



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

46/22

(14/11/2022-18/11/2022)

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 COMMERCIAL

Area Area 3 - Central
Application Number 5218/22
Application Type Permission
Applicant Rushbell Ltd.
Location 21, Mary Street Little, Dublin 7
Registration Date 14/11/2022
Additional Information
Proposal: Permission for the change of use from a Retail to Restaurant use.

Area Area 3 - Central
Application Number 5221/22
Application Type Permission
Applicant Martin Tynan
Location Kennedy's Public House at 132, 134 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 A4P8
Registration Date 14/11/2022
Additional Information
Proposal: The development will consist of the enclosure of an outdoor smoking area/yard (c. 32 sq.m.) linking the main bar to the rear bar of the public house, with removal of the existing roof structure and retractable canopy and replacement with a pitched roof including roof lights. The area is proposed to be incorporated within the overall internal bar floor space of the premises.

Area Area 3 - Central
Application Number 5231/22
Application Type Retention Permission
Applicant Simon Benson & Chris Melligan
Location 27, Ballybough Road, Ballybough, Dublin 3
Registration Date 15/11/2022
Additional Information
Proposal: RETENTION: Retention of change of use of No. 27 Ballybough Road from commercial at ground floor (retail) and first floor (ancillary storage) levels to provide residential use and all associated works necessary to facilitate the development. The completed works have allowed for the creation of 1 no. one-bedroom duplex apartment.

Area Area 3 - Central
Application Number 5243/22
Application Type Permission
Applicant Collen Investment Ltd
Location 55-56, Talbot Street, Dublin 1
Registration Date 17/11/2022
Additional Information
Proposal: The development will consist of alterations and modifications to the existing building which has commercial units at ground floor and basement and 2 apartments at 1st and 2nd floors as follows: (1) The demolition of the roof and attic space and the construction of over two additional levels facing, and set back from Talbot Street, resulting in a building of five storey including ground

floor. (2) The provision of 3 additional apartments on site resulting in 5 units: (a) Extension to the rear and reconfiguration of existing 2-bed apartments at first and second floor. (b) construction of a new studio apartment to the rear of first floor, on the existing rear flat roof, (c) provision of a new 2-bed apartment on the new third floor, (d) provision of 1-bed apartment on the new fourth floor. (3) Demolition of pitched roof to the rear, (4) Provision of private and communal amenity space: (a) provision of communal amenity space to the rear on the first floor level with new access lobby, (b) provision of private balconies and private terraces to the rear of residential units, (c) provision of private terrace to the new apartment on fourth floor facing Talbot Street, (5) All associated site works.

Area	Area 3 - Central
Application Number	WEB1330/22
Application Type	Permission
Applicant	John McKenna
Location	Rear of 68 Seville Place, Dublin & adjacent to 1 First Avenue, Dublin 1
Registration Date	16/11/2022
Additional Information	Additional Information Received
Proposal:	Two storey attached one bed house.

Area	Area 3 - Central
Application Number	WEB2041/22
Application Type	Permission
Applicant	Daniel Garland
Location	1, Villa Park Drive, Navan Road, Dublin 7
Registration Date	17/11/2022
Additional Information	
Proposal:	The development will consist of

1. Construction of a new two storey 3-bedroom dwelling.
2. Modification to the existing vehicular access to serve the new dwelling exiting on to Villa Park Road, Navan Road, Dublin 7.
3. Modification to the existing boundary wall to front, side and back of the site.
4. Proposed new pedestrian access to serve the new dwelling exiting on to Villa Park Drive, Navan Road, Dublin 7.
5. All drainage, structural and associated site works to be implemented, including the connections of all mains services to the proposed dwelling.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 5220/22
Application Type Retention Permission
Applicant Donna Smith
Location 28, Connaught Parade, Phibsborough, Dublin 7
Registration Date 14/11/2022

Additional Information

Proposal: RETENTION: Permission is sought for retention for single storey kitchen extension to rear of house and removal of rear boundary wall which allows right of way to additional open space and all associated site works.

Area Area 3 - Central
Application Number 5239/22
Application Type Permission
Applicant Catriona Duggan and Achim Gottstein
Location 76, Lindsay Road, Glasnevin, Dublin 9, D09 F702
Registration Date 16/11/2022

Additional Information

Proposal: The proposed development will consist of the demolition of a rear, non-original single storey extension, a new conservation style roof window to the existing front roof surface and a new window in the existing east elevation.

Area Area 3 - Central
Application Number 5241/22
Application Type Permission
Applicant Anthony Wall
Location 36, Dingle Road, Dublin 7
Registration Date 16/11/2022

Additional Information

Proposal: Alterations to the existing vehicular entrance to be widened to 3.5m in width with all associated alterations, siteworks and ancillary works.

Area Area 3 - Central
Application Number WEB2028/22
Application Type Permission
Applicant Mary Barnes
Location 43, Ashtown Grove, Navan Road, Ashtown, Dublin 7 D07 E7PX
Registration Date 14/11/2022

Additional Information

Proposal: Proposed rear single storey extension; enclose front porch; garage conversion; proposed two bays with gable roofs two storey front extensions with open canopy over front doorway; side first floor level extension; attic roof space conversion with change of side roof profile from hip roof to a 'dutch' half hip roof, raised side gable wall and rear roof dormer roof window with associated internal & external alterations; proposed widening alteration of vehicular access driveway to front garden with associated site development works; small shed to front garden; demolish substandard side extension all to dwelling house.

Area Area 3 - Central
Application Number WEB2036/22
Application Type Retention Permission
Applicant Hugh Geoghegan
Location 87, Villa Park Gardens, Navan Road, Dublin 7 D07 VKN8
Registration Date 15/11/2022

Additional Information

Proposal: RETENTION: The development consists of retention of the following works:
(1) alterations to the permitted single-storey pitched-roof extension to the rear of the existing dwelling house including
(a) the reduction in the size of the family room,
(b) the construction of an adjoining flat-roof shed and
(c) the creation of an internal courtyard;
(2) alterations to the permitted two-storey pitched roof extension to the side of the existing dwelling house to remove the 1m wide hipped gable and construct a full gable roof and
(3) all associated site, drainage and structural works.

Area Area 3 - Central
Application Number WEB2043/22
Application Type Permission
Applicant Rebecca Hughes
Location 109, Ventry Park, Dublin 7, D07 F2Y0
Registration Date 18/11/2022

Additional Information

Proposal: Single storey garden room to existing rear garden circa 39sqm. Single storey extension to front, first floor extension to rear, conversion of existing attic space to non-habitable space, dormer to side and rear of existing dwelling, internal alterations and all associated site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0323/22
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 17/11/2022
Applicant Inner City Enterprise
Location 49 Coleraine Street, Dublin 7
Additional Information Additional Information Received
Proposal: EXPP: Change of use from office/warehouse to light industrial commercial unit to enterprise centre.

Area Area 3 - Central
Application Number 0345/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 16/11/2022
Applicant Calor Properties Ltd
Location 31A Leinster Avenue, North Strand, Dublin 3
Additional Information
Proposal: SHEC: The development will consist of the demolition of existing derelict 2 storey building and construction of new single storey 3 bedroom detached dwelling house, including all ancillary works, boundary treatments, replacement gate, landscaping, and site services.

Area Area 3 - Central
Application Number 0346/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 17/11/2022
Applicant Colin Farmer & Noelle Cooper
Location Site to rear of 16 North Circular Road, Jerome Connor Place, Infirmary Road, Dublin 7
Additional Information
Proposal: SHEC: Construction of a new three storey mews dwelling.

Area Area 3 - Central
Application Number 3546/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/11/2022
Applicant Rosie Hackett Ltd
Location Piper's Corner, 105-106 Marlborough Street & 5 Sackville Place, Dublin 1
Additional Information Clarification of Add. Information Recd.
Proposal: The proposed development will consist of the demolition of the existing three-storey commercial building and the construction of a nine-storey over basement level mixed-use building

consisting of 1 no. commercial unit (public house) at ground floor level and a total of 15 no. apartments over eight floors (3 no. studios, 8 no. one-bed units, 3 no. two-bed units and 1 no. 3-bed units) with balconies or terraces to the north, east and south elevations, and a communal roof level terrace area, all over a basement comprising 24 no. bicycle parking spaces, bin stores, plant room, and stores and ancillary service areas for the commercial unit/public house, signage to the east and south elevations and all associated site and engineering works necessary to facilitate the development. The site is bound by Sackville Place to the north and Marlborough Street to the east.

Area Area 3 - Central
Application Number 4884/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/11/2022
Applicant Michael Conroy
Location 7 St. Mobhi Grove, Glasnevin, Dublin 9

Additional Information

Proposal: The development will consist of the removal of a section of the front garden wall and railings to form a new vehicular access for a car parking space, demolition of leanto utility room and existing outside toilet to rear, the construction of a new single storey kitchen extension to rear, demolition and rebuilding of existing garage to the side/ front with first floor extension overhead including removal of a rear redundant chimney breast on gable above roofline and first floor, additional minor internal alterations, new replacement alu-clad hardwood windows to front and rear elevations, velux to rear roofslope over stairs, landscaping, drainage and ancillary site works.

Area Area 3 - Central
Application Number 4892/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 14/11/2022
Applicant Maeve Keaveney
Location 33 Clare Road, Druncondra. Dublin 9

Additional Information

Proposal: The development will consist of part single storey, part 2 storey extension to the front side and rear of the existing dwelling comprising:

- (i) partial demolition of single storey extension to rear,
- (ii) new lean-to roof over existing garage,
- (iii) single storey extension to rear with flat roof over and rooflights,
- (iv) 2 storey extension to front, side and rear with apex roof over and rooflights,
- (v) widening of existing vehicular entrance fronting onto Clare Road with internal alterations and all associated landscaping, boundary treatment and ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	4894/22
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	15/11/2022
Applicant	Dublin Port Company
Location	Site which extends from Promenade Road, to Alexandra Road, Dublin Port, Dublin 3

Additional Information

Proposal: PERMISSION & RETENTION: Development at this site which extends from Promenade Road to Alexandra Road and includes the western part of Circle K Fuel Terminal1, part of Promenade Road at its junction with Terminal 10 Link Road (T10 Link Road), T10 Link Road, part of Tolka Quay Road, No. 1 Branch Road North and part of Alexandra Road. It also incorporates land comprising parts of Terminal 4 and Terminal 4 North, all at Dublin Port, Dublin 1.

1. Retention permission is sought for development of part of a link road known as T10 Link Road connecting Promenade Road with Tolka Quay Road to the west of the Terminal 10 State Services yard. The road and associated infrastructure comprises of:

- An approximately 125 metre long and 14.4 m wide two-way road (two northbound lanes and one southbound lane), with 2 no. 3m wide footpaths.
- A T-junction with Promenade Road;
- A pedestrian zebra crossing at the northern end of the link road; and
- A vehicular entrance to the Terminal 10 state services yard;
- Revisions to fence line previously permitted under Reg.Ref. 4483/19 at northeast corner of Terminal 4 North boundary; and
- All associated ancillary works including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing.

Permission is sought for development which will consist of a new link road from north of Tolka Quay Road to Alexandra Road. The new link road and associated infrastructure will comprise of:

- An approximately 250m long two-way road (two north bound and two south bound lanes) with 3 m wide footpaths on either side of the road and two-way segregated cycleway on eastern side of road;
- New roundabout, connecting proposed new link road with Tolka Quay Road;
- New link road will incorporate a swept bend to integrate continuously with Alexandra Road to the west, a T-junction from Alexandra Road to the east to the proposed new link road, and closure of access to No. 2 Branch Road South;
- Closure and removal of No. 1 Branch Road North along with boundary walls to east and west, accommodating an extension of Terminal 4 including new yard surface into area of current Circle K Terminal 1;
- Realigned port cycle network along Alexandra Road;
- Upgrade of road and footpath connections on Tolka Quay Road and a zebra crossing on Tolka Quay Road to the east of the proposed roundabout; and
- Revisions to fence line previously permitted under Reg. Ref. 4483/19 at southeast corner of Terminal 4 North boundary.

Permission is also sought for development comprising:

- Relocation of 5 no. parking spaces within and provision of new 2.4 m western boundary wall to the Circle K Terminal 1;
- Revisions to access from Circle K Terminal 1 to Alexandra Road as previously permitted under Reg. Ref. 3773/20 to now omit previous access arrangements and provide for two vehicular entrances and gateways to Alexandra Road and one vehicular entrances and gateways to T10 Link Road;
- The demolition/ breaking out of:-Existing T10 Link Road junction on Tolka Quay Road;-Section of

Circle K Terminal 1 perimeter fence; and All associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing. Part of the site comprises of an establishment to which the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I.209 of 2015) applies.

Area Area 3 - Central
Application Number 4895/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/11/2022
Applicant Charles Cosgrave
Location 87, Cabra Road, Cabra East, Dublin 7, D07 K7CW

Additional Information

Proposal: The development will consist of change of use of the three existing first floor residential units to veterinary preparation area, treatments rooms and offices all ancillary to the existing ground floor veterinary clinic, new rooflights at roof level, and internal alterations.

Area Area 3 - Central
Application Number 4904/22
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 16/11/2022
Applicant Larry Keegan
Location Rear garden of No. 17 St. Alphonsus Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: Permission to demolish an existing garage and construct a new 2 storey 2 bedroom mews dwelling including the provision of a rear garden with integral car port and the creation of vehicular access off rear laneway including the widening of rear laneway to a minimum 5.5m and ancillary siteworks all in the rear garden.

Area Area 3 - Central
Application Number 4907/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 16/11/2022
Applicant Marina Obrzut
Location Unit 5, Ellis Court Business Complex, John Street North, Dublin 7

Additional Information

Proposal: RETENTION: Change of use of ground floor office to dental use.

Area Area 3 - Central
Application Number 4920/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 17/11/2022
Applicant Gillian Brady, Liam McInerney and St. John Walsh
Location 378A, North Circular Road, Phibsborough, Dublin 7

Additional Information

Proposal: Permission for alterations to the permitted development ref. 3565/21. These include: Adjustments at lower ground level to the internal layout of the commercial unit, communal storage and residential Unit 1. with associated site works and minor facade amendments, to enable the conversion of Unit 1 to a two-bedroomed/ four-person unit to fulfil condition 5a of the permitted development ref: 3565/21. The permitted structure is set-back from the existing ESB substation along the south boundary with associated alterations to the facade of the building. Access remains via a pedestrian entrance on the North Circular Road. There will be no increase to the approved number of storeys and the massing above lower ground floor level is unchanged.

Area Area 3 - Central
Application Number 4921/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 18/11/2022
Applicant John Kenny
Location 1 & 2 O'Connell Ville, O'Connell Avenue, Dublin 7

Additional Information

Proposal: The development consists of combining two dwellings into one house and new window openings to ground floor level of eastern elevation.

Area Area 3 - Central
Application Number 4927/22
Application Type Retention Permission
Decision ADDITIONAL INFORMATION
Decision Date 18/11/2022
Applicant Austin Kelly
Location The Ripley Court Hotel, 37 Talbot Street (backing onto Foley Street) Dublin 1

Additional Information

Proposal: RETENTION : Retention permission for development consists of demolition of existing 3 storey building over basement to be replaced with a new 4 storey over basement to match the existing hotel roof level, incorporated into the main structure of hotel which included a new fire escape stairs exiting onto Talbot Street. The basement element included 95m2 of floor area for storage purposes only, with a 157m2 deli-restaurant and shopfront on ground floor level accessed from Talbot Street. An additional 148m2 of guest accommodation on the 1st & 2nd floors. An additional 417m2 of guest accommodation on the 3rd floor level which included an additional 14m2 office/house-keepers room in addition to the previously approved larger development - planning reference 3438/16, all with associated elevation completions including an extension of the timber shop front on Talbot Street to the deli/restaurant to match existing.

Area Area 3 - Central
Application Number WEB1884/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 15/11/2022
Applicant Ronan Kelly
Location No. 2, Arklow Street, Dublin 7

Additional Information

Proposal: The retention and completion of a new single storey rear extension to the existing dwelling including a new rooflight to the rear incorporating all associated site works

Area Area 3 - Central
Application Number WEB2020/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/11/2022
Applicant Rebecca Hughes
Location 109, Ventry Park, Cabra, Dublin 7 D07 F2Y0

Additional Information

Proposal: Single storey garden room to existing rear garden circa 39sqm. Single storey extension to front, first floor extension to rear, conversion of existing attic space to non-habitable space, dormer to side and rear of existing dwelling, internal alterations and all associated site works.

**Area 3
Appeals Notified**

None

**Area 3
Appeals Decided**

None