



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**44/22**

(31/10/2022-04/11/2022)

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 3 Large Scale Residential Development

### Stage 3

**Associated documents available to view on website**

<b>Area</b>	Area 3 – Central
<b>Application Number</b>	LRD6027/22-S3
<b>Application Type</b>	Large Residential Development -3
<b>Applicant</b>	Ballymore Eighth Lock Limited
<b>Location</b>	Former Ormond Printworks site, at Ratoath Road and Hamilton View, Pelletstown, Dublin 11
<b>Registration Date</b>	03/11/2022

#### **Additional Information**

**Proposal:** Permission for amendments to previously permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-306167-19), at a site c. 1.88ha, known as the Former Ormond Printworks site, at Ratoath Road and Hamilton View, Pelletstown, Dublin 11. The site is generally bounded by the Ratoath Road to the east; Royal Canal Park Phases II and III, including Spindrift Avenue, Hamilton Walk and Hamilton View to the west; the Royal Canal and permitted Royal Canal Greenway to the south; and the Tolka Valley Park to the north. The proposed amendments include:- Addition of 218no. Solar (PV) Panels at roof level of Block E (cumulatively c. 419 sq m flat or c. 412 sq m at a 10 degree pitch). Addition of 11 no. Air Source Heat Pumps at roof level of Block D. Increase in parapet height of lift/stair Core 01 Block B (by c.330mm) and Core 01 Block C (by c.330mm). Addition of internal fire corridor (c.78 sq m GFA) to the rear of own door offices and encroaching undercroft car park area at ground level of Block B. Changes to the elevation glazing pattern at ground, 1st and 2nd floor levels of the Primary Care Centre in Block A, to allow for openable windows. The already consented Strategic Housing Development (ABP-306167- 19), Phase IV of Royal Canal Park, in summary comprises 435no. dwellings and c. 4,162sq. m of employment uses, accommodated in 5no. buildings (Blocks A to E inclusive) ranging in height from 4 to 13 storeys and incorporating an undercroft level, and associated site works. This application for the proposed modifications to the consented scheme is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. The Planning Application may be inspected online at the following website:  
[www.RoyalCanalParkPhase4SHDRevs.com](http://www.RoyalCanalParkPhase4SHDRevs.com).

## Area 3 COMMERCIAL

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4497/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Fitzwilliam Real Estate Properties Limited
<b>Location</b>	108/109 Middle Abbey Street, Dublin 1
<b>Registration Date</b>	03/11/2022
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for development at a site of 0.018 ha at nos. 108/109 Middle Abbey Street, Dublin 1. The proposed development consists of the partial demolition of the rear of the retail / shop building from basement to second floor levels (c. 211 sq m in total), the change of use of the remaining retail / shop building to licensed restaurant / cafe use at all levels and the provision of new build areas to the rear from basement to second floor levels (c. 204 sq m in total) to provide licenced restaurant / cafe use, all resulting in a licensed restaurant / cafe building of c. 580 sq m (including ancillary space such as circulation cores and walls), which includes, provision of a licensed restaurant / cafe area including customer seating, associated ancillary office space, cook/servery, accessible toilets, kitchen (including food preparation area). dumbwaiter and storage and other related spaces. The proposed development also consist of the provision of a signage zone (c.1.2 sq m) on the Middle Abbey Street elevation; a new ventilation and duct system; associated plant; a louvre screen at roof level; associated internal and external alterations; changes in level; associated site servicing (foul and surface water drainage and water supply); and all other associated site excavation and site development works above and below ground.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	5158/22
<b>Application Type</b>	Permission
<b>Applicant</b>	Manor Fine Ltd
<b>Location</b>	386 North Circular Road, Phibsborough, Dublin 7
<b>Registration Date</b>	01/11/2022
<b>Additional Information</b>	

**Proposal:** Planning permission is being sought for renewal of recently lapsed planning permission Reg. Ref. 2598/17, for reduction in size of existing take away/restaurant (78.2m<sup>2</sup>) with minor internal and external alterations including external seating area and replacement of existing duct with new duct and timber encasement; demolition of existing garages and stores at ground floor level and replacement with one bedroom apartment (50.43m<sup>2</sup>) including railings and wicket gate to front area and patio to side/rear and communal storage and bin compound to side, all fronting Goldsmith Street; conversion of accommodation on first floor level to front (last use as offices) to one bedroom apartment (63.5m<sup>2</sup>) with balcony to rear and 3 no. new velux rooflights; demolition of existing flat unit and store at first floor in annex and replacement with one bedroom apartment (51.1m<sup>2</sup>) with balcony fronting Goldsmith Street and 3 no. new velux rooflights; removal of existing substandard staircase and provision of new staircase to comply with building regulations.

**Area** Area 3 - Central  
**Application Number** 5171/22  
**Application Type** Permission  
**Applicant** OCES Property Holdings Ltd.  
**Location** Clerys, (a Protected Structure), 18-27 O'Connell Street, 13-15 Earl Place, Earl Street North, Sackville Place and 94-95, Marlborough Street, Dublin 1, D01 H6K0  
**Registration Date** 04/11/2022

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The application seeks permission for an amendment to the permitted development Reg. Ref. 3442/16 as extended. Permission was sought for a restaurant use in a unit of 65 sq.m facing Earl Street North. Condition 4 of the 2016 permission required that the unit should be in retail use. Construction is now nearing completion and permission is sought that this unit be used for restaurant use as originally applied for. It will now be used as a restaurant in association with the adjoining corner unit facing Earl Street North and Earl Place (111sq.m ground floor with supporting basement area of 80 sq.m.) already approved as a cafe/restaurant, so as to form a single licensed restaurant with a floor area of 256 sq.m.

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**Area** Area 3 - Central  
**Application Number** 5175/22  
**Application Type** Permission  
**Applicant** EWD3 Developments Limited  
**Location** Site located at the junction of East Wall Road and Alfie Byrne Road on East Wall Road, Dublin 3, D03 F2H3  
**Registration Date** 04/11/2022

**Additional Information**

**Proposal:** Permission for amendments to a permitted development, previously granted permission under Dublin City Council planning Ref. 3091/20. The proposed development consists of a change of use from the permitted resident's amenity lounge (c .41.5 sq. m) on the ground floor of Block C, to a proposed ESB substation, ESB Meter/Switch Room and store room, including the provision of a new single-storey resident's amenity lounge (c. 80 sq.m) at 10th floor/roof level of Block C with new external roof terrace (c. 62.5 sq.m) and also includes for all associated staircore amendments and services, all on a site area of c. 0.35 Ha.

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**Area** Area 3 - Central  
**Application Number** WEB1616/22  
**Application Type** Permission  
**Applicant** Tom Melvin and Dominick McLoughlin  
**Location** 6, Lucky Lane, Stoneybatter, Dublin 7  
**Registration Date** 03/11/2022

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** The development will consist of the demolition of an existing single storey boundary wall and gate onto Lucky Lane and the construction of a new 109 sq.m. two-storey mews house comprising two bedrooms, one study/bedroom and two bathrooms on the ground floor and a kitchen / living / dining space on the first floor with one off-street parking space with access via Lucky Lane, one courtyard garden, two external first floor terraces, 1no. terrace is facing onto Lucky Lane to the front and sundry other minor works.

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## Area 3 DOMESTIC

**Area** Area 3 - Central  
**Application Number** 5159/22  
**Application Type** Permission  
**Applicant** Gerard Hiney  
**Location** 4, Northbrook Terrace, North Strand, D03 WK06  
**Registration Date** 02/11/2022

**Additional Information**

**Proposal:** The construction of a dormer roof extension to the rear elevation of the main roof. The conversion of the existing main attic to a study/ non-habitable room of 13.4 sqm and landing of 1 sqm. Externally the dormer will be clad in dark charcoal render in a colour to match existing slate roof. The flat roof of the dormer will be EPDM. Dormer roof drainage to drain to existing. Along with associated works.

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**Area** Area 3 - Central  
**Application Number** 5161/22  
**Application Type** Permission  
**Applicant** Lousia Solomon  
**Location** 10, Clonliffe Road, Dublin, D03 H761  
**Registration Date** 02/11/2022

**Additional Information**

**Proposal:** The development consists of a second storey extension and rear dormer/loft extension.

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**Area** Area 3 - Central  
**Application Number** 5167/22  
**Application Type** Permission  
**Applicant** Alan Mahon and Susan Clince  
**Location** 8, Kinvara Avenue, Navan Road, Dublin 7  
**Registration Date** 03/11/2022

**Additional Information**

**Proposal:** Planning permission for extension to front sitting room and hallway, conversion of attic to include installation of dormer window to rear.

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**Area** Area 3 - Central  
**Application Number** WEB2006/22  
**Application Type** Permission  
**Applicant** Hazelwood Walk Holdings Limited  
**Location** 54, Botanic Avenue, Glasnevin, Dublin 9 D09 W4A4  
**Registration Date** 04/11/2022

**Additional Information**

**Proposal:** The development will consist the construction of a two-storey extension to rear of existing dwelling with ancillary site services

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**Area** Area 3 - Central  
**Application Number** WEB2007/22  
**Application Type** Retention Permission  
**Applicant** Laura Dirgelaite  
**Location** 61, Dowth Avenue, Cabra, Dublin 7 D07 E0X9  
**Registration Date** 04/11/2022

**Additional Information**

**Proposal:** Retention permission for single rooflight installed in front facing roof plane along Dowth Avenue and all associated development works at 61 Dowth Avenue, Cabra, Dublin 7.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0332/22  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/11/2022  
**Applicant** Paul Kelly  
**Location** Rear of 5 Royal Canal Terrace, Broadstone, Dublin 7, D07 N1K6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Alteration to drainage layout

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**Area** Area 3 - Central  
**Application Number** 0333/22  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 03/11/2022  
**Applicant** Liulele He & René Ruck  
**Location** 17, Phelan Avenue, Royal Canal Park, Dublin 15

**Additional Information**

**Proposal:** EXPP: The proposed development will consist of erection of a 8.3sqm single storey extension to the rear of the dwelling.

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**Area** Area 3 - Central  
**Application Number** 4811/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/11/2022  
**Applicant** Andrew Lum  
**Location** 28 Mary Street Little, Dublin 7, D07 FX4W

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development consists of the change of use of the ground floor and basement level from retail to restaurant. The existing basement area will function as ancillary space serving the proposed upstairs cafe/restaurant. No material alterations are proposed to the building.

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**Area** Area 3 - Central  
**Application Number** 4818/22  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 03/11/2022  
**Applicant** Sparks Cafe & Bistro Ltd.  
**Location** Unit 3, Block C, Smithfield, Dublin 7, D07 YAA6  
**Additional Information**  
**Proposal:** RETENTION: The development will consist of retention permission for an external enclosed seating area consisting of a steel frame structure with glazed panels, signage and retractable roof over.

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**Area** Area 3 - Central  
**Application Number** 4828/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/11/2022  
**Applicant** Howden Joinery (Ireland) Limited  
**Location** 107A/107B Bann Road, Dublin Industrial Estate, Glasnevin, Dublin 11

**Additional Information**

**Proposal:** The development will consist of :

- (i) demolition of existing ground and first floor office accommodation which is presently located centrally to the front of Units 107A & 107B;
- (ii) installation of storage mezzanine floor;
- (iii) installation of internal stud partition walls at ground floor level within Unit 107A to form offices, design studio, goods display area, trade counter and stock room areas;
- (iv) provision of ancillary staff welfare facilities centrally to the front of Unit 107 & 107B;
- (v) installation of a new recessed entrance door within the existing vehicular door opening serving Unit 107A;
- (vi) widening of 2 no. existing vehicular entrances serving Unit 107B;
- (vii) installation of tenant signage at high level to the north west facing elevation of Unit 107A and 107B, the north east facing elevation of Unit A and the south west facing elevation of unit 107B.

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**Area** Area 3 - Central  
**Application Number** 5108/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/11/2022  
**Applicant** Major Projects Design and Build  
**Location** Educate Together, Rathborne Vale, Ashtown, Dublin 15  
**Additional Information**

**Proposal:** Permission for the continuation of the temporary permission already granted under P0354 for a further 1 year for continued use of the development . The development consists of a 2-storey, part single-storey prefabricated temporary school comprising of 12 classroom and an administration block. The works included a temporary carpark, bike parking, landscaping and associated boundary treatments. The temporary school planning permission was for a maximum period of 2 years while the permanent Pelletstown Educate Together National School (RN203921)

(granted under P0354) is constructed. We are applying for a continuation of the temporary permission for a further year up to the 23rd of September 2023 to keep the temporary school in use for the construction of the new build.

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**Area** Area 3 - Central  
**Application Number** 5115/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/11/2022  
**Applicant** Peter Reynolds  
**Location** 82 Hollybank Road, Dublin 9, D09 Y5T1

**Additional Information**

**Proposal:** RETENTION AND PERMISSION for works are as follows:

1. Permission for the demolition of the existing single storey extension, located directly to the south (rear) of the existing main dwelling, to create 32 sq. m. of private open space - courtyard/garden with pergola and all associated site works,
  2. Retention permission for a 15 sq.m. single storey home office to the southern end of the rear garden
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**Area** Area 3 - Central  
**Application Number** WEB1845/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/11/2022  
**Applicant** Gary and Vivienne Moran and Patterson  
**Location** 48, Cremore Road, Glasnevin, Dublin 11 D11 R2V8

**Additional Information**

**Proposal:** Conversion of attic to storage including a dormer window to the side, 2 velux rooflights to the rear, a velux rooflight to the front, all at roof level.

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**Area** Area 3 - Central  
**Application Number** WEB1848/22  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/11/2022  
**Applicant** JCDecaux Ireland Ltd  
**Location** The front of 397, North Circular Road, Dublin 7

**Additional Information**

**Proposal:** Permission for development on a site located at 'The front of 397 North Circular Road, Dublin 7'. This development will consist of the replacement of the 2 no. existing scrolling advertising displays with 2 no. digital displays (3.4m high by 6.28m wide) at the front of 397 North Circular Road, Dublin 7. The Application also includes the removal of one static advertising display at Millmount Terrace, Drumcondra, Dublin 9.

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## Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3792/22  
**Appeal Type** Written Evidence  
**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** Additional Information Received

**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** WEB1734/22  
**Appeal Type** Written Evidence  
**Applicant** Aidan Lavelle  
**Location** 62, North Strand Road, Dublin 3 D03 AY89  
**Additional Information**

**Proposal:** New vehicular entrance, car parking space and associated site works to front.

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## Area 3 Appeals Decided

None



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

44/22

(31/10/2022-04/11/2022)

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0352/22
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Manor Fine Ltd
<b>Location</b>	386, North Circular Road, Dublin 7
<b>Registration Date</b>	01/11/2022

**Additional Information**

**Proposal:** SHEClanning permission is being sought for renewal of recently lapsed planning permission reg. ref. 2598/17, for reduction in size of existing take away/restaurant (78.2m<sup>2</sup>) with minor internal and external alterations including external seating area and replacement of existing duct with new duct and timber encasement; demolition of existing garages and stores at ground floor level and replacement with one bedroom apartment (50.43m<sup>2</sup>) including railings and wicket gate to front area and patio to side/rear and communal storage and bin compound to side, all fronting Goldsmith Street; conversion of accommodation on first floor level to front (last use as offices) to one bedroom apartment (63.5ms) with balcony to rear and 3 no. new velux rooflights; demolition of existing flat unit and store at first floor in annex and replacement with one bedroom apartment (51.1m<sup>2</sup>) with balcony fronting Goldsmith Street and 3 no. new velux rooflights, removal of existing substandard staircase and provision of new staircase to comply with the building regulations.

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