



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 5
Large Scale Residential Development

Stage 3

Associated documents available to view on website

Area	Area 5 – North Central
Application Number	LRD6021/22-S3
Application Type	Large Residential Development -3
Applicant	Irish Social Housing Property II S.A.R.L.
Location	Broomhill House, Swords Road, Whitehall, Dublin 9, D09 A7VH
Registration Date	28/10/2022

Additional Information

Proposal: A Large-scale Residential Development comprising amendments to the permitted Strategic Housing Development (ABP Ref: 306721-20) on a site of 0.59 hectares.

The proposed development consists of amendments to the permitted development as follows:

- 1) 'Hit & Miss' brickwork at ground floor level replaced with openings with feature grills to meet fire safety ventilation requirements to car park.
- 2) 5 no. feature bay windows relocated to remove clash with car park entrance.
- 3) Revisions to penthouse windows locations & replacement of timber spandrels with glazing.
- 4) Window omitted & replaced with protruding brick feature at penthouse apartment.
- 5) Projecting Bays: Plaster render/ stone cladding replaced with brickwork, timber spandrel to window replaced with protruding brick feature. New brick pier to ground floor to support bay.
- 6) Balconies: Plaster render/ stone clad concrete frame to balconies now replaced with expressed projecting corner balconies at upper levels.
- 7) Entrance Bay widened with memorial brick feature incorporated at ground floor level.
- 8) Glazing to corner at ground floor changed from curve to square now aligned with corner glazing at upper levels, providing 17 sqm of additional amenity space at ground floor level.
- 8) Grey brick replaced with approved buff brick to car park elevations, substation, southern block entrance bay & between recessed gable windows.
- 9) Ground floor bay window omitted due to proximity to south stair core exit and associated fire safety concern.

The LRD application may also be inspected online at the following website set up by the applicant: www.broomhillhouse.ie .

Area 5

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 3 - Central
Application Number	LRD6025/22-S2
Application Type	Large Residential Development -2
Applicant	St. Vincents Hospital
Location	St. Vincents Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3

Registration Date

Additional Information

Proposal: 822 Residential Units, Mental Health Facility Building , Childcare facility, Gym, Café / Restaurant, Retail Co-working, Community facilities, Open Space and all Associated works

Area 5 COMMERCIAL

Area Area 5 - North Central
Application Number 4549/22
Application Type Permission
Applicant Dwyer Nolan Development Ltd.
Location Santry Place, Santry Avenue and Swords Road, Santry, Dublin 9
Registration Date 26/10/2022
Additional Information Additional Information Received

Proposal: The proposed development will consist of modifications to the development permitted on site under DCC Reg. Ref.: 2713/17 and 2737/19. The proposal will include construction of an urban block comprising 3 no. 7 storey blocks (Blocks D, E, and F). - Block D, and the ground floors of Blocks E and F will provide c. 13,921 sqm office space (an increase of 2,454.7sqm). - Residential apartments are proposed on the upper floors of Blocks E and F providing 48 no. apartments (16 no. 1 beds, 24 no. 2 beds, and 8 no. 3 beds) to provide a new total of 253 no. residential units (an increase from 205 units). All residential units will have north/south/east/west facing private open spaces. The development will also include communal open space at podium level, 95 no. car parking spaces and 269 no. cycle parking spaces at surface and undercroft level (an increase of 15 no. car parking space and 164 no. cycle parking spaces), and all other site services and works to enable the development including bins, substations/plant areas, boundary treatments and landscaping.

Area Area 5 - North Central
Application Number 5113/22
Application Type Permission
Applicant Melvin Properties Limited and Feltrim Properties Limited
Location 5 & 6, Malahide Road, Newtown Cottages, Priorswood, Dublin 17, D17ND25 & D17N634
Registration Date 25/10/2022
Additional Information

Proposal: PERMISSION: The proposed development will consist of the widening of existing vehicular access at 5 Malahide Road from 2.3 meters to 3.3 meters and widening existing vehicular access at 6 Malahide Road from 2.4 meters to 3.4 meters.

Area Area 5 - North Central
Application Number 5121/22
Application Type Permission
Applicant Xestra Asset Management
Location Unit 70 (D05 WF90) and Unit 75 (D05 XF24), Artane Place (formerly Butterly Business Park), Kilmore Road, Artane, Dublin 5
Registration Date 26/10/2022
Additional Information

Proposal: The change of use of vacant first floor level Units 70 (86.3sq.m) & 75 (80.1sq.m) Artane Place from commercial use to use as artist studios. The development also includes any ancillary works necessary to facilitate the development.

Area Area 5 - North Central
Application Number 5122/22
Application Type Permission
Applicant Xestra Asset Management
Location Unit 10a, Artane Place (formerly Butterly Business Park), Kilmore Road, Artane, Dublin 5, D05 N5P1
Registration Date 26/10/2022

Additional Information

Proposal: The change of use of Unit 10a Artane Place from vacant warehouse unit to use as a pharmacy shop. Planning permission is also sought for alterations to the unit comprising: a) The creation of 1 no. new opening (single exit door) on the south elevation, 1 no. new opening (single exit door) on the north elevation and 2 no. new openings (1 no. single & 1 no. double exit doors) on the east elevation; b) The removal of the existing roller shutter door and provide a new fully glazed shop entrance to the existing opening on the east elevation; c) The removal and blocking up of existing doors on the north and east elevations; d) The removal and blocking up of existing vents on the north elevation; e) Internal works to create a 115sqm mezzanine floor for storage and staff room; f) The erection of composite panel signage on the south and east elevations and g) Any ancillary works necessary to facilitate the development.

Area Area 5 - North Central
Application Number 5128/22
Application Type Permission
Applicant Brendan Smyth
Location 407, Howth Road, Clontarf East, Dublin 5
Registration Date 26/10/2022

Additional Information

Proposal: Planning permission is sought for proposed subdivision of existing ground floor retail unit into two self-contained units and change of use comprising of a new coffee shop and existing butchers. Works will also include the formation of a new entrance to the front of the property to serve the new coffee shop including all associated signage, awnings and site development works.

Area Area 5 - North Central
Application Number 5131/22
Application Type Permission
Applicant Emma Beaddie
Location Naíonra Montessori, Gaelscoil Choimcille, Coolock Lane, Kilmore, Dublin 17
Registration Date 27/10/2022

Additional Information

Proposal: RETENTION & PERMISSION: For retention and continuation of use of use of a cabin to the side of the main school building as a pre-school accomodating 22 children with opening hours between 8am to 5pm Monday to Friday.

Area Area 5 - North Central
Application Number 5138/22
Application Type Retention Permission
Applicant Flyefit
Location Gym at Units 1, 2 and 3B, Whitehall Works, Drumcondra Road Upper, Dublin 9
Registration Date 28/10/2022

Additional Information

Proposal: RETENTION: Planning permission is sought for the permanent retention of existing rooftop plant (including 16no. condenser units) and the erection of a solid 2.5m high acoustic enclosing screen on the single storey part of existing Gym.

Area Area 5 - North Central
Application Number 5150/22
Application Type Permission
Applicant The Board of Beaumont Hospital
Location St. Anne's, Beaumont Woods, Beaumont, Dublin 9
Registration Date 28/10/2022

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The development will consist of: The change of use of the St. Anne's building from an existing vacant convalescent home to hospital administration facilities and including for the refurbishment of the building and thermal performance upgrades. Demolition of ground floor WC extension to the northwest corner of the existing building (5 sq.m GFA) together with closing of resulting doorway and reinstatement of original window location. External alterations to St Anne's comprising of: Removal of PVC windows and reinstatement of timber sash windows to first floor. Removal of redundant soil pipes. Provision of new secondary double glazing to existing sash windows. Provision of new breathable insulated render or plaster systems to external walls at north west corner. Refurbishment of existing rainwater goods. Repairing of existing roof slates and ridges. Replacing copper flat roof including raising of copper valley to provide insulated falls, Internal alterations to facilitate administrative use and improve circulation. Provision of landscaping and boundary treatments as well as public lighting, signage, and associated infrastructure and all other site development works and services ancillary to the proposed development. St. Anne's is located in the curtilage of Beaumont Convalescent Home (Beaumont House) a protected structure (RPS Ref: 497)

Area Area 5 - North Central
Application Number WEB1995/22
Application Type Permission
Applicant James Liam Costigan Jr. and Wendy Brigid Richardson
Location 82, Ferrycarrig Road, Coolock, Dublin 17 D17 PO24
Registration Date 28/10/2022

Additional Information

Proposal: The development will consist of: 1) the construction of a new single story one-bedroom house to the side of the existing end of terrace house and associated works to the existing house, 2) new vehicular access and parking including lowering of the existing kerb, 3) demolition of existing site boundary railing and fence and construction of new site boundary wall, and 4) all associated site, drainage and landscaping works.

Area 5 DOMESTIC

Area Area 5 - North Central
Application Number 4181/22
Application Type Permission
Applicant Brian McDonnell and Karen Denham
Location 133 Celtic Park Avenue, Beaumont, Dublin 9, D09 P2K8
Registration Date 27/10/2022
Additional Information Additional Information Received
Proposal: Planning permission for construction of first floor extension to the side of existing dwelling comprising of bedroom.

Area Area 5 - North Central
Application Number 5114/22
Application Type Permission
Applicant Enda and Dolores Egan
Location 14, Dromlee Crescent, Beaumont, Dublin 9, D09 RH79
Registration Date 25/10/2022
Additional Information
Proposal: PERMISSION & RETENTION: Retention permission for two storey extension to side and permission to replace existing flat roof on two storey extension with new tiled hipped roof, to blend with existing roof. Widen existing vehicular access to front and create additional area for off street parking to front and all associate site works.

Area Area 5 - North Central
Application Number 5142/22
Application Type Permission
Applicant Sean & Maeve Ryan
Location 119, Vernon Avenue, Clontarf, Dublin 3
Registration Date 28/10/2022
Additional Information
Proposal: The development will consist of (a) The demolition of an existing single storey garage and utility room to the side of the dwelling house. (b) The construction of a single storey extension to the side and front consisting of an office, utility room, w.c. with roof lanterns to flat roof. (c) The conversion of existing attic space to storage space with rooflights to rear. (d) The provision of a pedestrian access gate from public footpath. (e) The provision of solar panels to south facing roof plane.

Area Area 5 - North Central
Application Number 5143/22
Application Type Permission
Applicant Ambrose and Sinead Bourg
Location 96 Charlemont, Grace Park, Dublin 9, D09 N7P1
Registration Date 28/10/2022

Additional Information

Proposal: Planning permission to convert attic space to storage space. The works will include altering north facing hipped roof to a full gable and window, in addition two no. roof lights to the front roof elevation and a dormer window to the rear roof elevation.

Area Area 5 - North Central
Application Number 5144/22
Application Type Retention Permission
Applicant Caroline Roche
Location 55, All Saints Road, Dublin 5, D05 WV83
Registration Date 28/10/2022

Additional Information

Proposal: RETENTION: Retention planning permission for a single storey extension to side of existing house, single storey porch extension to front of existing house, roof window to front roof, extended vehicular access all with associate ancillary works.

Area Area 5 - North Central
Application Number WEB1980/22
Application Type Permission
Applicant Michael and Alma Martin
Location 31, Mount Prospect Grove, Clontarf, Dublin 3 D03 RH95
Registration Date 24/10/2022

Additional Information

Proposal: Planning permission is sought for the construction of a first floor extension to side and rear and all associated site works at 31 Mount Prospect Grove, Clontarf, Dublin 3 for Michael and Alma Martin.

Area Area 5 - North Central
Application Number WEB1985/22
Application Type Permission
Applicant Cormac Fahey
Location 38, Foxfield Road, Dublin 5
Registration Date 26/10/2022

Additional Information

Proposal: Permission is sought for enlarging of existing dormer to rear roof and widening of vehicular gate.

Area Area 5 - North Central
Application Number WEB1989/22
Application Type Permission
Applicant Cáit Molloy
Location 26, Brian Road, Marino, Dublin 3
Registration Date 26/10/2022

Additional Information

Proposal: Permission is sought for the demolition of the existing rear single story extension and construction of a new two story extension to the rear of the mid-terrace dwelling at 26 Brian Road, Marino, Dublin 3, D03 VX66. The development will consist of the following principal elements: 1) Demolition of existing single story rear extension, which consists of existing kitchen and only existing bathroom in the dwelling. 2) Demolition of the existing defunct boiler shed, also to the rear. 3) Construction of a new flat roof extension to rear, at ground floor to include a new kitchen/dining area, and at first floor to include a new bathroom and enlarged bedroom, and all associated landscaping and ancillary works. Extension to include a roof light / skylight at ground floor level.

Area Area 5 - North Central
Application Number WEB1990/22
Application Type Retention Permission
Applicant Gerard Long
Location 45, Clonsaugh Avenue, Dublin 17
Registration Date 26/10/2022

Additional Information

Proposal: RETENTION: Works to include the retention of a shed to the rear garden of the property that is approximately 3 meters in height from ground to roof level and has a floor area of approximately 42.2 sq.m, the said building is proposed to be converted internally to accommodate a music studio, office and secure lock up

Area Area 5 - North Central
Application Number WEB1994/22
Application Type Permission
Applicant Síle Brehony & Marcelo Soto
Location 26, Brian Road, Marino, Dublin 3 D03 VX66
Registration Date 28/10/2022

Additional Information

Proposal: Permission is sought for the demolition of the existing rear single story extension and construction of a new two story extension to the rear of the mid-terrace dwelling at 26 Brian Road, Marino, Dublin 3, D03 VX66.

The development will consist of the following principal elements:

- 1) Demolition of existing single story rear extension, which consists of existing kitchen and only existing bathroom in the dwelling.
 - 2) Demolition of the existing defunct boiler shed, also to the rear.
 - 3) Construction of a new flat roof extension to rear, at ground floor to include a new kitchen/dining area, and at first floor to include a new bathroom and enlarged bedroom, and all associated landscaping and ancillary works. Extension to include a roof light / skylight at ground floor level.
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Area 5 Decisions

Area Area 5 - North Central
Application Number 0314/22
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 24/10/2022
Applicant Andrew Brown
Location Site to side of 2, Riverside Park, Clonshaugh, DUBLIN
17

Additional Information

Proposal: SHEC: Permission for a detached two storey house.

Area Area 5 - North Central
Application Number 4079/22
Application Type Permission
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 26/10/2022
Applicant Saint Joseph's Arts College Drumcondra Ltd
Location Unit 10/11, Santry Hall Industrial Estate, Santry,
Dublin 9

Additional Information Additional Information Received

Proposal: The development will consist of a change in use of the existing ground floor interior from light industrial at the northern end of the building to expand the existing café usage into a restaurant with associated toilet and kitchen facilities. Furthermore, it consists of a change of use of the first-floor interior at the northern end from light industrial and office use to form a bar and billiard hall, again with associated access, toilets, storage space and all associated building services. External works include a single storey open canopy extension to the front of the building for additional restaurant seating with roof glazing and photovoltaic panels and a single storey extension to the rear of the building with first floor outdoor terrace and ground floor kitchen and food sale facilities. The building is to be reclad at first floor level to the front and rear elevations with a stained vertical timber cladding. The existing bin store is to be removed and replaced with a larger timber clad bin store to the rear.

Area Area 5 - North Central
Application Number 4754/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2022
Applicant Zilah Santos Carvalho and Bojan Starcevic
Location 70, Castletimon Road, Dublin 5, D05CP74

Additional Information

Proposal: Permission to extend living room and entrance hall with pitched roof over in addition we propose to demolish existing East facing gable shed and replace with a single story ground floor extension with flat roof over.

Area Area 5 - North Central
Application Number 4756/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/10/2022
Applicant Capital Gran Ltd
Location Block E, (The Granary), Richmond Road, Dublin 3
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission is sought for re-instatement of 1 bedroom apartment at ground floor level from storage area, with internal modifications and associated site works.

Area Area 5 - North Central
Application Number 4757/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2022
Applicant Belmayne Development Company Limited
Location Western boundary of Belmayne P4, south of Churchwell Road, Belmayne, Dublin 13
Additional Information
Proposal: The development will consist of the construction of a north south local access road and associated site works, replacing the existing greenway and linking Churchwell Avenue and the proposed Main Street.

Area Area 5 - North Central
Application Number 4758/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/10/2022
Applicant Keith Nelson and Clodagh Moore
Location 26, Elm Mount Close, Beaumont, Dublin 9, DO9W588
Additional Information
Proposal: Permission for conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear.

Area Area 5 - North Central
Application Number 4761/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/10/2022
Applicant Andrej and Marija Blagojevic
Location 15, Parkside Crescent, Balgriffin, Dublin 13, D13CC6R
Additional Information
Proposal: The development will consist of the conversion of the existing attic space into 36 sq.m of floor area consisting of 2 No. bedrooms (14 sq.m & 11.4 sq.m) and shower room (3.4sq.m)

storage and circulation. A dormer window at the rear to facilitate head clearance for additional stairs and a rooflight at each new bedroom at rear of the dwelling.

Area Area 5 - North Central
Application Number 4781/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/10/2022
Applicant Larry Clancy
Location 29, Calderwood Avenue, Drumcondra, Dublin 9

Additional Information

Proposal: The development will consist/consists of revisions to a previous planning application (Ref. WEB1635/21) New roof light to the front elevation, to the new first floor extension over front flat roof area, pop out extension to the first floor rear bedroom extending across the existing rear window and projecting 1.5 metres from the existing rear wall.

Area Area 5 - North Central
Application Number 4786/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/10/2022
Applicant Drive Investment Funds plc
Location Northside Shopping Centre, Oscar Traynor Road, Dublin 17

Additional Information

Proposal: The development will consist/consists of new branding/advert signs to the south west, south east and north-west elevations including new signage lighting to match existing; new corporate signs with backlit metal and translucent polyurethane letters to replace obsolete existing signs at the 3 existing pedestrian entrances; new freestanding metal glazed canopy (approximately 15.70 sqm) at the Oscar Traynor Road entrance including concealed surface water drainage to be connected to existing system; new freestanding metal glazed canopy (approximately 18.82 sqm) at the Barryscourt Road entrance including concealed surface water drainage to be connected to existing system, partial re-paint of the two existing signage totems with colour scheme matching the existing; removal of the vertical lettering on the east corner of the building.

Area Area 5 - North Central
Application Number 5039/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/10/2022
Applicant Emma Beaddie
Location Naionra Montessori, Gaelscoil Choimcille, Coolock Lane, Kilmore, Dublin 17

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission is sought for retention and continuation of use of a cabin on the side of the main school accommodating 22 children with opening hours between 8am to 5pm Monday to Friday.

Area Area 5 - North Central
Application Number 5075/22
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 25/10/2022
Applicant Tempside Ltd
Location Unit No. 11 at Artane Place, Kilmore Road, Beaumont, Dublin 5

Additional Information

Proposal: Permission for a part change of use in a permitted retail unit (454m²) (Reg Ref 4459/22) to retail use with ancillary off-licence sales (area for display of alcohol circa. 27m²) and other minor ancillary alterations.

Area Area 5 - North Central
Application Number WEB1790/22
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 24/10/2022
Applicant Ray Quinn
Location 127, Ardlea Road, Dublin 5

Additional Information

Proposal: RETENTION PERMISSION is sought for existing flat roofed garden room / shed at rear.

Area Area 5 - North Central
Application Number WEB1803/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/10/2022
Applicant Caroline Larkin & Kari Hannigan
Location 11, Watermill Lawn, Raheny, Dublin 5

Additional Information

Proposal: A) Demolition of existing single story hipped roof conservatory to rear; B) Proposed single story flat roof extension to rear; C) Associated internal modifications and site works to include widening of the vehicular site access.

Area Area 5 - North Central
Application Number WEB1818/22
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/10/2022
Applicant Aine & Colm O'Keeffe
Location 51, Brookwood Crescent, Dublin 5

Additional Information

Proposal: Two-storey side extension to the existing dwelling to provide, playroom, shower room and utility on ground floor with additional bedroom on first floor level.

Area Area 5 - North Central
Application Number WEB1827/22
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 28/10/2022
Applicant Ian Redmond
Location 11, Windsor Villas, Fairview, Dublin 3

Additional Information

Proposal: New front porch, new windows to gable, conversion of existing attic including a flat roof dormer construction to the rear of the house, single storey rear extension with roof area used as balcony, and sundry minor works.

**Area 5
Appeals Notified**

Area Area 5 - North Central
Application Number 3928/21
Appeal Type Written Evidence
Applicant Croydon Developments Ltd.
Location Site to rear of no. 11 Windsor Avenue, on Windsor Lane, Fairview, Dublin 3

Additional Information

Additional Information Received

Proposal: Planning permission for the provision of a 97.5 sqm 2-bed, 2.5 storey mews dwelling with flat roof to front and pitched zinc roof to rear with off-street parking for 1 car facing Windsor Lane; with new rear garden to proposed dwelling.

**Area 5
Appeals Decided**

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

43/22

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

Area Area 5 - North Central
Application Number 0351/22
Application Type Social Housing Exemption Certificate
Applicant James Costigan & Wendy Richardson
Location 82, Ferrycarrig Road, Dublin 17
Registration Date 27/10/2022
Additional Information
Proposal: SHEC Single storey one bed end of terrace house side of existing house with new vehicular access and parking
