



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

43/22

(24/10/2022-28/10/2022)

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

Area 2 COMMERCIAL

Area Area 2 - South Central
Application Number 5111/22
Application Type Permission
Applicant Irish Social Housing Property II S.a.r.l.
Location Former Faulkners Industries Factory, Chapelizod Hill Road, Chapelizod, Dublin 20, D20 WE27.
Registration Date 24/10/2022

Additional Information

Proposal: Permission for the amendment of a permitted development at lands at the Former Faulkners Industries Factory, Chapelizod Hill Road, Chapelizod, Dublin 20, D20 WE27, 'Beann', 38 Chapelizod Hill Road, Chapelizod, Dublin 20, D20 TY84 and 'Clareville' 38D Chapelizod Hill Road, Chapelizod, Dublin 20, D20 RK63. The proposed development will amend a previously permitted residential development granted under DCC Reg. Ref. 2869/17 (ABP Reg. Ref. PL29S.248958) DCC Reg. Ref. 3221/18; DCC Reg. Ref. 3434/21; DCC Reg. Ref. 3134/22; DCC Reg. Ref. 4156/22; and DCC Reg. Ref. 3767/22. The proposed development will consist of the following: alteration and reconfiguration of balcony dimensions on all blocks; reconfiguration of fenestration on all blocks, including the conversion of balcony doors to windows and from windows to balcony doors where necessary; minor changes to parapet level on all blocks; re-design of feature balconies on south elevations of blocks A and C; alteration of balcony structures to the west and east elevations at ground, first, second and third floor level to blocks B such that 2 no. winter garden bays area converted to balconies with privacy screens where necessary; alteration and reconfiguration of roof terrace dimensions, removal of glazed guarding to parapets and adjustment of roof terrace parapet levels; removal of escape balcony on North elevation from ground floor of unit A06 in block A; relocation of balconies for units A17, A26 & A35 from north elevation to east elevation including resulting reconfiguration of fenestration on block A. The introduction of additional spandrel panelling to the east elevation of block A; removal of the secondary balcony from the bedroom of unit B03, B04, B38, B39 on north elevation of block B including the resulting reconfirmation of fenestration. The removal of 1 no. roof stairs from roof of block A and the addition of 2 no. roof stairs and assorted AOVs to the roof of block B; alteration and reconfiguration of pedestrian connection in north east corner of the site; minor alteration to the location and layout of the bin collection point; minor alteration to landscaping material to allow for fire tender access ; minor alteration to layouts of basement bicycle parking areas with no alteration in the number of bicycle parking spaces and all ancillary works.

Area Area 2 - South Central
Application Number 5145/22
Application Type Permission
Applicant Health Service Executive
Location Blackthorn Unit, Cherry Orchard Hospital Campus, Ballyfermot Road, Ballyfermot, Dublin 10
Registration Date 28/10/2022

Additional Information

Proposal: Planning permission for the following development: 1) New single-storey detached temporary accommodation unit to southeast of site of 200.39m², to relocate Training & Education Services. 2) Single storey extension (32.78m²) to northeast of Blackthorn unit includes alterations of elevations to suit revised layout for Daycare Service. 3) New single-storey external detached M&E plant room to southwest of site (59.98m²). 4) Fit solar panels to roof areas and associated works on all 3 buildings. 5) Alterations of parking/landscaped area to

provide ambulance set down area and all associated site development works, services and landscaping.

Area Area 2 - South Central
Application Number 5149/22
Application Type Permission
Applicant Pat O'Donnell & Company
Location Pat O'Donnell & Company, California Heights, Kylemore Road, Chapelizod, Dublin 20, D20 YH76
Registration Date 28/10/2022

Additional Information

Proposal: The development will consist of the erection of a solar photovoltaic system on the roof of the existing office/workshop premises (part single/part two storey building) including 992 PV panels (total surface area 1,623.70 sq.m) and associated development works.

Area 2
DOMESTIC

Area Area 2 - South Central
Application Number WEB1979/22
Application Type Permission
Applicant Karen Ryan & Clive Worley
Location 152, Brandon Road, Dublin 12
Registration Date 24/10/2022

Additional Information

Proposal: The development will consist of amendments to previously approved plans DCC Ref: 1582/22 to include a) Change of flat roof to pitched roof over first floor extension to side and rear; b) Provision of dormer to rear and c) all ancillary works.

Area Area 2 - South Central
Application Number WEB1988/22
Application Type Permission
Applicant Aoife McCormick
Location 6, Weaver's Square, Dublin 8 D08 RHH4
Registration Date 26/10/2022

Additional Information

Proposal: The development will consist of a new single storey rear extension and a new rear dormer with roof terrace at roof level, internal alterations and associated site works.

Area 2 Decisions

Area Area 2 - South Central
Application Number 0316/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 25/10/2022
Applicant Orlaghcon Limited
Location Rear of 8 & 9, Drumfinn Park, Ballyfermot, Dublin 10, D10WA25.

Additional Information

Proposal: SHEC: Demolition of existing ancillary out buildings and laneway access to rear gardens of existing buildings on site and construction of 3 no. two storey mews dwellings.

Area Area 2 - South Central
Application Number 0319/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 25/10/2022
Applicant Caroga Ltd
Location Kedleston, 60 Inchicore Road, Inchicore, Dublin 8, D08 T3C1

Additional Information

Proposal: SHEC: (i) Demolition of the existing two storey dwelling house (157.5 sqm) on the site; (ii) Development of a residential scheme, totalling 4 no. residential houses (comprising 4 no. 3 bed, 3-storey houses).

Area Area 2 - South Central
Application Number 0322/22
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 27/10/2022
Applicant David Gormalley on behalf of Diageo
Location Guinness Storehouse, St James Gate, Dublin 8.

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: No change of use. Proposed replacement of existing single glazing with Slim-Profile double glazing of fourteen steel windows in the second floor level conference room, four steel windows in the third floor level office and four steel windows in the fourth floor level office.

Area Area 2 - South Central
Application Number 0325/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 25/10/2022
Applicant Lonestar Investments Ltd
Location Site Bounded By, 11 & 32, Hanover Lane, Dublin 8
Additional Information

Proposal: SHEC: Permission for a Build to Rent (BTR) Residential development comprising of the construction of 25 no. apartments within a 4 storey over basement block.

Area Area 2 - South Central
Application Number 3855/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 26/10/2022
Applicant Joe Dowling
Location Smokin Joe's (The Horse Shoe) 2, Saint Agnes Road, Crumlin, Dublin 12, D12 H30A

Additional Information Additional Information Received

Proposal: Retention Permission for changes to the front (northeast) elevation including signage to front (northeast) roof, new window to facilitate the sale of takeaway coffee and associated snack as well as provision of a seated area to the front apron (with windbreaker) at Smokin Joe's (The Horse Shoe), 2, St Agnes Road, Crumlin, Dublin 12, D12 H30A.

Area Area 2 - South Central
Application Number 4755/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2022
Applicant The Board of Management of Mary Queen of Angels 1 National School
Location Mary Queen Of Angels 1 National School, Gurteen Road, Dublin 10, D10 A997

Additional Information

Proposal: The development will consist of

- (1) construction of a new single storey extension of approx. 570 sqm to the side (east) of the existing school building and will comprise of 2no. new class base special education needs (SEN) suite, 2 no. learning support rooms and all associated ancillary spaces and a principal's office,
 - (2) alterations to the existing side (east) facade,
 - (3) all associated site, landscaping and drainage works,
 - (4) removal of existing prefab block c.115sqm.
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Area Area 2 - South Central
Application Number 4759/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2022
Applicant Andrew and Vanessa Pierce
Location 5, Bigger Road, Walkinstown, Dublin 12, D12Y6X7
Additional Information

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

Area Area 2 - South Central
Application Number 4778/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/10/2022
Applicant TC Fumbally Properties Ltd
Location 27-29, New Row South, Dublin 8
Additional Information

Proposal: PROTECTED STRUCTURE: Permission for modifications to the mixed use development permitted under Reg. Ref.: 4423/19 & ABP Ref.: 307217-20 . The application site is located at the junction of New Row South to the northwest , Blackpitts to the west and Fumbally Lane to the south and southeast. The site contains a protected structure (referred to as a former laundry building under RPS ref 5821) . The proposed modifications to the permitted development consist of the following: • Change of use of the 69 no. permitted single occupancy shared accommodation units and amenity spaces from fourth to seventh floor level and extension to permitted 7th floor level to provide 86 no. hotel bedrooms. • Internal alterations to permitted first to third floor level to provide 5 no. additional hotel bedrooms on previously permitted floors. • The proposed development will increase the total number of permitted hotel rooms to 235 no. rooms. • Internal alterations to permitted ground floor level including the removal of residential lounges, gym, restaurant and public community/event space. • The proposed ground floor level comprises co-working, café/restaurant event space, hotel reception, lounges areas and ancillary back of house areas. • Omission of the basement and relocation of plant to an enclosure at 7th floor level. • Provision of 3 no. new window openings to the existing building, a Protected Structure under RPS Ref.: 5821, minor alterations to the previously permitted works to the façade to the Protected Structure including reconfiguration of main entrance points and modifications to the fenestration at first floor level. • The proposed development includes elevational changes to the permitted 8 storey building to the southwest of the site including enclosure of the multi-storey staircase. Provision of a c. 1.4 metre pop- up area at roof level for ventilation purposes and increased parapet height of the building by 300mm to accommodate blue roof system. • Reduction in cycle parking provision at ground floor level. • All associated development.

Area Area 2 - South Central
Application Number 5069/22
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 28/10/2022
Applicant Noel Chubb
Location Rear of 1, Hughes Road East, Walkinstown, Dublin 12

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 WEB1794/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2022
Applicant QRRHC Investment Partners ICAV, Sub Fund II
Location Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12

Additional Information

Proposal: Planning permission for the installation of various temporary marketing signage and flagpoles associated with the Permitted Castleview Residential Development (planning reg ref 4244/15, 2438/17, 3940/17, 2319/18, ABP-311606-21) at Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12 for a period of 2 Years.

Area Area 2 - South Central
Application Number WEB1815/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 27/10/2022
Applicant Mary O'Flynn
Location 7, Ebenezer Terrace, Dublin 8

Additional Information

Proposal: The construction of new two-storey extension to the rear of the existing dwelling including associated internal alterations, the provision of a new bin store at the front of the existing dwelling, the provision of a new dormer to the rear at roof level, a new rooflight to the front elevation, and alterations to the existing roof structure to accommodate same.

Area Area 2 - South Central
Application Number WEB1821/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/10/2022
Applicant Kenneth McGeever
Location 39, Bluebell Avenue, Bluebell, Dublin 12 D12 A068

Additional Information

Proposal: A single storey porch and living room extension at the front, single storey kitchen extension at the rear, attic conversion with dormer roof at the rear, and all associated ancillary works.

Area Area 2 - South Central
Application Number WEB1968/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/10/2022
Applicant Karen Ryan & Clive Worley
Location 152, Brandon Road, Drimnagh, Dublin 12 D12 NY28

Additional Information

Proposal: The development will consist of amendments to previously approved plans DCC Ref: 1582/22 to include a) Change of flat roof to pitched roof over first floor extension to side and rear b) Provision of dormer to rear and c) all ancillary works.

Area Area 2 - South Central
Application Number WEB1971/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/10/2022
Applicant Aoife McCormick
Location 6, Weaver's Square, Dublin 8

Additional Information

Proposal: The development will consist of a new single storey rear extension and a new rear dormer with roof terrace at roof level, internal alterations and associated site works.

Area 2 Appeals Notified

Area	Area 2 - South Central
Application Number	4610/22
Appeal Type	Written Evidence
Applicant	HPREF HSQ Investments Ltd.
Location	Heuston South Quarter which is bounded by St. John's Road West (to the north), Military Road (to the east) and the Royal Hospital Kilmainham (Protected Structure) (to the west and south), Kilmainham, Dublin 8

Additional Information

Proposal: The proposed development will provide a mixed use commercial development comprising of a hotel (238 no. bedrooms) and an office block delivering a cumulative Gross Floor Area (GFA) of 32,602 sq.m, inclusive of basement area.

The proposed development consists of:

- Site clearance and localised demolitions to remove part of the podium and Basement Level-1 reinforced concrete slabs at the interface of the proposed hotel and office blocks, together with the incorporation of part of the existing basement level structure extending to approximately 4,228 sq.m (GFA).
- The proposed basement will be integrated within the existing basement levels serving the wider HSQ development and will be accessed from the existing vehicular ramped accesses/egresses onto/off St. John's Road West and Military Road to the north and east, respectively. The proposed basement area is split into two areas to provide a dedicated Hotel Basement area of approximately 2,132 sq.m (GFA) and an Office basement area of 2,096 sq.m (GFA)
- The construction of a 5-storey hotel (over lower ground and basement levels) to provide 238 no. bedrooms. At basement level provision is made for 24 no. car parking spaces; 2 no. motorcycle spaces together with plant and storage rooms. A waste storage area with dedicated loading bay/ staging area is provided along with dedicated set-down area for deliveries. A dual-purpose service bay is also provided at basement level with modifications to existing line markings to the basement parking area to accommodate the development. At Lower Ground floor level provision is made for 14 no. Bedrooms; Conference Room; Kitchen and Staff facilities and Changing Rooms/ WCs plus ancillary Gym. This floor is arranged around an internal courtyard space. Provision is made at Podium level for 19 no. Bedrooms; Dining Area and Foyer with entrance at the South-Eastern corner of the building onto a new laneway separating the proposed hotel and office building. Provision is made at the south-western corner at podium level for an ESB sub-station/switch room and 15 no Sheffield type bicycle stands are provided for the hotel and the retail/cafe unit, providing storage space for 30 no. bicycles. A total of 205 no. bedrooms are provided at the upper levels (above podium level). The top floor of the hotel (4th floor) has a splayed setback to provide a west facing roof terrace. An ancillary hotel bar (118 sq.m) opens onto this roof terrace.
- The construction of a 12-storey (over lower ground and basement levels) office building to the east of the proposed hotel building to provide 19,474 sq.m of office floorspace (GFA) from lower ground floor level and above. Provision is made at basement level for 30 no. car parking spaces; 2 motorcycle spaces and 120 no. bicycle storage spaces together with plant and storage rooms. Provision is made for a further 196 no. bicycle storage spaces at Lower Ground floor level plus changing rooms (including showers). At podium level 2 no. ESB sub-stations and switch rooms are proposed. The foyer and entrance is provided at the southern end of the building at Podium level along with a Retail/Cafe unit of 208 sq.m at the South-Western corner of the building. The building is setback at 4th floor level to provide a west facing roof terrace. Splayed setbacks to the southern and eastern elevations at the 11th floor level forms a roof terrace that wraps around the South-Eastern corner of the building. Plant is provided at rooftop level that is enclosed by curved louvred

screens and PV panels.

-Works proposed along the St John's Road West frontage include the omission of the existing left-turn filter lane to the vehicular ramped access to the HSQ development and re-configuration of the pedestrian crossing at the existing junction together with the re-configuration of the existing pedestrian crossing over the westbound lanes of St. John's Road West leading to an existing pedestrian refuge island and re-alignment of the existing footpath along the site frontage onto St. John's Road West to tie into the reconfigured junction arrangement.

-Drainage works proposed include the provision of 2 no. below basement surface water attenuation tanks with dusty/stand-by arrangement pump sumps and associated valve chambers, and 2 no. below basement foul pump sumps with duty/stand-by arrangement and 24hr emergency storage and associated valve chambers. New foul drainage and stormwater drainage connections are proposed to existing foul and storm sewers in St. John's Road West with associated site works.

-Hard and soft landscaping works are proposed at lower ground level along St John's Road West and at podium level to provide for the extension and completion of the public plaza to the south of the proposed Office Block and the provision of a new pedestrian laneway connecting St John's Road West with the public plaza at podium level.

The application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS).

Area 2 Appeals Decided

None