



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**24/22**

(13/06/2022-17/06/2022)

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** 3218/22  
**Application Type** Permission  
**Applicant** Frank Twomey & Anne Marie Bennett  
**Location** Cherrymount House, Phibsborough, Dublin, D07 P5Y0  
**Registration Date** 17/06/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development consists of : change of use and subdivision of building from multiple residential & bedsit type units to three no. dwelling houses comprising of three-bedroom unit 1 (retained as existing), four-bedroom unit 2 and five bedroom unit 3, all units being two-storey. Demolition of single-storey structures to the west side of the building adjoining the rear laneway and their replacement with a two-storey extension which forms part of unit 3. Conservation works and alterations include re-roofing and alteration of a section of the rear parapet level, re-rendering of selected areas of external walls, replacement of selected external windows, repair of retained external windows & doors, minor alterations to existing internal layouts, in-filling of internal ground floor voids, thermal lining bedroom 4 to unit 2, internal plaster repair works, replacement of mechanical & electrical installations and other ancillary works area also proposed. Ancillary site works form part of the application including removal of entrance avenue, construction of additional new vehicular site entrance from Cherrymount Park, fencing, gravelled surfacing and landscaping, demolition of a section of garden wall to the north of unit 1, repair and reconstruction of boundary walls are necessary , drainage and infrastructure works.

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**Area** Area 3 - Central  
**Application Number** 3224/22  
**Application Type** Permission  
**Applicant** Easy Living Developments Ltd  
**Location** 8A Henrietta Lane, Dublin 1  
**Registration Date** 16/06/2022  
**Additional Information** Additional Information Received

**Proposal:** Planning permission for the demolition of the existing disused single storey building and the construction of a 4-storey building to accommodate 4no. studios, 2no. 2 bed apartments and 1no. 2 bed duplex apartment, going to number of 7 no. units in total. All with associated bin and bicycle store, landscaping, balconies, site development works and drainage at no. 8A Henrietta Lane, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 3657/22  
**Application Type** Retention Permission  
**Applicant** Jenny Dam  
**Location** 100 & 102 Capel Street, Dublin 1  
**Registration Date** 14/06/2022  
**Additional Information** Additional Information Received

**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

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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** 3903/21  
**Application Type** Permission  
**Applicant** Lidl Ireland GmbH  
**Location** The existing LIDL foodstore, 130 Slaney Road, Dublin Industrial Estate, Dublin 11, D11 H397 and the former petrol station on, Finglas Road, Dublin 11, D11 P29R  
**Registration Date** 13/06/2022

**Additional Information** Additional Information Received

**Proposal:** The development consists of: The proposed development involves the demolition of all existing structures and development of a mixed use development on a site of 1.12 hectares and includes: Demolition of the existing foodstore and offices and retail unit, ESB substation and also the former petrol station, car wash and associated structures. Block A: the construction of a replacement, single storey, discount foodstore with ancillary off license sales area. This will have a gross floor area of 2,496sqms and will include an external, covered, trolley bay and secure cycle parking. Block B: single storey structure for use as either retail or cafe and gross floor area of 122sqms; Block C: two storey structure for retail or gym and a gross floor area of 431sqms. A new, ramped, pedestrian access from the Finglas Road and a new pedestrian access to the Slaney Road near the proposed Block B. Revised access arrangements to service the overall development with a left in/left out arrangement on the Finglas Road. The existing access to the existing foodstore on Slaney Road would continue to be used to service the development. Provision is also made for the BusConnects plans associated with the bus stop next to the proposed Block C. All signage on the proposed foodstore and 1 "flagpole" sign on the Finglas Road and 1 "flagpole" sign on the Slaney Road entrance. 128 car parking spaces in total including 5 accessible spaces, 6 parent and child and 2 electric vehicle (EV) charging spaces. Circa. 20% of overall spaces will be wired for future EV spaces. New ESB substation; Photovoltaic panels on the roof of the proposed foodstore. Relocation of existing billboard sign (located in existing LIDL car park) to a point next to Block C. All hard and soft landscaping, drainage and associated works. All other ancillary works to complete the development.

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**Area** Area 3 - Central  
**Application Number** 4199/22  
**Application Type** Permission  
**Applicant** The Tram Cafe Ltd  
**Location** Site within existing bicycle and motorcycle parking bays at south side of Prince's Street North, Dublin 1  
**Registration Date** 13/06/2022

**Additional Information**

**Proposal:** Planning permission for a proposed new development consisting of restaurant/cafe bar/take away use in renovated double decker tram; with an external served area to include stools table and outdoor seating area, with new water and drainage connections connected to existing mains with the removal of 10no. cycle stands in total, the relocation of 3no. cycle stands and the installation of 8no. proposed new cycle stands.

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**Area** Area 3 - Central  
**Application Number** 4200/22  
**Application Type** Permission  
**Applicant** Michael Marron  
**Location** Lands to rear of 24 & 26 North Circular Road, fronting onto The Crescent, O'Devaney Gardens, Dublin 7  
**Registration Date** 13/06/2022

**Additional Information**

**Proposal:** The proposed development will consist of :i. the demolition of a derelict structure - previously used as a gym and removal of other sheds in ruin, ii. the construction of three (3) two and a half storey residential units comprising of 3 no. three-bed townhouses with the provision of private amenity space (3 x no. rear gardens and 3 x private 2nd floor balconies), iii. 3 x parking spaces, iv. the provision of vehicular and pedestrian access via The Crescent, O'Devaney Gardens, v. SuDs and foul drainage, landscaping boundary treatments and all associated works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4201/22  
**Application Type** Permission  
**Applicant** Lidl Ireland GMBH  
**Location** Lidl Store, 12\_32, Old Cabra Road, Dublin 7, D07 AX94  
**Registration Date** 13/06/2022

**Additional Information**

**Proposal:** Planning permission to erect 841.00m<sup>2</sup> or 150.30 kWp of photovoltaic panels on the roof of our existing Lidl Store at Cabra, with all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4202/22  
**Application Type** Permission  
**Applicant** Lidl Head Office  
**Location** Lidl Store, East Wall Road, Dublin 3, D03 V9X3  
**Registration Date** 13/06/2022

**Additional Information**

**Proposal:** Planning permission to erect 482.00m<sup>2</sup> or 99.90 kWp of photovoltaic panels on the roof of our existing Lidl Store at East Wall with all associates site works at Lidl Ireland GMBH.

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**Area** Area 3 - Central  
**Application Number** 4208/22  
**Application Type** Permission  
**Applicant** Phelim Davey  
**Location** Rear 58 St. Alphonsus Road (with frontage onto St. Brigids Road), Drumcondra, Dublin 9, D09 Y7577  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of existing established single storey residential unit and the construction of 2 storey dwelling with amended landscaping and associated site works.

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**Area** Area 3 - Central  
**Application Number** 4210/22  
**Application Type** Retention Permission  
**Applicant** Pinnacle Private Capital Limited  
**Location** Units 1B & 1C (ground floor level) and Unit 2A first floor level), located to the rear 74 (Woodlawn House), Drumcondra Road Lower, Dublin 9, D09 WOY5  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Retention planning permission for retention of existing two storey /single storey extension (total floor area 107m sq.) comprising 3 no. self-contained residential units, units 1B & 1C at ground floor level and unit 2A at first floor level, all located to the rear.

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**Area** Area 3 - Central  
**Application Number** 4211/22  
**Application Type** Permission  
**Applicant** Pinnacle Private Capital Limited  
**Location** Units 1B and 1C rear of 72 (Killaan Manor) , Drumcondra Road Lower, Dublin 9, D09 HY33  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Retention planning permission for retention of existing single storey structure (total floor area 63m. sq. comprising 2 no self-contained residential units, 1B & 1C at ground floor level.

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**Area** Area 3 - Central  
**Application Number** 4219/22  
**Application Type** Permission  
**Applicant** Prussia Street 3 Limited Partnership  
**Location** 84-87 Prussia Street, Stoneybatter, Dublin 7, D07 XK49  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Planning permission for alterations to the previously permitted development (Reg. Ref. 4035/16, as amended by Reg. Ref. 2683/19 & Reg. Ref. 2500/20 and as extended by Reg. Ref. 4035/16/x1) on a site of 0.5 ha. at and to the rear. The proposed alterations relate to Block A only (fronting Prussia Street). The proposed revisions to the permitted development primarily relate to the elevations and comprise: - a new facade consisting of regularly spaced bays with large windows separated by brick piers at ground to second floor level; - changes to the internal layout of the basement, - provision of lighting fixtures on northeast and southwest elevations at ground floor level, - provision of black stone base to ground floor windows on the northeast elevation, - the windows on the northeast and southwest elevation include for a spandrel panel and an openable window panel; - change to materials at 3rd floor level to provide a zinc facade and white brick, There is no change to the gross floor area or the height of the permitted development as a result of the proposed amendments. The setback at 3rd floor level will remain as part of the proposed development.

**Area** Area 3 - Central  
**Application Number** 4230/22  
**Application Type** Permission  
**Applicant** HOSTOFIVE Limited  
**Location** Unit 137A Slaney Close, Dublin Industrial Estate,  
Glasnevin, Dublin 11  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Permission for development at this site (c. 0.136 ha) comprises the use of an existing warehouse unit as a 'cloud kitchen' comprising remote commissary kitchen pods and ancillary customer delivery service with associate site works including : internal subdivision and fit out, new external ventilation grilles and ducting replacement of existing external compound with new external refuse store (c. 21.3 sq.m.), 7 no. new bicycle stands and 2 no. new illuminated signs (c 3m x 1m) affixed to the south-east and south west building elevations.

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**Area** Area 3 - Central  
**Application Number** 4240/22  
**Application Type** Permission  
**Applicant** David Montgomery  
**Location** Site on Abbey Cottages at the rear of Mellor Court,  
Nos. 19/23 Lower Liffey Street, Dublin 1  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** PREMISSION & RETENTION: Retention permission is sought for: the change of use of the unit (c. 47.71 sq m) from storage to part workshop, part storage; and the construction of a wall towards the north-west boundary separating the workshop/ store room from a corridor. Permission is sought for elevational changes to the Abbey Cottages frontage including the provision of a new window; internal alterations to the existing layout; and all associated site and development works.

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**Area** Area 3 - Central  
**Application Number** 4246/22  
**Application Type** Permission  
**Applicant** James and Anderson Leahy  
**Location** 31, New Cabra Road, Dublin 7  
**Registration Date** 16/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of the replacement of PVC windows at upper ground and first floor level to the front and rear elevation with new six over six sliding timber sash windows to match original profiles and repairs to the front door.

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**Area** Area 3 - Central  
**Application Number** 4250/22  
**Application Type** Permission  
**Applicant** George Beggan  
**Location** Rear 85 & 86 Gardiner Street Lower, Dublin 1  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following:

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(i) the demolition of the existing two storey shed-like rear buildings currently containing hotel bedrooms, (ii) the construction of a 5 storey, over part-basement, 17 bedroom aparthotel with roof terrace addressing Mabbot Lane, (iii) demolitions and alterations of unsympathetic non-historic additions to the returns at the rear of 85 & 86 Gardiner Street, (iv) the provision of a new 1.8m wide ground level access laneway on the Mabbot Lane to provide service / delivery access to 85 & 86 Gardiner Street and the new building, (v) a reception area on to Mabbot Lane with adjacent bicycle parking and refuse bin storage spaces necessary to facilitate the overall development.

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**Area** Area 3 - Central  
**Application Number** 4253/22  
**Application Type** Permission  
**Applicant** HK & EU Dynamic Investment Limited  
**Location** 29, Dorset Street Lower, Dublin 1  
**Registration Date** 17/06/2022

**Additional Information**

**Proposal:** Permission for change of use of ground floor from retail to restaurant use, with ancillary takeaway, internal modifications, and new storefront to front to premises.

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**Area** Area 3 - Central  
**Application Number** 4211/22  
**Application Type** Permission  
**Applicant** Pinnacle Private Capital Limited  
**Location** Units 1B and 1C rear of 72 (Killaan Manor) ,  
Drumcondra Road Lower, Dublin 9, D09 HY33  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Retention planning permission for retention of existing single storey structure (total floor area 63m. sq. comprising 2 no self-contained residential units, 1B & 1C at ground floor level.

### Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 4214/22  
**Application Type** Permission  
**Applicant** Audrey Redmond  
**Location** 96, Leix Road, Cabra, Dublin 7  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** New single storey extension to front, side and rear of existing house, new bedroom facility, utility and level access to side door for additional entry and all associated site works.

**Area** Area 3 - Central  
**Application Number** 4231/22  
**Application Type** Permission  
**Applicant** Ben & Mary Watt  
**Location** 8, Abercorn Road, East Wall, Dublin, D03 AH99  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** Development will consist of: Demolition of existing single storey rear extension, two storey rear return and chimney stack. Construction of park single storey, part two storey flat roof rear extension to tie into existing main roof ridgeline. 1 no. new rooflight to front of existing main roof. Internal modifications and all ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB1563/22  
**Application Type** Retention Permission  
**Applicant** John Bond  
**Location** 84, Dingle Road, Dublin 7 D07 W7K4  
**Registration Date** 14/06/2022

**Additional Information**

**Proposal:** Single-storey porch to front and vehicular access driveway, walls, piers, gates and ancillary site works to front

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**Area** Area 3 - Central  
**Application Number** WEB1566/22  
**Application Type** Retention Permission  
**Applicant** Mathieu Deresmes  
**Location** 2, Orchard Terrace, Grangegorman, Dublin 7  
**Registration Date** 15/06/2022

**Additional Information**

**Proposal:** The development consists of the construction of a first-floor extension to the rear of the property, rooflight in the main roof to the front of the property as well as widening of the existing gate to the rear of the property.

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## Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0156/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 16/06/2022  
**Applicant** Jackie Bourke  
**Location** 7, Shandon Crescent, Phibsboro, Dublin 7.

### **Additional Information**

**Proposal:** EXPP: The addition of 39.5m<sup>2</sup> to rear of existing end-of-terrace house that is to be deep retrofitted. The rear extension is potentially visible via the side path between No's 7 and 9 Shandon Crescent, hence the seeking of a Section 5 Exemption declaration.

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**Area** Area 3 - Central  
**Application Number** 2692/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** EasyHotel Ltd.  
**Location** 0.0964 ha site approximately, at Nos. 28-31 Benburb Street & Nos. 6-9 Wood Lane, Dublin 7

### **Additional Information**

**Proposal:** EXT. OF DURATION: The development will consist of: the demolition of six derelict dwellings plus the remains of two further dwellings (ground floor facade only) measuring a total of 437 sq m; and the provision of a three to six storey over basement level Hotel (progressively set back at its fourth and sixth storeys); comprising 96 No. bedrooms with a gross floor area of 3,904 sq m, which includes a basement level of 730 sq m. The development will also include: the provision of vehicular access to the site from Wood Lane; the provision of 3 No. car parking spaces; 10. No. bicycle parking spaces; loading bay; hard and soft landscaping; an outdoor terrace area at sixth storey level on the southern elevation (17 sq m); signage; ancillary plant; attenuation; ESB sub-station and all associated site development and site excavation works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3163/16/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Co-Operative Housing Ireland  
**Location** Site at 84 North King Street and between George's Court and Red Mill Apartments on North Brunswick Street, Dublin 7. The site adjoins 85 North King Street (a Protected Structure)

### **Additional Information**

**Proposal:** EXT.OF DURATION:The development will consist of the removal of all existing buildings on the site, and the construction of a commercial unit and 33 apartments in 2 buildings; Block A facing onto North Brunswick Street is a 6-storey building including a recessed penthouse floor, and comprises 17 apartments; and Block B facing onto North King Street is a 5-storey

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building, including a recessed penthouse floor, and comprises 16 apartments and 1 commercial unit. The overall development comprises 4 no. 3-bedroomed units, 18 no. 2-bedroomed units, 11 one-bedroomed units, all with balconies, one ground-floor commercial unit, bin store, internal landscaped courtyard, photovoltaic solar panels on support grids on roofs, and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3265/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	16/06/2022
<b>Applicant</b>	HK & EU Dynamic Investment Limited
<b>Location</b>	29 Dorset Street Lower, Dublin 1

**Additional Information**

**Proposal:** Planning permission for change of use of ground floor from retail to hot food takeaway, with internal modifications and new storefront to front, to premises at 29 Dorset Street Lower, Dublin 1.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3442/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	ADDITIONAL INFORMATION (EXT. OF PERM)
<b>Decision Date</b>	13/06/2022
<b>Applicant</b>	OCES Property Holdings Ltd.
<b>Location</b>	Clerys, 18-27, O'Connell Street Lower, Dublin 1

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for development at a circa 0.64 hectare site located at 18-27 O'Connell Street Lower, Sackville Place, Earl Place and Earl Street North (known as the Clerys Building, A protected structure), Nos 13,14 and 15 Earl Place (Clerys warehouse), and Nos 94 and 95 Marlborough Street, Dublin 1. The application site includes Earl place, from Sackville Place to Earl Street North, and the existing link bridge between the building at Nos 18-27 O'Connell Street Lower and the building at Nos 13,14 and 15 Earl Place. The Proposed development comprises of the following: (i) Refurbishment, extension and partial change of use of the Clerys Building at 18-27 O'Connell Street Lower, Sackville place, Earl Place (not including the northern element to Earl Street North and Earl Place) to provide a mixed use retail, office, café, restaurant and bar development, to include alteration and removal of fabric at second floor level, upgrade the renewal of second floor, including provision of a terrace at third storey (second floor) level to part of the north elevation, to accommodate new structure and replacement and extension of the existing third floor office and plant level and the provision of 2 no. new floors, to provide an overall building of six storeys over two basement levels with a gross floor space of circa (c.) 18,079sq.m, comprising of c. 2,000 sq.m retail/café/restaurant at basement (-1), c. 3,478 sq.m retail floor space in 2 no. units both over ground and first floor level, 2 no. café/restaurant/bar units at ground floor and basement (-1) of c. 416 sq.m and 1 no. café/restaurant/bar unit at first floor of c. 317 sq.m, c. 94 sq.m café/restaurant/retail/retail services (Class 2)/ bar use in 2 no. units at ground floor level, a unit of c. 210 sq.m comprising an entrance lobby/foyer area with ancillary bar/café use with access from Earl Place to serve the top floor destination at fifth floor level, c. 5,647 sq.m office floor space, c. 1,733 sq.m top floor destination floor space, plus ancillary basement and back house areas. The proposed development includes a central glazed atrium from ground to fifth floor (sixth storey) level. The proposed development will include the following: (a) restoration and cleaning of retained facades, refurbishment of retained

windows and replacement of some existing windows in the O'Connell Street facade (b) new -2 basement level to provide plant and storage areas staff facilities, 160 no. bicycle parking spaces, and other ancillary areas (c) replacement of the existing Earl Place and part of the Sackville Place facade including replacement windows; (d) removal of some internal fabric including partition walls, columns and staircase (the main central staircase will be retained and restored), as indicated on the submitted drawings, to accommodate the proposed mixed use development (e) at existing basement -1 level, change of use from retail/café/restaurant use (c. 2,00 sq.m gross), (f) at ground floor level subdivision to create 2 no. retail units of c. 770 and c. 772 sq.m gross (connected with basement -1 retail/café/restaurant area and first floor retail area) each with direct access from O'Connell Street to be located either side of a central entrance/lobby area, provision of a 2 no. café/restaurant/bar units (total gross floor space of c.416 sq.m) over ground and basement (-1) with access from Earl Place, 2 no. retail/café/restaurant/retail services (Class2)/bar units of c. 94 sq.m with access from Earl Place, access/lobby area for a top floor destination area to include ancillary bar/café use of c. 210 sq.m and office use to be provided on upper floors:(g) at first floor level, subdivision to create 2 no. retail units (of c. 967 sq.m and c. 969 sq.m gross) connected with the retail space at ground level and the retail/café/restaurant use at basement level -1, a café/restaurant/bar unit of c. 317 sq.m gross in the retained former Clerys Tearooms to the rear (east) with access from the retained and restored main staircase from ground floor level; (h) change of use of existing second floor from retail to provide c. 2,055 sq.m office floor space; (i) demolition of existing part third floor office level and plant rooms and the creation of new third, fourth and fifth floor levels to comprise c. 3,592 sq.m office floor space at third and fourth levels and a top floor destination area of c. 1,733 sq.m gross at fifth floor level under lightweight ribbed roof structure forming a contemporary glazed roof, to provide café/restaurant/lounge & bar uses, events and conference, performance and display areas, and an accessible external viewing/dining terrace to the west and a terrace to the east. The proposal will include setbacks at fourth floor level (fifth storey) and fifth floor level (sixth storey) to the north, south, east and west elevations, including provision of a terrace to the western, eastern, and parts of the northern and southern elevations at fifth storey (fourth floor); (j) amendments to ground floor elevation to O'Connell Street and Sackville Place including, at O'Connell Street, provision of replacement central entrance doors, creation of 2 no. new doors either side of the main central entrance area, replacement entrance doors to the southern end, and relocated entrance location and new entrance doors to the northern end and at Sackville Place, replacement entrance doors. (ii) Demolition of the existing Clerys warehouse building at 13,14 and 15 Earl Place and the construction of a seven storey building of c. 8,337 sq. m gross floor space, including a 176 no. bedroom hotel of c. 7,800 sq.m (including ancillary and back of house areas), a c. 426 sq.m gross café/restaurant/bar unit at ground floor level with access from Earl Place and including the restoration, internal and external refurbishment and change of use of Nos 94 and 95 Marlborough Street (both currently vacant) to link to the proposed hotel, to provide 2 no. retail/restaurant/café/ retail service (Class 2) bar units (total gross floor space of c. 111 sq.m) and 10 no. bedrooms at first, second and third floors levels (included in the overall 176 no. bedrooms). The hotel will include setbacks on the east elevation at second floor level, north elevation at fifth storey level and on the east and west elevations at seventh storey level. A proposed basement will accommodate 20 no. car parking spaces (for use by the proposed office use), 45 no. bicycle parking spaces, staff facilities, plant and storage areas. Vehicular access will be via a car lift from Earl Place. The development includes part demolition and internal and external refurbishment of the existing link bridge between the building at Nos 18-27 O'Connell Street Lower and the building at Nos 13,14 and 15 Earl Place and its incorporation into the hotel use (linked to the first floor of the hotel and first floor of the Clery Building), for use as a double height hotel reception/lobby area to include a terraced seating area on the roof of the link bridge. (iii) The demolition of the northern element (with frontage to Earl Street North and Earl Place) of the Clerys Building and construction of a c. 5,539 sq.m six storey office building, comprising c. 3,327 sq.m gross office floor space and 2 no. café/restaurant uses at basement and ground floor level (total gross floor space of c. 412 sq.m), and 1 no. retail/restaurant use (103 sq.m

gross), plus ancillary basement areas. The development includes a setback to the north elevation at fifth and sixth storey, including a terrace at fifth storey (fourth floor). The development includes a basement level to provide 60no. bicycle parking spaces, plant areas, storage area, staff changing and locker facilities and a café/restaurant area linked with a ground floor restaurant. At ground floor it is proposed to provide 2 no. café/restaurant units, 1 no. retail/restaurant/café use, an office entrance area from Earl Place, an ESB substation, a service/delivery area ( to also serve the refurbishment and extended Clerys Building), and other ancillary areas. (iv) The proposed development includes public realm upgrades to Earl Place, all associated and ancillary works, including site infrastructure works, the provision of roof plant on the proposed hotel and office buildings and on a sunken level on the new glazed roof to the Clerys Building, hard and soft landscaping. The overall proposed development will provide a c. 7,800 sq.m gross 176 no. bedroom hotel (excluding ground floor café/restaurant uses and retail/café/restaurant uses), c. 8,974 sq.m office floor space, c. 3,478 sq.m retail floor space in 2 no. units, c. 412 sq.m café/restaurant floor space in 2 no. units, a c. 210 sq.m entrance lobby/foyer for access to the top floor destination area, with ancillary bar/café use, c. 2,103 sq.m retail/restaurant café use in 1 no. unit at basement -1 of the Clerys Building and in 1 no. unit in the northern extension, 1,159 sq.m café/restaurant/bar floor space in 4 no. units, including the unit associated with the hotel, c. 205 sq.m café/restaurant/retail/retail services (Class2)/bar in 4 no. units and c. 1,733 sq.m gross floor space at the top floor destination area fifth floor level of the Clerys Building. The total gross floorspace of the overall development, including existing and proposed floor space, will be c. 31,955 sq.m gross, including basement areas.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3770/22
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/06/2022
<b>Applicant</b>	Attila Antal
<b>Location</b>	Unit 2 Bloom Lane, Dublin 1, D01 XF21
<b>Additional Information</b>	

**Proposal:** Retention planning permission sought for change of use from retail to cafe for the sale of hot and cold food for consumption both on and off the premises together with minor alterations to front elevation and the provision of signage.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3783/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/06/2022
<b>Applicant</b>	Cormac Sheridan
<b>Location</b>	48, Villa Park Gardens, Dublin 7
<b>Additional Information</b>	

**Proposal:** Planning permission for 1. change of use of existing attic space to home office/storage 2. to replace existing side hip roof profile with Dutch hip gable 3. dormer window to the rear roof and all associated site works.

**Area** Area 3 - Central  
**Application Number** 3784/21  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/06/2022  
**Applicant** Landstone Developments Ltd.  
**Location** 58 Fontenoy Street, Phibsborough, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal:** RETENTION: Retention of the existing two storey structure to the rear and all associated internal, landscape and drainage works.

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**Area** Area 3 - Central  
**Application Number** 3792/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/06/2022  
**Applicant** Lark Finance Limited  
**Location** 353 and 363 Blackhorse Avenue, Dublin 7, which is bound by Blackhorse Avenue to the south and Villa Park to the west

**Additional Information**

**Proposal:** Planning permission for the proposed development will consist of a residential development of 31 no. residential units comprising of: 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no apartment (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation, 2 no. communal roof terraces will be located at fourth floor level, 1 no ESB substation and switch room, waste storage area entrance lobbies, 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); landscaping, public lighting, boundary treatment, 25 no. surface level car parking spaces, 10 no surface level bicycle parking spaces, new vehicular access from Villa Park Road, pedestrian access from Villa Park Road and Blackhorse Avenue, playground and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

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**Area** Area 3 - Central  
**Application Number** 3793/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/06/2022  
**Applicant** Mega Developments Ltd  
**Location** 8 & 10 Drumcondra Road Lower, Dublin 9

**Additional Information**

**Proposal:** Planning permission for the development will consist of partial demolition of existing 2 storey mid-terrace building and rear extensions, retaining the basement, front facade, chimney and roof profile and alterations to contain 2 no. 1-bedroom apartments at first floor accessed from courtyard over a 95 sq.m ground floor retail unit with signage alterations to facade including entrance to rear courtyard. Construction of building at rear of site will contain 3 no. 1 bedroom 1 no. 2 bedroom apartments all with balconies and solar panels, accessed via a new pedestrian entrance on Drumcondra Road Lower. Landscaped communal garden, bin stores and 14 no. bicycle spaces will be provided along with associated site works.

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**Area** Area 3 - Central  
**Application Number** 3815/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/06/2022  
**Applicant** Mureen Grant  
**Location** 74, Ballybough Road, Dublin 3

**Additional Information**

**Proposal:** Development will consist of demolition of existing single storey commercial unit & construction of a 3 storey 2 bed room residential apartment (101.5 m.sq.) & car parking area to the front of building and associated site works.

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**Area** Area 3 - Central  
**Application Number** 4082/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/06/2022  
**Applicant** Mosaro Limited  
**Location** Lands to the rear of No. 29 Frederick Street North,  
Dublin 1

**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** 4139/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/06/2022  
**Applicant** George Beggan  
**Location** Rear of 85 & 86 Gardiner Street Lower, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the following (i) the demolition of the existing two storey shed-like rear buildings currently containing hotel bedrooms, (ii) the construction of a 5 storey, over part-basement, 17 bedroom Aparthotel with roof terrace addressing Mabbot Lane, (iii) demolitions and alterations of unsympathetic non-historic additions to the returns at the rear of 85 & 86 Gardiner Street, (iv) the provision of a new 1.8m wide ground level access laneway on to Mabbot Lane to provide service/delivery access to 85 & 86 Gardiner Street and the new building. (v) a reception area on to Mabbot Lane with adjacent bicycle parking and refuse bin storage spaces, necessary to facilitate the overall development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4152/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	15/06/2022
<b>Applicant</b>	David Montgomery
<b>Location</b>	c. 0.0054 Ha site on Abbey Cottages at the rear of Mellor Court, Nos. 19/23 Lower Liffey Street, Dublin 1

#### **Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission is sought for: the change of use of the unit (c.47.71 sqm) from storage to part workshop, part storage; and the construction of a wall towards the north-west boundary separating the workshop/store room from a corridor. Permission is sought for elevational changes to the Abbey Cottages frontage including the provision of a new window; internal alterations to the existing layout; and all associated site and development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4173/22
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/06/2022
<b>Applicant</b>	Pat Broughal
<b>Location</b>	Richmond Cottages North, to the rear of 611-617 North Circular Road, Dublin 1

#### **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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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ3772/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/06/2022
<b>Applicant</b>	KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partn
<b>Location</b>	Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1

#### **Additional Information**

**Proposal:** Planning permission for development at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Mayor Street Upper to the south, lands under construction to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' - as amended by DCC Reg. Ref. DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21 and DCC Reg. Ref.

DSDZ2813/21) comprising :- the redesign of the permitted circular lightwell within the pedestrian split-level street between building 1 (Block 3E) and building 2 (Block 3F) to a feature glazed structure (c. 9.2m x c. 2.3m x c. 6m) to provide additional daylight and stair access to the basement level 'Exhibition Space' and associated minor adjustment to landscaping at lower ground level to incorporate the feature glazed structure; extension of permitted external lifts on the western side of the pedestrian split-level street between building 1 (Block 3E) and building 2 (Block 3F) to provide access to the basement level and associated reconfiguration of the basement car parking layout resulting in an overall reduction in carparking space to 84no. (from 90no. spaces). The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ4087/19 (as amended by DCC Reg. Ref. DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21 and DCC Reg. Ref. DSDZ2813/21). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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**Area** Area 3 - Central  
**Application Number** WEB1356/22  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 14/06/2022  
**Applicant** Sinead Kavanagh  
**Location** 3-5, Prospect Square, Glasnevin, Dublin 9 D09 AP62

**Additional Information**

**Proposal:** The development will consist of the removal of the existing single storey rear extensions to the rear (north) and partial removal of the two storey external walls to the rear and side, external modifications to include repair & repointing of the existing brick façades to nos. 3&4, to allow for the 3-storey extensions to the rear (north) of nos. 3-4 Prospect Square, a 3-storey extension to rear & side (east) of no.5 Prospect Square; full removal of roofs at nos. 3,4&5 Prospect Square to allow for the subsequent new second floor extension to the front, rear & side, comprising of roof terraces to the entire front façade, two bay windows to side, one balcony and two Juliet-style balconies to rear; the 2no. terraced houses at nos. 3&4 Prospect Square to be reconfigured to allow for a one-bed residential unit on ground floor and a two-bed duplex on first and second floor; modifications to the existing fenestration on the side of no.5 Prospect Square; 5 no. new rooflights within new zinc roof to all units; 2 bicycle spaces to one-bed unit within a private rear yard, 3 bicycle spaces to a 2-bed unit within rear service yard; new balustrade and planting to existing front parapet to all units; internal modifications to all existing layouts; and all associated site works to 2no. existing two-storey terraced houses at nos. 3&4 Prospect Square and 2-storey end-of-terrace at no.5 Prospect Square.

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**Area** Area 3 - Central  
**Application Number** WEB1364/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/06/2022  
**Applicant** Marie McEvoy  
**Location** 6, Slade Row, Stoneybatter, Dublin 7 D07 R6F6

**Additional Information**

**Proposal:** Attic conversion for storage dormer to the rear with 2 roof windows to the front.

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**Area** Area 3 - Central  
**Application Number** WEB1552/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/06/2022  
**Applicant** Margaret Ivory  
**Location** 70, Russell Avenue East, Dublin 3

**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**  
**Appeals Notified**

**Area** Area 3 - Central  
**Application Number** 3629/22  
**Appeal Type** Written Evidence  
**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 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** WEB5194/21  
**Appeal Type** Written Evidence  
**Applicant** Nessa Cahill and Liam Herrick  
**Location** 17, Finglas Road, Dublin 11  
**Additional Information** Additional Information Received

**Proposal:** Permission for demolition of single storey rear return and construction of part single storey part two storey extension to rear of existing three storey house along with a new rooflight to front section of roof and all associated site works.

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## Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2187/21
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	17/06/2022
<b>Applicant</b>	Discipulo Developments Limited
<b>Location</b>	Nos 42-44 (including the former Quinns Public House), 46, 48, 48B, 50 and 50A Drumcondra Road Lower, Dublin 9 (including a laneway access connecting to St. Joseph's Avenue)

### **Additional Information**

**Proposal:** Planning permission for the development on a 0.194 ha site. The proposed development will principally consists of:

the demolition of all existing structures on site (1,436 sqm) including nos. 42-44 (including the former Quinn's Public House), No.46 and the surviving facades of Nos. 48B, 50 and 50A Drumcondra Road Lower, Dublin9; and the provision of a part 2 no. to part 5 no. storey over partial basement mixed-use development containing 3 no. commercial units including a bookmakers (131 sqm), a cafe (46 sqm) and retail unit (84 sqm) at ground floor level and 50 no. build-to-rent apartments (11 no. studio units, 33 no. one bedroom units and 6 no. two bedroom units) and internal communal amenity/support facilities (224 sqm). The scheme which has a gross floor area of 3,157 sqm in addition to a part basement measuring 338 sqm, also includes an external deck access facing south extending from first level to third floor levels. The residential units will be principally accessed from St. Alphonsus Avenue with the scheme including pedestrian and cyclist access from the laneway to west connecting to St. Joseph's Avenue. The development also includes bicycle parking; bin stores; comms room; meter room; ESB substation; wintergardens and balconies facing north, east and west; roof garden facing north, east and west; green roofs, PV panels; boundary treatments; hard and soft landscaping; lighting; plant and all other associated site works above and below ground.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3422/21
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	17/06/2022
<b>Applicant</b>	Thomas A. Costello Construction Ltd
<b>Location</b>	134, 135 & 136 North Strand Road, Dublin 3

### **Additional Information**

**Proposal:** Planning permission for development at this site encompassing nos. 134, 135 and 136 North Strand Road, Dublin 3. The development will consist of demolition of 3 existing properties on the site and construction of 20 no. apartments in two linked buildings around a landscaped, communal courtyard. The main building proposed, facing North Strand Road, is four-stories over basement, with the upper floor being an attic storey. It comprises 6 no. two-bedroom apartments, 6 no. two bedroom duplexes and 2 no. three-bedroom apartments. The second building, to the rear of the site facing Strandville Avenue, is four stories over basement at it's highest point, stepping down to two stories over basement at the eastern site boundary. It comprises 1 no. three-bedroom apartment at basement level and 5 no. one bedroom apartments above. Pedestrian entrances are located at the existing laneway to the site's northern boundary as well as at Strandville Avenue where bin and bicycle storage are also provided. All associated site works, connection of drainage

to public sewer and landscaping are included in the application.

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

24/22

(13/06/2022-17/06/2022)

**Area** Area 3 - Central  
**Application Number** 0179/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Phelim Davey  
**Location** Rere of 58, St Alphonsus Road Upper, Drumcondra, Dublin 9  
**Registration Date** 14/06/2022  
**Additional Information**  
**Proposal:** SHEC: The demolition of existing established single storey residential unit & the construction of 2 storey dwelling with amended landscaping & new garden railings and associated site works.

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**Area** Area 3 - Central  
**Application Number** 0180/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Paul Kelly and Michael McGowan  
**Location** 26, Parkgate Street, Dublin 8  
**Registration Date** 15/06/2022  
**Additional Information**  
**Proposal:** SHEC: New 5 storey Building containing 4no. one bedroom apartments. One per floor at upper levels and (ground floor retail unit).

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**Area** Area 3 - Central  
**Application Number** 0181/22  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Michael Marron & Shay Marron  
**Location** Lands to rear of 24 & 26 North Circular Road, fronting onto The Crescent, O'Devaney Gardens, Dublin 7  
**Registration Date** 16/06/2022  
**Additional Information**  
**Proposal:** SHEC: The proposed development will consist of : i. the demolition of a derelict structure - previously used as a gym and removal of other sheds in ruin, ii. the construction of three (3) two and a half storey residential units comprising of 3 no. three-bed townhouses with the provision of private amenity space (3 x no. rear gardens and 3 x private 2nd floor balconies), iii. 3 x parking spaces, iv. the provision of vehicular and pedestrian access via The Crescent, O'Devaney Gardens, v. SuDs and foul drainage, landscaping boundary treatments and all associated works necessary to facilitate the development.

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