



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(24/07/2023-28/07/2023)

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

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4207/23
<b>Application Type</b>	Permission
<b>Applicant</b>	George Cullen
<b>Location</b>	Site at corner of Old Kilmainham and Shannon Terrace, Dublin 8
<b>Registration Date</b>	24/07/2023

### **Additional Information**

**Proposal:** PERMISSION: For the demolition of the existing two storey structure and enclosing perimeter walls on site and the construction of 4 No. new terraced, three storey dwellings with balconies and roof terraces, roof lights, landscaping and all ancillary works necessary to facilitate the development on a site of 0.0288Ha.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4210/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Liam Farrell
<b>Location</b>	No.4, Inns Court, Winetavern Street, Dublin 8, D08XY00
<b>Registration Date</b>	25/07/2023

### **Additional Information**

**Proposal:** PERMISSION: The development will consist of the following: (i) change of use of the existing property from office to short-stay residential use through the provision of 4 no. short-stay apartment units (1 no. studio, 1 no. one-bed and 2 no. two-bed units); (ii) demolition of existing internal walls and provision of new partition walls and internal doors where required at ground, first, second and third floor levels, and provision of new kitchen and bathroom fittings to each unit; (iii) demolition of brick recessed opening to the front at third-floor level and replacement with new window opening with finish to match that as existing; (iv) alterations to rear opes at ground floor level inclusive of the removal of existing garage door and provision of 2 no. new opes to facilitate access to bin store provided at ground floor level from St. Michael's Close, and fenestration to living room, with external wall finishes to match that as existing along St. Michael's Close; (v) alterations to rear opes at first floor level including the removal of glazed screen and door and replacement with new insulated external wall and external access doors; (vi) alterations to rear opes at second floor level including the removal of 2 no. existing opes and provision of 1 no. ope to provide fenestration with finishes to match that as existing; (vii) removal of steps and guarding at first floor rear terrace and replacement with pedestal paving and glass barrier all along St. Michael's Close; (viii) alterations to northern elevation within existing courtyard inclusive of replacement of existing windows at first and second floor level with insulated masonry rendered to match existing and replacement of existing windows at first, second and third floor level with 60-minute fire rated windows; and (ix) all ancillary works, inclusive of planting to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4212/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Musgrave Operating Partners Ireland Ltd
<b>Location</b>	Supervalu Walkinstown, Walkinstown Avenue, Dublin 12
<b>Registration Date</b>	25/07/2023

### Additional Information

**Proposal:** The development will consist of the installation of approx. 1020 sq.m of photo-voltaic solar panels onto the existing supermarket roof. The solar panels will be used to create green electricity, all of which will be used by the store.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4224/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	The Board of St. James's Hospital
<b>Location</b>	St. James's Healthcare Campus, St. James's Street, Dublin 8
<b>Registration Date</b>	26/07/2023

### Additional Information

**Proposal:** RETENTION PERMISSION : the development consists of the retention of

- (1) a three storey Cardiology and Respiratory Unit (CRU) building with roof top boiler room and screened plant enclosure;
- (2) the enclosure of a courtyard area in the adjoining outpatient's department (phase 1C) and its conversion to office space for the breast check unit;
- (3) the reconfiguration of the adjoining waiting rooms and reception area in the outpatient's department;
- (4) the retention of a single storey central cycle hub building.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1624/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	On the public footpath on the southern side of the Naas Road, Dublin 12 in front of Gowan House
<b>Registration Date</b>	26/07/2023

### Additional Information

**Proposal:** The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1626/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	On the grass verge to front of 8A, Saint Mary's Road on the southern side of Drimnagh Road, adjacent to the junction of Crumlin Road, Kildare Rd. & St. Mary's Rd., Dublin 12
<b>Registration Date</b>	26/07/2023

### Additional Information

**Proposal:** The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

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**Area** Area 2 - South Central  
**Application Number** WEB1627/23  
**Application Type** Retention Permission  
**Applicant** JCDecaux Ireland Limited  
**Location** On the grass verge on the southern side of the Naas Road, Dublin 12. The site is located to the front of "Diamond Furniture" opposite the "Royal Liver Retail Park" & before the junction with Walkinstown Avenue  
**Registration Date** 26/07/2023  
**Additional Information**  
**Proposal:** The retention of the existing scrolling internally illuminated single sided 'Metropole' advertising display case mounted on an offset leg.

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**Area** Area 2 - South Central  
**Application Number** WEB1632/23  
**Application Type** Retention Permission  
**Applicant** JCDecaux Ireland Limited  
**Location** On the public footpath outside "Costello Doors" on the Kylemore Road, opposite the entrance to Westlink Industrial Estate, Dublin 10  
**Registration Date** 26/07/2023  
**Additional Information**  
**Proposal:** The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

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**Area** Area 2 - South Central  
**Application Number** WEB1633/23  
**Application Type** Retention Permission  
**Applicant** JCDecaux Ireland Limited  
**Location** On the public footpath outside 'Karl's Furniture' at the junction of Kylemore Park South & Kylemore Road, Dublin 10  
**Registration Date** 26/07/2023  
**Additional Information**  
**Proposal:** The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

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## Area 2 DOMESTIC

**Area** Area 2 - South Central  
**Application Number** 4209/23  
**Application Type** Permission  
**Applicant** David Quearney and Diane Keane  
**Location** 26 Inchicore Terrace South, Dublin 8  
**Registration Date** 24/07/2023  
**Additional Information**  
**Proposal:** Permission for development consisting of the demolition of the existing sloping roof and

single storey conservatory to the rear (north) of the house and the construction of new partly single storey and partly 2 storey flat roofed extension at the rear (north) of the house together with all associated site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4221/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Dr Fatimah Alaya and Dr Amy Worrall
<b>Location</b>	25 Upper Cross Road, Rialto, Dublin 8, D08 CH5X
<b>Registration Date</b>	26/07/2023
<b>Additional Information</b>	

**Proposal:** The development will consist of alterations to the front boundary wall, including the removal of the vehicular gate, the removal of the pedestrian gate and the removal of the central pier which will allow for two off-road car parking spaces.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1636/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Niall Martin
<b>Location</b>	6, Goldenbridge Walk, Inchicore, Dublin 8
<b>Registration Date</b>	26/07/2023
<b>Additional Information</b>	

**Proposal:** Raising the existing single storey parapet height to the front of the house by 500mm. Incorporate existing sun room to side of house into kitchen area with raised ceiling and rooflight, new windows throughout, new rooflight in centre of roof on front façade and new dormer roof to rear in existing study.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1642/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Aoife Freyne
<b>Location</b>	4, Inchicore Terrace South, Inchicore, Dublin 8 D08 CDE5
<b>Registration Date</b>	28/07/2023
<b>Additional Information</b>	

**Proposal:** The development will consist of the demolition of 16.4 sqm. single-storey extension to rear of existing terrace house; construction of 25.3 sqm. single-storey extension including rebuilding rear external stone wall to rear laneway with new access gate; and renovations and alterations of the existing house with associated site works.

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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0180/23
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION - EXPP

**Decision Date** 26/07/2023  
**Applicant** The Digital Hub Development Agency  
**Location** 10-13, Thomas Street, Dublin 8  
**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Upgrades to existing internal doors. 28no. existing timber panelled doors will receive upgrades to permit their certification as 30 minute fire-resisting doors with smoke-seals. The nature and location of these doors, and the method statement for upgrade are detailed. 2. Replacement of modern internal doors. 18no. existing, late twentieth century, flush door-sets are to be replaced with new certified fire-resisting solid-core door-sets. 3. Existing walls along escape routes will have fire stopping installed where services penetrate them. Fitting may require limited taking down of ceilings. 4. At third-floor level a section of existing internal walling will be removed to permit the formation of a corridor to the external escape stair. 5. The third-floor access to the external escape stair is currently provided through a painted timber, one-over-one sliding-sash window. This has been deemed inadequate as a storey exit, and it is proposed to replace the upper and lower sashes with an outward opening casement. The proposed casement will preserve the proportions and profiles of the existing sash to minimise the visual impact of this change, and the casement will be fitted to the existing sash-box. 6. Some late twentieth century stud partition walls at ground floor will be over-boarded with fire-rated plasterboard to improve their compartment rating. 7. A late twentieth century glazed screen at first floor will be replaced with a fire-rated, plasterboard stud wall.

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**Area** Area 2 - South Central  
**Application Number** 0231/23  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 24/07/2023  
**Applicant** Pat and Mairead Farley  
**Location** 249, South Circular Road, Dublin 8, D08 E2CC  
**Additional Information**

**Proposal:** EXPP: Proposed demolition of existing garden shed (20.35m<sup>2</sup>) and construction of new hobbies room and storage room (24.97m<sup>2</sup>) to rear garden.

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**Area** Area 2 - South Central  
**Application Number** 0239/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 28/07/2023  
**Applicant** Robert Murohy & Theresa Reddington  
**Location** 76 Rothe Abbey, South Circular Road, Dublin 8, D08 RR6T.

**Additional Information**

**Proposal:** EXPP: Changes to front elevation of house: 1) Removal of glazed porch. 2) Removal of glazed roof over bay window + replace with pressed metal roof to extend over front door. 3) Removal of pebble dash finish on first floor + replace with smooth render finish. 4) Alteration of windows on ground floor to remove low level glazing + create a uniform window ledge height. Brick work to match existing brick finish.

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3206/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	25/07/2023
<b>Applicant</b>	The National Transport Authority
<b>Location</b>	Bus Stop No. 4413, in front of Heuston Station on the public footpath on the Northern side of Saint John's Road West, Dublin 8

#### **Additional Information**

**Proposal:** The development will consist of the replacement of the original 4-bay 5.6m long x 1.615m wide x 2.65m high bus shelter including 2 no. static 6 sheet illuminated advertising displays with a 3-bay, 5.2m long x 1.85 wide x 2.8 high stainless steel and glass reliance bus shelter with 2 no. 86" digital advertising displays and all associated site works and services.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3866/23
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	25/07/2023
<b>Applicant</b>	Thornmont Limited
<b>Location</b>	The Hilton Dublin , Kilmainham Hotel, South Circular Road, Kilmainham, Dublin 8, D08 XAK3

#### **Additional Information**

**Proposal:** The development will consist of the demolition of an existing bin store, external walkway, stairwell and part demolition of the boundary wall to the north-western corner of the site. The proposed development will consist of extensions at all levels (excluding basement), comprising: i) A single storey extension at ground floor level (northwestern corner), to facilitate an extended hotel restaurant area; ii) A 5 storey extension at first to fifth floor levels (northwestern corner) located over the existing servicing yard and supported by structural columns; iii) A 3 storey extension at second to fourth floor levels (northern elevation) above the existing northern wing of the hotel; iv) A single storey extension at fifth floor level (eastern elevation) to the east of the existing fifth floor level. The proposed development also consists of minor alterations to the existing floor plans, including circulation space, to facilitate access to extended areas of hotel. The development will also include alterations to the basement car parking areas, resulting in a total of 70 No. car parking spaces (removal of 6 No. car parking spaces); bicycle parking; green roofs; signage; plant, and all associated site excavation and development works above and below ground. With the proposed extensions in place, the total development will retain a max. height of c. 23 m (6 storey), a total GFA of c. 9,541 sq m (c. 1,358 sq m additional) and 164 hotel bedrooms (34 no. additional).

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3887/23
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	27/07/2023
<b>Applicant</b>	Grobon Ltd.
<b>Location</b>	22, Cameron Square, Kilmainham, Dublin 8

#### **Additional Information**

**Proposal:** Demolition of existing shed structures and the proposed construction of a 3-storey

building, all on the site beside the existing dwelling. The proposed 3-storey building is of the same scale as the previously approved 3-storey dwelling on the site. But rather than a single dwelling, the proposal will now accommodate 1 no. 2 bedroom apartment at lower ground and ground floor level and a 1 bedroom apartment at first floor level with associated stair access, total 3 no. apartments. No works are proposed to the existing house, no. 22 Cameron Square. The proposal is the same height as the previously approved. Proposed Ancillary works include: bicycle parking, landscaping, boundary treatments, lighting, foul/ surface drainage, refuse storage, and site works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1471/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/07/2023
<b>Applicant</b>	Jennifer Murphy
<b>Location</b>	14, Merton Avenue, Dublin 8 D08 W5K6
<b>Additional Information</b>	

**Proposal:** Planning permission for an Attic conversion into non habitable storage space with Dormer to rear roof to accommodate stairs with roof windows to front roof & associate ancillary works

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1472/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	26/07/2023
<b>Applicant</b>	Emma Meehan
<b>Location</b>	10, O'Curry Avenue, Dublin 8 D08 W1X0
<b>Additional Information</b>	

**Proposal:** The development will consist of: An 11m2 single storey flat roof extension to the side of the existing 2 storey semi-detached house, a planning exempt 2m2 porch to the front and internal modifications.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1474/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/07/2023
<b>Applicant</b>	Tony Cronin
<b>Location</b>	596, South Circular Road, Dublin 8 D08 V10F
<b>Additional Information</b>	

**Proposal:** Planning permission for an Attic conversion into non habitable storage space with Dormer to rear roof to accommodate stairs to attic, proposed roof window to front roof all with associate ancillary works

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1475/23



<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/07/2023
<b>Applicant</b>	Jessica Norris
<b>Location</b>	13, O'Curry Avenue, Dublin 8 D08 YC9V

**Additional Information**

**Proposal:** Permission is sought for the extension and alterations of existing semi-detached dwelling at No.13 O'Curry Avenue, Dublin 8, D08 YC9V by Jessica Norris.

The development will consist of the following principal elements:

- 1) Construction of a new two storey extension with pitched roof to the rear.
- 2) Alterations to internal layout, main roof and elevations.
- 3) Increase in width of the existing vehicular entrance to 3.5 m and all associated landscaping and ancillary works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1581/23
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	27/07/2023
<b>Applicant</b>	Aoife Freyne
<b>Location</b>	No. 4, Inchicore Terrace South, Inchicore, Dublin 8

**Additional Information**

**Proposal:** The development will consist of the demolition of 16.4 sqm. Single-storey extension to rear of existing terrace house; construction of 25.3 sqm. Single-storey extension including rebuilding rear external stone wall to rear laneway with new access gate; and renovations and alterations of the existing house with associated site works.

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## Area 2 Appeals Notified

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3705/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Claus Peter Pfeffer
<b>Location</b>	18/19, Merchant's Quay, Dublin 8, D08 CC90

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of proposed change of use of 18 and 19 Merchant's Quay from Office use of the Ground Floor and 3 Residential Accommodation units on the 1st, 2nd and 3rd floors overhead to Hostel (tourist) use with modifications to existing rear flat roof, amenity space at roof level, associated internal modification works and all associated site works and services.

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## Area 2 Appeals Decided

None



# Dublin City Council

## SECTION 5 EXEMPTIONS

30/23

(24/07/2023-28/07/2023)

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0281/23
<b>Application Type</b>	Section 5
<b>Applicant</b>	Diageo Ireland
<b>Location</b>	Diageo Brewery bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8
<b>Registration Date</b>	28/07/2023

**Additional Information**

**Proposal:** EXPP: Alterations to Combined Heat and Power Plant.

The proposed works will comprise:

The isolation of the CHP units.

Removal of Flue Gas ductwork from CHP to Waste Heat Boiler.

Installation of a new forced draft fan designed around the inlet of the Waste Heat Boiler ductwork.

Additional supplementary duct mounted natural gas fired burners to ensure waste heat boiler maximum output is achieved.

Modifications to control strategy to enable system to deliver steam to site.

Builders work in connection with installation.

The external appearance of the structures will appear similar to existing. The only external alteration will be the replacement of CHP units with smaller forced draft fans. These smaller forced draft fans will be of the appearance of plant and made from stainless steel. Any ductwork will be similar to existing ductwork.

The proposed works are in the nature of plant within an industrial site.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0282/23
<b>Application Type</b>	Section 5
<b>Applicant</b>	Pat & Mairead Farley
<b>Location</b>	249, South Circular Road, Dublin 8, D08 E2CC
<b>Registration Date</b>	28/07/2023

**Additional Information**

**Proposal:** EXPP: Proposed demolition of existing garden shed (20.35 sqm) and construction of new hobbies room and storage room (24.97 m2) to rear garden.

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