



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(07/08/2023-11/08/2023)

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>	3117/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Sirius Construction Limited
<b>Location</b>	Site to the side garden of 66, Walkinstown Avenue, Dublin 12
<b>Registration Date</b>	11/08/2023
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** Permission for development consisting of modernisation and refurbishment of existing dwelling with construction of 1 no. 2 storey (with attic conversion) 4-bedroom detached dwellings of 120m<sup>2</sup>, with dormer window to rear with 1 new vehicular driveway entrances for 2 car spaces for proposed dwelling with associated site works, bin store, bicycle parking and front and rear landscaping.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4279/23
<b>Application Type</b>	Permission
<b>Applicant</b>	James Murphy
<b>Location</b>	Site at Balfe Road to rear of 171 Drimnagh Road, Dublin 12
<b>Registration Date</b>	09/08/2023
<b>Additional Information</b>	

**Proposal:** Permission for the demolition of 94 sq.m. of existing commercial (retail) buildings and the erection of a new two storey plus attic premises containing 3 apartments: 1 no. ground floor two bed unit (with south facing terrace), and 2 no. two bed duplex units above (with balconies facing Balfe Road).

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4280/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Double E Investments Ltd
<b>Location</b>	Kestrel House, 157 Walkinstown Road, Dublin 12, D12 NN8A
<b>Registration Date</b>	09/08/2023
<b>Additional Information</b>	

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

- (i) demolition of the existing two storey over basement building (licensed public house and ancillary off-licence);
- (ii) construction of a part-four, part-six, part-seven and part-eight-storey mixed-use development consisting of the following :
  - (a) 52 no. apartments (23 no. one-bed apartments and 29 no. two-bed apartments) from first to seventh floor level, each served by private amenity space in the form of a balcony/terrace and having shared access to 354.5sq.m of external communal amenity space provided via roof terraces at the fourth and sixth floor levels;
  - (b) provision of 3 no. retail units (total of 149.7sq.m) and a public house (total of 368.2sq.m) at ground floor level;
  - (c) provision of refuse storage, a plant room ESB substation/switch room, 96 no. secure bicycle

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parking spaces, 1 no. accessible bicycle parking spaces and 2 no. cargo bicycle at ground floor level;

(d) erection of 6 no. antennas and 6 no. link dishes mounted on ballast support poles and associated diplexers, remote radio units and lighting finials on a steel mounting support platform together with 2no. outdoor cabinets and stepovers and associated equipment at the roof top;

(iii) all ancillary works, inclusive of landscaping, green roof, rooflights, solar panels, visitor bicycle parking spaces (40 no.) and all associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4286/23
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Vantage Bars Limited
<b>Location</b>	The Black Lion Public House, 207A Emmet Road, Inchicore, Dublin 8
<b>Registration Date</b>	10/08/2023

**Additional Information**

**Proposal:** RETENTION PERMISSION : the development consist of a partially covered external cafe space. The space is lit and heated to provide food and drink to the public accessible from Grattan Crescent and serviced by the Black Lion Public House. The site area is 162 sqm and seats approximately 80 people. Open to the public between the hours of 12pm and 10pm daily.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	4294/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Terry and Phyll Hobdell
<b>Location</b>	Unit 3B, Le Fanu House, Le Fanu Road, Dublin 10
<b>Registration Date</b>	11/08/2023

**Additional Information**

**Proposal:** Permission for the amalgamation of 2 no. adjoining commercial units at Unit 3B, Le Fanu House, Le Fanu Road, Dublin 10. The existing units comprise Treasure Tots Nursery (childcare facility) and the adjoining vacant unit previously in use as an employment agency. Permission is also sought for the change of use of the vacant unit from employment agency to childcare facility and minor internal works.

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## Area 2 DOMESTIC

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1669/23
<b>Application Type</b>	Permission
<b>Applicant</b>	Micheal Kerley
<b>Location</b>	2, Priestfield Cottages, South Circular Road, Dublin 8
<b>Registration Date</b>	08/08/2023

**Additional Information**

**Proposal:** A 2-storey flat roof extension to rear, partial demolition of existing extension to rear (roof and wall), change of internal layout, raise of front entry door to match window level, demolition of existing shed to rear and all related works

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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0254/23
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	The City of Dublin Education and Training Board
<b>Location</b>	Inchicore College of Further Education, Emmet Road, Dublin 8, D08 W9X6.

### **Additional Information**

#### **Proposal: EXPP:**

The building has suffered from a lack of proper maintenance over the years, particularly to its roofs and high level glazing. The roofs that are proposed for remedial works are those that cover the Sports Hall (butterfly roof) and those over the Workshops plus the adjoining flat roof areas as identified in the attached drawings and record photographs. These works will increase the thickness of the roof build-up by approximately 210mm.

The Sports Hall and Workshop roofs are low profile and are finished in standing seam copper panels. The panels, in turn, have been re-covered, inappropriately, in felt to seal leaks that have occurred in the underlying copper. Leaks have re-appeared.

It is proposed to remove the felt and copper panels, remove and replace defective timbers and to upgrade the insulation and install air tightness membranes; all in accordance with Major Renovations Standards in Technical Guidance Document L 2022. The roofs will be finished with standing seam metal panels, coloured to match the original copper finish or in a zinc finish. It is also proposed to replace the roof glazing over the workshop areas. These works will increase the thickness of the roof build-up by approximately 210mm.

The College is listed on the NIAH - Reg. No. 50080157, and it is not a Protected Structure.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3696/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Angela Kenny
<b>Location</b>	73, Tyrconnell Park, Inchicore, Dublin 8, D08 A9PN
<b>Additional Information</b>	Additional Information Received

**Proposal:** The proposed works will consist of the demolition of the existing single storey side garage & garden walls. The construction of a new two storey, two-bedroom end terrace house; with connection to existing utilities, landscaping, and car parking; all with associated site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3944/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Paul O'Brien
<b>Location</b>	9 Nash Street, Inchicore, Dublin 8

### Additional Information

**Proposal:** Permission to demolish an existing kitchen and to construct a new kitchen/dining area at ground level and a new bedroom at first floor level and all associated site works .

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3952/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/08/2023
<b>Applicant</b>	Chengyu Song
<b>Location</b>	25, La Touche Drive, Bluebell, Dublin 12, D12 WK30

### Additional Information

**Proposal:** The development will consist of (1) Single storey flat roof rear extension to join with existing flat roof over the garage attached to the side of the house (2) Conversion of existing garage attached to side of the house to a bedroom (3) replace window within kitchen within rear elevation of house to doors (4) and all necessary ancillary site development works to facilitate this development.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3959/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Laura Jane Nanni
<b>Location</b>	18-19, Francis Street, The Liberties, Dublin, D08 EK06

### Additional Information

**Proposal:** PERMISSION: The development will consist of: 1) Proposed street front alterations to Francis Street 2) Proposed new public doorway to existing South East elevation 3) Proposed internal alterations 4) All site and associated works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3964/23
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	09/08/2023
<b>Applicant</b>	Board of Management of our Lady Of Mercy (OLM) Secondary School
<b>Location</b>	Our Lady Of Mercy (OLM) Secondary School, Mourne Road, Drimnagh, Dublin 12, D12 HT22

### Additional Information

**Proposal:** PERMISSION: Planning Permission for a five-year extension in duration to existing Permission (Reg. Ref. No.: 3651/18) previously granted for a temporary prefabricated single-storey, flat-roofed detached building for use as an ASD Unit for the school, with all associated site works etc. The existing temporary building is located within the existing yard of the school adjacent to the existing Boiler House and the existing entrance gate opening from Knocknarea Road. The existing temporary building accommodates one Classroom, a Multi-Sensory Room, a Safe Room, a Storeroom, a Staff Room and two no. WC's. All at Our Lady of Mercy (OLM) Secondary School,

Mourne Rd., Drimnagh, Dublin 12, D12 HT22. Our Lady of Mercy (OLM) Secondary School occupies a corner site at the junction of Mourne Road and Knocknarea Road.

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**Area** Area 2 - South Central  
**Application Number** 3966/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 09/08/2023  
**Applicant** Stephen Curran and Jodie Lawlor  
**Location** 57, Jamestown Avenue, Inchicore, Dublin 8, D08A2XH  
**Additional Information**  
**Proposal:** PERMISSION: Construction of two storey extension to the side of existing dwelling comprising of sitting room and dining room at ground floor level and 2no. bedrooms at first floor, single storey extension to the rear comprising of kitchen and utility, single storey extension to the front comprising of living room extension and porch.

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**Area** Area 2 - South Central  
**Application Number** 4221/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2023  
**Applicant** Dr Fatimah Alaya and Dr Amy Worrall  
**Location** 25 Upper Cross Road, Rialto, Dublin 8, D08 CH5X  
**Additional Information**  
**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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**Area** Area 2 - South Central  
**Application Number** WEB1514/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2023  
**Applicant** Raichal Ó Meiscill  
**Location** 8, Glenealy Road, Dublin 12  
**Additional Information**  
**Proposal:** New vehicular access with dropped kerb, removal of part of the front wall.

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**Area** Area 2 - South Central  
**Application Number** WEB1515/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2023  
**Applicant** Hazel Siyamachira  
**Location** 17A, Camac Park, Bluebell, Dublin 12  
**Additional Information**  
**Proposal:** Planning permission for a ground floor extension to the side (east) and ground floor

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extension to the opposite side (west) and rear and porch extension to the front of a two storey detached house at number 17a Camac Park, Bluebell, Dublin 12, D12 F384. The proposed development will consist of the demolition of existing single storey shed and existing ground floor lean to single storey area to the rear of house and construction of a new single storey extension to the side (east) of 29 m2, a ground floor extension to the other side (west) and rear of 15 m2 and additional recessed porch area extension of 1 m2 to give a total extended area of 45 m2 (Total area is 130 m2). The proposed development will also consist of general remedial works to the ground floor layout including removal of section of side and rear wall to cater for new extension to the west side which will house a new kitchen with new extension to east side housing new bedroom, wc and utility room, removal of 2 sheds to rear garden and all other associated site works

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## Area 2 Appeals Notified

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3770/23
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Stoneybatter Residential Limited
<b>Location</b>	58-59, Meath Street and part of 27 Carman's Hall, Dublin 8

### **Additional Information**

**Proposal:** PERMISSION: The development will consist of the material change of use of the approved office unit to provide for a hostel use as well as alterations to the fenestration along the Carman's Hall elevation.

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## Area 2 Appeals Decided

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1032/23
<b>Appeal Decision</b>	SPLIT DECISION
<b>Appeal Decision Date</b>	@09/08/2023
<b>Applicant</b>	Margaret Kennedy
<b>Location</b>	13, Dromard Road, Drimnagh, Dublin 12

### **Additional Information**

**Proposal:** RETENTION: The development to be retained consists of the construction of raising two rendered block walls to a height of 1847mm and length of 1847, both to the front of the property; one of which is a boundary wall and one of which is within the curtilage of the property. Retention permission is also sought for the amalgamation of the pedestrian and vehicular openings into a vehicular entrance of 3395mm wide.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

32/23

(07/08/2023-11/08/2023)



<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0291/23
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	James Murphy
<b>Location</b>	Site at Balfr Road, To Rear of 171 Drimnagh Road, Dublin 12
<b>Registration Date</b>	09/08/2023
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: New 2 storey plus attic premises containing 3 apartments: 1 no. Ground floor two bed unit (with south facing terrace) and 2 no. two bed duplex units above (with balconies facing Balfe Road).

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