0148/22
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	John and Brenda Carney
<b>Location</b>	97 and 99, Dunmanus Road, Cabra West, Dublin 7

### **Additional Information**

**Proposal:** SHEC: Planning Permission for

- a) the removal of existing boundary garden wall between no. 97 & no. 99,
- b) the construction of 1 No. 2 storey end of terrace dwelling house
- c) modification to existing vehicular entrances and driveways from Dunmanus road to provide front garden and parking spaces for No. 97, No. 99 and the proposed new dwelling,
- d) modifications to the existing rear gardens to provide private open space for No. 97, No. 99 and the proposed new dwelling,
- e) new roof-light to side hip roof to the existing dwelling at No.99 and
- f) all associated site works, at the site comprising No. 99 and No. 97 Dunmanus Road, Cabra West, Dublin 7.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3112/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	CDK Properties Limited
<b>Location</b>	Rawlton House, Sherrard Street Lower, Dublin 1
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for the development consist of:

- (i) Refurbishment of the historic facade and change of use from light industrial to residential of the existing Rawlton House to consist of 10no. new apartments being a mix of 4no. one bed, 5no. two

bed units and 1no. three bed unit to include a rooftop terrace for private amenity space to the rear,  
(ii) demolition of existing modern industrial shed to the rear,  
(iii) construction of a new 3-storey apartment block to the rear consisting of 8no. apartments being a mix of 2no. one bed, 3no. 2 bed, 1no. three bed penthouse unit and 2no. four bed units,  
(iv) provision of outdoor amenity spaces,  
(v) new bicycle storage,  
(vi) new bin storage area,  
(vii) new additional storage units for the apartments,  
(viii) connection to services and all associated site works

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3200/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/06/2022
<b>Applicant</b>	Findlater House Limited
<b>Location</b>	28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1

**Additional Information** Additional Information Received

**Proposal:** Planning permission for development at Holiday Inn Express (Formerly known as Findlater House), 28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1. The application site is located on the junction of O'Connell Street Upper, Findlater Place and Cathal Brugha Street, Dublin 1. The subject site is located within the O'Connell Street Architectural Conservation Area.

The proposed development will consist of alterations and provision of an extension (comprising 7 storeys over basement) to the existing / permitted 8 storey hotel building (an additional eighth storey, permitted under Reg. Ref.: 2084/18 & ABP Ref.: 301378-18, and a fire fighting shaft, permitted under Reg. Ref.: 2850/19, have yet to be implemented).

The proposed development comprises of the following:

- Alterations to the existing basement level involving the omission of the existing car parking spaces and access ramp to provide 9 no. hotel rooms, plant, bin store and ancillary back of house areas;
- The demolition of c. 355 sq.m of existing hotel floorspace and external ancillary structures within the existing courtyard and alterations to the existing bar/restaurant at ground floor level, and provision of a proposed extension including an additional 9 no. hotel rooms at ground floor level. It is also proposed to provide 34 no. cycle spaces at ground floor level;
- A proposed seven storey extension (located within the existing courtyard to the rear of the site) from basement to 6th floor level to provide for an additional 103 no. hotel rooms;
- Alterations to existing hotel rooms and removal of 6 no. rooms from first to sixth floor level to provide access to stair/lift cores and the proposed extension;
- The proposed development will increase the total number of existing / permitted hotel rooms from 214 no. to 311 no. rooms, i.e. a net increase of 97 no. hotel rooms, and will increase the overall gross floor area from c. 10,880 sq.m to c. 13,490 sq.m.; and
- The proposed development also includes for the decommissioning of an existing ESB substation and provision of a new ESB sub-station at ground floor level, and all associated and ancillary works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3476/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	Green Way Estates Sligo Limited
<b>Location</b>	14A Poplar Row, North Strand, Dublin 3.
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** Permission for the demolition of an existing commercial building, formerly used as a car garage and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a six-storey building to accommodate a total of 10 no. x 1 bedroom and 6 no. x studio apartments; with balconies at each level from first to sixth floor levels and communal open terraces (2 no.) at ground floor level on the rear (north) elevation and fifth floor level to the front (south) and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 32 no. spaces; disable car parking space, a secure bin storage facility and associated site development works. Primary access to the development would be from Poplar Row.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3737/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/06/2022
<b>Applicant</b>	Paul Pugh
<b>Location</b>	101, Clonliffe Avenue, Dublin 3
<b>Additional Information</b>	

**Proposal:** Development will consist of: alterations to previously approved development (Reg. Ref 3195/19) which permitted the construction of a 47.5 sq.m. one bed, two-storey dwelling and creation of a new vehicular entrance. The proposed alterations consist of (i) internal reconfiguring and increase in overall ground and first floor area (ii) reduce overall height of dwelling (iii) removal of door and 2 no. windows at north elevation, provision of 1 no. additional window and door at western elevation all at ground level; and (iv) all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3739/22
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	08/06/2022
<b>Applicant</b>	Joe Duffy Property Company Limited
<b>Location</b>	Unit 101, Slaney Road, Dublin Industrial Estate, Dublin 11, D11 YR88

**Additional Information**

**Proposal:** The proposed development will consist of amendments and additions to the existing building and site to provide for the use of the premises as a vehicular repair and service centre of 2121sq.m gross floor area and includes the following:-Amendments to the existing building (1808sqm) including revised internal layout to provide office, workshop, reception, a paint mixing room and staff areas 1844 sq.m. Amendments to all building elevations including refurbishment of existing brickwork and addition of cladding, reconfiguration and replacement of existing windows and doors including the insertion of new vehicle access doors and provision of building mounted

signage to the elevations. Development of single storey tyre/valet/wash building (252sqm) to the rear of the existing building and provision of a bin store (25sqm) to the east of the existing building. Permission is also sought for a revised car parking layout to provide a total of 84no. spaces (including 13no. customer spaces) boundary fencing, 2no. vehicular access points and entrance gates from Slaney Road and all associated site and development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3744/22
<b>Application Type</b>	Outline Permission
<b>Decision</b>	GRANT OUTLINE PERMISSION
<b>Decision Date</b>	08/06/2022
<b>Applicant</b>	MIRAL Building Contractors Ltd.
<b>Location</b>	66, Clonliffe Road, corner with Tolka Road, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	Outline permission for new four storey apartment block to the rear of 66 Clonliffe road, accessed from Tolka road, which will consist of 7 no. of 1 , 2 and 4 bed apartments.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3746/22
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	08/06/2022
<b>Applicant</b>	H&M Hennes & Mauritz UK Limited
<b>Location</b>	Clerys, 18-27 O'Connell Street Lower, Dublin 1
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: The development will consists of 3 no. new red acrylic, internally mounted and internally illuminated signs (static illumination). 1 no. at ground floor level suspended behind the glazing and above the main entrance door. (size 600mm high x 900mm wide, 3300mm from floor). 2 no. signs at first floor level, floor mounted, behind the glazing. (size 1200mm high x 1800mm wide, 1200mm from floor).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4095/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	10/06/2022
<b>Applicant</b>	Sharon Kearney
<b>Location</b>	223, Navan Road, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission is sought for the increase in number of children to be accommodated in existing playschool as per planning grant dated 09/01/2014 planning reference number 2887/13, permission sought to increase numbers from 20 to 22 children.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4099/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	Pinnacle Private Capital Limited
<b>Location</b>	Unit 1B & 1C at ground floor level, located to the rear of 72 (Killaan Manor), Drumcondra Road Lower, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** RETENTION: Planning permission for retention of existing single storey structure (total floor area 63 sqm) comprising 2 no. self-contained residential units.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4100/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	Pinnacle Private Capital Limited
<b>Location</b>	Units 1B & 1C at ground floor level and unit 2A at first floor level, all located to the rear of 74 (Woodlawn House), Drumcondra Road Lower, Drumcondra, Dublin 9, D09 W0Y5

**Additional Information**

**Proposal:** RETENTION: Planning permission for retention of existing two storey/single storey extension (total floor area 107 sqm) comprising 3 no. self-contained residential units.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4189/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	09/06/2022
<b>Applicant</b>	Conservation Assets Ltd.
<b>Location</b>	Charles Lane, to the rear of 30, Fitzgibbon Street, Dublin 1, D01 Y6H6

**Additional Information**

**Proposal:** Demolition of the remaining walls of a single-storey semi-detached workshop building and the construction of a two storey semi-detached house with a roof terrace at second floor level to the front of the property and all associated works.

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**Area** Area 3 - Central  
**Application Number** WEB1330/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 07/06/2022  
**Applicant** John McKenna  
**Location** Rear of 68 Seville Place, Dublin & adjacent to 1 First Avenue, Dublin 1

**Additional Information**

**Proposal:** Two storey attached one bed house.

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**Area** Area 3 - Central  
**Application Number** WEB1331/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/06/2022  
**Applicant** Michel Byrne  
**Location** 10, Saint Brendan's Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** The development will consist of the construction of a dormer window in the main roof to the rear of the property as well as the construction of two rooflights in the main roof to the front of the property.

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**Area** Area 3 - Central  
**Application Number** WEB1342/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 08/06/2022  
**Applicant** Niamh Murphy  
**Location** 34, Leinster Avenue, North Strand, Dublin 3 D03 YR92

**Additional Information**

**Proposal:** The development will consist of the demolition of an existing single-storey extension to the rear; the construction of a new single-storey extension to the rear; adjustment to existing opes to the front (street- facing) elevation; internal modifications and all necessary external works required to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** WEB1448/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 10/06/2022  
**Applicant** John and Brenda Carney  
**Location** 51, Dunard Drive, Cabra West, Dublin 7 D07 A8P7

**Additional Information**

**Proposal:** Planning Permission for

- a) the demolition of existing single storey side extension,
  - b) the construction of 1 No. 2 storey mid terrace dwelling house and 1 No. 2 storey end of terrace dwelling house complete with front & rear gardens,
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- c) modification to existing vehicular entrance and driveway from Dunard Drive to provide off street parking for the existing and proposed dwellings and
  - d) all associated site works, at the site 51 Dunard Drive, Cabra West, Dublin 7.
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**Area 3  
Appeals Notified**

**\*\*\*none\*\*\***

**Area 3  
Appeals Decided**

**\*\*\*none\*\*\***



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

23/22

(06/06/2022-10/06/2022)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0172/22
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Patrick Broughal
<b>Location</b>	Richmond Cottage Mews, to rear 611-617 North Circular Road, Dublin 1
<b>Registration Date</b>	08/06/2022

**Additional Information**

**Proposal:** SHEC: The development will consist of the following (i) the demolition of the existing unoccupied single storey shed-like rear buildings, and (ii) the construction of 5 no. 3 storey 2 bedroomed townhouses with rooftop terraces, to be accessed from Richmond Cottages North. Also proposed is the provision of a communal plant room with PV panels over, bicycle parking and refuse storage facilities, as well as a communal garden/allotment area.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

23/22

(06/06/2022-10/06/2022)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0169/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	McDowell's Jewellers
<b>Location</b>	3, O'Connell Street Upper, Dublin 1
<b>Registration Date</b>	07/06/2022
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Removal of shop front clock for repair. Conservation work & reinstatement.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0176/22
<b>Application Type</b>	Section 5
<b>Applicant</b>	Declan Gaffney
<b>Location</b>	80, Saint Mobhi Road, Glasnevin, Dublin 9
<b>Registration Date</b>	10/06/2022
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Demolition of existing rear kitchen extension. Construction of new rear kitchen extension.

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