



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

45/22

(07/11/2022-11/11/2022)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

Area 2

Large Scale Residential Development

Stage 2 Pre-Planning Consultation

For information purposes only. No documents available to view until application is lodged at Stage 3.

Area	Area 2 – South Central
Application Number	LRD6016/22-S2
Application Type	Large Residential Development -2
Applicant	Seabren Development Ltd
Location	Glebe House, Former Coruba House, Saint Agnes Road, Dublin 12
Application Date	08/11/2022

Additional Information

Proposal: A residential development of 152 no. apartments consisting of 75 one beds, 72 two beds and 5 three bed residential units, a crèche and café. The proposed scheme has an overall Gross Floor Area of 16,283m². Two apartment buildings are proposed ranging in height from 4 - 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following: Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85m², 42 no. stacked and 3 no. cargo secure bicycle storage and bin storage of 45m² and bulk storage of 18m² located on each floor. Block B is 5-6 storeys and consists of 70 apartments and includes 39 no. one beds, 26 no. two beds and 5 no. three beds, a Creche of 147m² at ground floor level with associated outdoor area, ESB substations/switch room/metering room/telecoms of 62m², 188 no. stacked and 1 no. cargo secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 74m² and segregated café bin store of 13m². Two no. three storey pavilion buildings either side of Glebe House to accommodate: One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and, One number two storey duplex 2 bed apartment above a 55 m² ground floor café, in the south east pavilion. The repair of fire damaged elements (following a fire on the 21st of April 2022) and the refurbishment of Glebe House, a protected structure, into a community use building; Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement / repair of stair from upper ground to first floor level, the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House. Lowering the front boundary wall and return boundary wall to the front of Glebe House. Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands and demolition of non-original brick columns at St Agnes Road entrance to Glebe House (1,636 m²). 75 car parking spaces are proposed: 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes' Road. 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive. The development provides 905 m² of Public Open Space to the front

and side of Glebe House, and within the southeast public plaza with a pedestrian route to the side of the Café at Pavilion B and 1,632 m² of Communal Open Space located at podium level and to the rear of Block A. The development provides for 78 no. visitor bicycle parking spaces including 2 no. cargo spaces within the public accessible areas of the site. A total of 234 no. Residential Bike Space are provided within the ground floor car park. The total bike spaces provided in the overall development is 312 no. spaces. The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development. Large Scale Residential Development

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	2869/17/X1
Application Type	Extension of Duration of Permission
Applicant	Midgard Construction Ltd
Location	Faulkner Industries Factory, Chapelizod Hill Road, Chapelizod, Dublin 20.
Registration Date	11/11/2022

Additional Information

Proposal: EXT. OF DURATION: Permission is sought by Midgard Construction Ltd. on lands at former Faulkner Industries Factory, Chapelizod Hill Road, Chapelizod, Dublin 20; Beann', 38 Chapelizod Hill Road, Chapelizod, Dublin 20; and Clarevill', 38D Chapelizod Hill Road, Chapelizod, Dublin 20, for mixed-use residential development of 171 no. apartments and a childcare facility over a single level basement. The proposed development will consist of:

- a) The demolition of the existing former Faulkners Industries Factory complex along with the two no. 2 storey semi-detached dwellings known as 'Beann', 38 Chapelizod Hill Road, and Clarevill, 38D Chapelizod Hill Road;
 - (b) The construction of 171 no. apartments (53 no. 1 bedroom units; 92 no. 2 bedroom units; and 26 no. 3 bedroom units) in two no. 5 storey apartment blocks over a single level basement comprising: Block A - 5 storey (part 3 storey) block comprising of 93 no. residential units (34 no. 1 bedroom units; 50 no. 2 bedroom units; 9 no. 3 bedroom units) with balconies/terraces on the north, east, south and west elevations, Block A will also comprise 1 no. concierge office ancillary to the apartments (74 sq.m .GFA) and 1 no. childcare facility (291 sq.m. GFA) with ancillary out door play area, all of which will be at ground floor level. Block B - 5 storey apartment block over lower ground floor level, comprising 78 no. residential units (19 no.1 bedroom units, 42 no. 2 bedroom units; 17 no. 3 bedroom units) with balconies/terraces on all elevations;
 - (c) A total of 205 no car parking spaces (172 no. resident parking spaces & 17 no visitor parking spaces and 10 no. disabled parking spaces at basement level and 6 no. surface level visitor car parking spaces and 2 no.surface level drop-off spaces at the childcare facility);
 - (d) 13 no. motor cycle parking spaces at basement level. 188 no. bicycle parking spaces (176 no.spaces at basement level and 12 no. spaces at surface level);
 - (e) Ancillary plant room and bin storage areas at basement level;
 - (f) 1 no.ESB sub-station; (g) modifications to the existing vehicular entrance to the former Faulkners Industries Factories on Chapelizod Hill Road; and provision of a new fire tender access to Chapelizod Hill Road;
 - (h) landscaping (including public, communal and private ope space and play equipment):
 - (i) boundary treatment including new low wall and railing boundary to Chapelizod Hill Road; and,
 - (j) all associated engineering works (including plant and solar panels at roof level) and site development works necessary to facilitate the development .
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Area Area 2 - South Central
Application Number 5181/22
Application Type Retention Permission
Applicant Noel Chubb
Location Rear of 1, Hughes Road East, Walkinstown, Dublin 12
Registration Date 07/11/2022

Additional Information

Proposal: RETENTION: The development consists of the change of use of a storage shed (granted permission reg. ref. 3918/19) to a pool room containing 4 pool booths as well as the provision of a covered external space containing 5 pool booths.

Area Area 2 - South Central
Application Number 5193/22
Application Type Permission
Applicant Nuala Duffy
Location 3, Camac Park, Inchicore, Bluebell, Dublin 12, D12 E959
Registration Date 08/11/2022

Additional Information

Proposal: The proposed development will consist of the construction of 3no. 2-storey 3 bed terraced dwellings on the lands to the side of the existing semi-detached dormer bungalow, and all associated site works.

Area Area 2 - South Central
Application Number WEB2016/22
Application Type Retention Permission
Applicant Milis Delish
Location 4a, Tyrconnell Road, Inchicore, Dublin 8, D08 V9DC
Registration Date 07/11/2022

Additional Information

Proposal: RETENTION: Operation of a mobile kiosk, selling take-away coffee, cakes and light snacks etc., together with temporary outdoor seating area. Operating hours will be 08:00 to 18:00 Monday to Sunday.

Area 2 DOMESTIC

Area Area 2 - South Central
Application Number 4732/22
Application Type Permission
Applicant Jacqueline Hogberg & Anthony Botros
Location 48, Greenville Terrace, Dublin 8, D08 R2T9
Registration Date 09/11/2022
Additional Information Additional Information Received

Proposal: The proposed works for which planning is sought will include the following; demolition of two existing lean-to structures to the rear of the existing dwelling, internal alterations to the existing ground floor layout, construction of a new part-single-storey, part two-storey extension to the rear of the existing dwelling, all along with associated landscaping, ancillary and site works.

Area Area 2 - South Central
Application Number 5182/22
Application Type Permission
Applicant Sean Wright & Emer Kenny
Location 67, James's Walk, Rialto, Dublin 8
Registration Date 07/11/2022
Additional Information

Proposal: Planning permission for refurbishment and extension to 67, James's Walk. The works will include the provision of new mezzanine floor extending into the existing roof space providing a new habitable room, with a new large dormer constructed to the rear beneath the existing ridge line. Refurbishment works include reducing the level of ground floor, alterations and renovations to the existing house and all ancillary site works.

Area Area 2 - South Central
Application Number WEB2022/22
Application Type Permission
Applicant Aimee McGovern
Location 181, Cooley Road, Drimnagh, Dublin 12 D12 CH6V
Registration Date 09/11/2022
Additional Information

Proposal: Two storey extension to side of dwelling and to widen existing vehicular access together with connection to all services and associated site works.

Area Area 2 - South Central
Application Number WEB2026/22
Application Type Retention Permission
Applicant Noel Cullen
Location 157, Cherryfield Road, Walkinstown, Dublin 12, D12 P9R6
Registration Date 10/11/2022
Additional Information

Proposal: Retention of removal of pillar in front drive to accommodate off street parking for 2 cars

Area 2 Decisions

Area Area 2 - South Central
Application Number 0177/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 10/11/2022
Applicant Kevin Cahill
Location 125, South Circular Road, Dublin 8, D08 PC6R
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE:
Regarding Two front first floor sash windows.
- Repair Current frames and shutters
- Replace Existing poor quality sashes.
These are non-original sashes and will be replaced with appropriate and sympathetic double glazed accoya versions.

Area Area 2 - South Central
Application Number 4855/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 09/11/2022
Applicant Linda O'Keefe
Location 67 Mourne Road, Dublin 12, D12 X2C8
Additional Information
Proposal: RETENTION PERMISSION: will consist of changes to planning application approved 3737/21. Retention will consist of a new ground floor only extension to the side of the existing house connecting in with the existing ground floor extension to the rear of the existing house and creating a new access to the rear garden and all ancillary works.

Area Area 2 - South Central
Application Number 4858/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/11/2022
Applicant Aine Bambrick
Location 41, Goldenbridge Avenue, Dublin 8, D08 E2H3
Additional Information
Proposal: Permission is sought for a two storey extension to the fore, side & rear of existing dwelling including amendments to all elevations, to be constructed in two phases, a new vehicular entrance for off street parking with sliding metal gate, with ancillary site works.

Area Area 2 - South Central
Application Number 4866/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/11/2022
Applicant Francis Street Investments Ltd
Location The Ground Floor Commercial Unit, 98-99 Francis Street, Dublin 8

Additional Information

Proposal: The development will consist of change of use of the existing ground floor commercial unit from cafe/retail use (granted under planning reg. ref. 2896/13) to office use.

Area Area 2 - South Central
Application Number 4875/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 11/11/2022
Applicant Dublin Liberties Whiskey Company Limited
Location 33, Mill Street, Liberties, Dublin 8

Additional Information

Proposal: RETENTION: The development it is proposed to retain consists of the replacement of outward opening wooden double service doors with a vertical roller shutter door.

Area Area 2 - South Central
Application Number WEB1855/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/11/2022
Applicant Christine Golden
Location 16, John Street South, Dublin 8 D08 F2V5

Additional Information

Proposal: The development will consist of a a 2 storey flat roof extension totalling 28m2 to the rear of the existing dwelling.

Area Area 2 - South Central
Application Number WEB1864/22
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 10/11/2022
Applicant Mary Carroll
Location 47, Stephens Road, Inchicore, Dublin 8

Additional Information

Proposal: (1) Retention of a section of area of existing extension at ground floor to the side and rear, (2) planning permission for a first floor extension to the side and rear (3) retention of widened vehicular access with dished kerb, (4) retention of side gate to pedestrian laneway from rear garden and general refurbishment works to a two storey end of terrace house. The proposed development will consist of (1) retention of section of ground floor flat roof extension to the side and rear to the southern boundary of the site adjacent pedestrian passageway (total area to be

retained is 7 m2), (2) planning permission for construction of a first floor pitched roof extension to the rear and side sitting on top existing ground floor extension to the rear and side housing family bedroom, wc and walk in wardrobe (3) retention of widened vehicular access incorporating removal of front concrete boundary wall and two pillars with cappings creating widened driveway with dished kerb for car access, (4) retention of new timber gated access from rear garden along southern boundary to pedestrian passageway leading to the north. The proposed first floor extension measures 27 m2 (total gross house area including existing house is 127 m2). The proposed development will also consist of general remedial works to the ground and first floor layout including removal of internal corridor at ground floor, new bathroom and study at ground floor with reduced sized utility room, new family bathroom at first floor with rooflight facing south and remedial works to rear ground floor facade wall including widening of rear access door open to rear garden, relocating of first floor rear bedroom window, new rooflight to existing ground floor flat roof extension on northern boundary and associated site works.

Area	Area 2 - South Central
Application Number	WEB1869/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/11/2022
Applicant	Bernadette Dunne
Location	162, Brandon Road, Drimnagh, Dublin 12 D12 AT25
Additional Information	
Proposal:	1st floor extension over existing ground floor extension to side (to create family ancillary accommodation) with internal modifications and associated site works.

**Area 2
Appeals Notified**

None

**Area 2
Appeals Decided**

None

Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

45/22

(07/11/2022-11/11/2022)

Area Area 2 - South Central
Application Number 0361/22
Application Type Social Housing Exemption Certificate
Applicant Nuala Duffy
Location 3, Camac Park, Bluebell, Dublin 12
Registration Date 08/11/2022

Additional Information

Proposal: SHEC: Construction of 3 no. 2 storey, 3 bed terraced dwellings on the lands to the side of the existing semi-detached dormer bungalow.
