



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**47/22**

(21/11/2022-25/11/2022)

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 COMMERCIAL

**Area** Area 2 - South Central  
**Application Number** 4260/22  
**Application Type** Permission  
**Applicant** Infield Developments Ltd.  
**Location** Leitrim Lodge, Martin's Row, Chapelizod, Dublin 20  
**Registration Date** 24/11/2022  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: of:- Demolition of structures on site including a daycentre, a workshop, a glasshouse, steel container and 4 no. sheds; - Restoration of Leitrim Lodge to former use as a four-bed single occupancy residential dwelling with 2 no. car parking spaces; - Construction of a 5-storey apartment building with 23 no. units and associated balconies consisting of 15 no. duplex units and 8 no. apartment units providing 3 no. 1-bed units, 16 no. 2-bed units and 4 no. 3-bed units; - Construction of a bicycle store to provide 64 no. bicycle spaces and a parking shelter with a landscaped terrace above; 26 no. car parking spaces at surface level serving the apartment development; - Widening of existing access laneway on Church Lane requiring alteration to porches of existing dwellings and repositioning of a protected wall to 34 Main Street, Chapelizod, Dublin 20. Landscaping and all ancillary site works.

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**Area** Area 2 - South Central  
**Application Number** 4545/22  
**Application Type** Permission  
**Applicant** Derek Kelly  
**Location** Emmet Court , Saint Vincent Street West, Dublin 8  
**Registration Date** 21/11/2022  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of: (i) construction of a four-storey flat-roofed apartment block comprising 12 no. two-bedroom apartments each to be served by private south facing terrace and 1 no. vehicular parking space; (ii) provision of new bicycle shed and bin store to serve new apartment block and provision of surface level bicycle parking spaces to serve the wider scheme; (iii) all ancillary works, inclusive of car park revision, open space provision, landscaping and SuDS drainage necessary to facilitate the development. The proposal will increase the number of residential apartments within Emmet Court from 96 to 108 and reduce the number of car parking spaces from 87 to 53.

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**Area** Area 2 - South Central  
**Application Number** 5271/22  
**Application Type** Retention Permission  
**Applicant** Vintage Bars Limited  
**Location** The Black Lion Public House, 207A Emmet Road, Inchicore, Dublin 8  
**Registration Date** 23/11/2022  
**Additional Information**

**Proposal:** Retention Permission :The development consists of a partially covered external recreational area, the space is lit and heated to provide food and drink to the public accessible from Grattan Crescent and served by the Black Lion Public House,the site area is 162 sq.m. and seats approximately 80 people, open to the public between the hours of 12pm and 10pm daily.

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**Area** Area 2 - South Central  
**Application Number** 5276/22  
**Application Type** Permission  
**Applicant** Ixter Property DAC  
**Location** 29, Bow Lane West, Dublin 8, D08 V44T  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** Permission for the demolition of existing dwelling & site structures, and the construction of a six-storey apartment building comprising 13 No. apartment units (9No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces, the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor terraces, ancillary areas for bicycle parking, refuse storage, apartment storage room, associated plant room at ground floor. Amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west, retention of a vehicular access with gate, providing wayleave access to the side serving the rear of No. 28 Bow Lane West, with associated landscaping & site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2061/22  
**Application Type** Permission  
**Applicant** Bernard Byrne  
**Location** Go, Kylemore Road, Dublin 12, D12 EV76  
**Registration Date** 24/11/2022

**Additional Information**

**Proposal:** Alterations to internal retail layout and provision of Off licence subsidiary to the main retail use (Area 6.5sqm).

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## Area 2 DOMESTIC

**Area** Area 2 - South Central  
**Application Number** 5292/22  
**Application Type** Permission  
**Applicant** George Gabriel Ceuca and Katarzyna Czarkowska  
**Location** 72 Martin's Row, Chapelizod, Dublin 20, D20 VX51  
**Registration Date** 25/11/2022

**Additional Information**

**Proposal:** Amendments to previously approved planning application Ref. No. 4447/22 for the demolition of existing attached dwelling house and outbuildings and the construction of 2 no. 3-storey, infill terraced dwellings between existing buildings with vehicular access & carport parking for 2 no. individual cars, with external terraces to north & south elevation balconies at first floor level to each unit, new boundary treatment and associated site works. The amendments include for the addition of a second floor 4th bedroom to the rear of both of the approved dwellings.

## Area 2 Decisions

**Area** Area 2 - South Central  
**Application Number** 0322/22  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 24/11/2022  
**Applicant** David Gormalley on behalf of Diageo  
**Location** Guinness Storehouse, St James Gate, Dublin 8.  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 2 - South Central  
**Application Number** 4941/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2022  
**Applicant** Orlaghcon Ltd  
**Location** Rear of 8/9, Drumfinn Park, Ballyfermot, Dublin 10, D10 WA25

**Additional Information**  
**Proposal:** The development will consist of the following: (i) Demolition of existing ancillary out buildings and laneway access to rear gardens of existing buildings on site; (ii) construction of 3 no. two storey mews dwellings comprising kitchen/dining/living area, WC and car parking garage for 1 no. vehicle in an undercroft parking area accessed via existing laneway at ground floor level, and 2 no. ensuite bedrooms with balcony attached to northern bedroom at first floor level.; (iii) Provision of private open space (45 sq.m) to rear of dwelling; (iv) construction of new boundary walls to separate mews dwellings from Nos. 8 & 9 Drumfinn Park; and (v) all associated ancillary works necessary to facilitate the development.

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**Area** Area 2 - South Central  
**Application Number** 4958/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2022  
**Applicant** Diageo Ireland  
**Location** Arthurs House, 1 Thomas Street, Dublin 8, D08 AX97

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The proposed development comprises a ten-year planning permission to provide a building for the Guinness archives on a 638 sqm site. The subject site is bound by Thomas Street to the north, the Crane Building to the east, and existing Brewery works to the west and south. The development includes works and developments to Arthur's House which is Protected Structure No. 8145; the demolition of its rear modern section; the demolition of the part of the Crane Building to its rear; and the construction of a new Archive Building contiguous with and linked to Arthur's House. The development includes:

- Opening up existing blind windows and replacing other existing windows in a historically

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appropriate style;

- The installation of an external steel escape stair from the basement front elevation and the insertion of a new gate in the railing to match the existing railing;
- Internal re-ordering to include replacement with historically appropriate flooring, fireplaces and cornices;
- The demolition of the 1964 internal dividing walls within Arthur's House;
- The demolition of 506 sq. m. of buildings, including the rear 1964 section of Arthur's House and the part of the Crane Building to which this is attached;
- The demolition of the rear modern exterior ramps, steps, railings and security building;
- The construction of a 624 sqm archive building to the rear of Arthur's House;
- New exterior works to include ramps and steps; and
- All associated works above and below ground.

Arthur's House is and will remain 17.26m in height over four storeys and comprises: basement, ground, first and second floors with the third floor in the loft space. The section of the Crane Building to the rear of Arthur's House proposed for demolition is 21.72m in height and comprises ground and four further floors and roof top plant. The height of the proposed four storey new building is 20.85m. The proposed development is located within a site which is the subject of an approved Industrial Emissions (IE) Licence (Ref. No. P0301-04).

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1890/22
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/11/2022
<b>Applicant</b>	Damien McDonagh
<b>Location</b>	17, Park Street, Kilmainham, Dublin 10, D10 RK11

**Additional Information**

**Proposal:** 1) A first floor extension with flat roof to rear - 2) Rise of existing roof ridge height - 3) Two new roof windows to front - 4) Refurbishment with change of layout and all related work

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1901/22
<b>Application Type</b>	Permission on Foot of Outline Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	22/11/2022
<b>Applicant</b>	Ciaran & Ben Beegan
<b>Location</b>	90, Drumfinn Road & NW Corner of Lough Conn Road, Ballyfermot, Dublin 10

**Additional Information**

**Proposal:** PERMISSION CONSEQUENT ON GRANT OF OUTLINE PERMISSION (Outline Ref. No: WEB1731/21): The development will consist of: Demolition of existing side porch, construction of new front porch and sub-division of existing site at 90 Drumfinn Road, Ballyfermot, Dublin 10 and NW corner of Lough Conn Road, to provide new detached, 2 storey, 4 bed dwelling house with shared side passage. Site works include new vehicular access gate for new dwelling from Drumfinn Road with 2 car parking spaces and all necessary drainage works.

**Area** Area 2 - South Central  
**Application Number** WEB2031/22  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/11/2022  
**Applicant** Bernard Byrne  
**Location** Go, Kylemore Road, Dublin 12, D12 EV76  
**Additional Information**  
**Proposal:** Alterations to internal Retail layout and provision of Off Licence subsidiary to the main Retail use (Area 6.5sqm).

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**Area 2  
Appeals Notified**

**None**

**Area 2  
Appeals Decided**

**None**



# Dublin City Council

## SECTION 5 EXEMPTIONS

47/22

(21/11/2022-25/11/2022)

**Area** Area 2 - South Central  
**Application Number** 0202/22  
**Application Type** Section 5  
**Applicant** Irish Distillers  
**Location** National College of Art and Design, 100, Thomas Street, Dublin 8  
**Registration Date** 23/11/2022

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Conservation and Repairs to the Pot Stills.

The proposed works are:

- Conducting minor repairs and conservation works to prevent deterioration.
- Preserving the copper, cast iron and masonry elements.
- Polishing and lacquering copperwork to protect from weather;
- Tidy up/Improvements to the surrounding landscape elements to showcase the stills whilst deterring vandalism and climbing etc;
- Install enclosing powder coated fencing-railings enclosure to prevent casual vandalism to the conserved works.

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**Area** Area 2 - South Central  
**Application Number** 0377/22  
**Application Type** Section 5  
**Applicant** Office of Public Works  
**Location** Irish War Memorial Gardens, Islandbridge, Dublin 8.  
**Registration Date** 23/11/2022

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The works proposed are the construction of a footpath along the main entrance axis to the Irish National War Memorial Gardens and the provision of a pedestrian accessible gate.