



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 3 COMMERCIAL

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| Area | Area 3 - Central |
| Application Number | 3628/23 |
| Application Type | Permission |
| Applicant | Clopen Capital |
| Location | 21-24 Bolton Street, Dublin 1 |
| Registration Date | 09/08/2023 |
| Additional Information | Additional Information Received |

Proposal: The development will comprise the construction of a hotel ranging in height from 4 to 7 storeys over basement (2,845sq.m GIA) with principal entrance and service entrances proposed on Bolton Street and a single storey refuse store (9 sq.m) located to the rear (east) 2,854sq.m GIA total).

The development will comprise 90 no. bedrooms (from ground to sixth floor level) with associated hotel reception foyer and cafe with seating area (at ground level); breakfast room facing out onto proposed internal courtyard (at basement level); a single storey refuse store and a cycle store accommodating 10 no. bicycle parking spaces located to the rear (east) (at ground floor level) and all ancillary hotel operational and management spaces to include WCs, hotel kitchen, admin office, staff changing rooms, plant rooms, electrical substation, switch room, linen store, service corridor (at basement to ground floor level) and associated lift / stair cores and circulation space.

Planning permission is also sought for all hard and soft landscaping, plant areas, signage boundary treatments and services and all ancillary and associated site development works.

Planning permission for a hotel development on the application site is permitted under Reg. Ref. 2479/17 (as amended under Reg. Ref. 4750/18 and extended under Reg, Ref. 2479/17/x1) which comprises the demolition of an existing single storey service garage and the construction of a 4 to 6 storey over basement hotel with 66 no. bedrooms.

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| Area | Area 3 - Central |
| Application Number | 3781/23 |
| Application Type | Permission |
| Applicant | A Star Backpackers Limited |
| Location | 6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1 |
| Registration Date | 09/08/2023 |
| Additional Information | Additional Information Received |

Proposal: PERMISSION: The development will consist of: - Demolition of all existing structures on site; Construction of a 7-storey (over basement) contemporary tourist hostel; Extension of existing basement footprint towards laneway to the rear; The development will accommodate: Guest amenities, ancillary services, storage, kitchen accommodation and external courtyard at basement level; Reception, resident's lounge, cafe / bar and separate cafe / retail unit at ground floor; 125 no. bedrooms at first to sixth floor levels; Waste management store with access to Sackville Place; Plant and PV panels at roof level, water tanks at first floor, bicycle parking at ground floor and all associated signage, site works and services.

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|---------------------------|---------------------------------------------------|
| Area | Area 3 - Central |
| Application Number | 4275/23 |
| Application Type | Permission |
| Applicant | Holy Faith Sisters |
| Location | Marian Nursing Home, Old Finglas Road, Glasnevin, |

Dublin 11
08/08/2023

Registration Date

Additional Information

Proposal: PROTECTED STRUCTURE: RPS. 3231 - permission is being sought for the construction of a new canopy over the existing external stairs to the east of the nursing home and the construction of an 8.6sqmt. extension to the existing sitting area to the north of the existing courtyard and all associated site works.

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|---------------------------|------------------------------------|
| Area | Area 3 - Central |
| Application Number | 4290/23 |
| Application Type | Permission |
| Applicant | Chubb Property Ltd |
| Location | 7 Arran Quay, Smithfield, Dublin 7 |
| Registration Date | 11/08/2023 |

Additional Information

Proposal: PROTECTED STRUCTURE: the development consists of amendment to the grant of permission Reg. Ref. 2354/20 for the change of use from offices to a tourist hostel. The amendments comprise the following:

- (i) the 3-storey rear extension is not to be constructed,
- (ii) the common room is now to be at entry level, the kitchen/dining located in the basement,
- (iii) the provision of a partition at third-floor level.

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| Area | Area 3 - Central |
| Application Number | 5126/22 |
| Application Type | Permission |
| Applicant | Dublin Central GP Limited |
| Location | No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site, Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 6 |

Registration Date

Additional Information

09/08/2023
A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: Dublin Central GP Limited Intends to apply for Permission for a period of 11 years at a site, 'Dublin Central – Site 2' (c. 1.33 Ha), at No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site), Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58 (a Protected Structure) and No. 60A O'Connell Street Upper and the rear of Nos. 59 – 60 O'Connell Street Upper, Dublin 1. Also, the site includes No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane) and the public realm associated with O'Rahilly Parade, Moore Lane, Henry Place and a portion of O'Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 – 60 O'Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O'Connell Street Upper to the east and No. 42 O'Connell Street Upper to the north.

The proposed development comprises a mixed-use scheme (c. 38,479 sq. m gross floor area) ranging in height from 2 – 8 storeys over single level basements including a new street between O'Connell Street Upper and Moore Lane, a new controlled Laneway from Moore Lane (adjacent No. 42 O'Connell Street Upper – a Protected Structure). The proposed development accommodates: - 6no. units for use as a 'licensed restaurant / café units with takeaway / collection

facility' at ground floor level (Unit 1 – c. 67 sq. m and Unit 2 – c. 244 sq. m on Moore Lane, Unit 3 – c. 178 sq. m and Unit 4 – c. 75sq. m on O'Connell Street Upper, Unit 5 – c. 58 sq. m on New Street and Unit 6 – c. 296 sq. m on Moore Lane and New Street; 1no. unit for use as a 'licensed restaurant / café unit with takeaway / collection facility' across basement, ground, 1st and 2nd floor (c. 878 sq. m) on O'Connell Street Upper; 8no. retail units, each for use as a 'shop' or 'licensed restaurant / café units with takeaway / collection facility' at ground floor level (Unit 1 – c. 1,041 sq. m on O'Connell Street Upper and Moore Lane, Unit 2 – c. 311 sq. m and Unit 3 – c. 260 sq. m on O'Connell Street Upper and New Street, Unit 4 – c. 452 sq. m on New Street, Unit 5 – c. 251 sq. m on Moore Lane, Unit 6 – c. 162 sq. m and Unit 7 – c. 58 sq. m on O'Connell Street Upper and Unit 8 – c. 40 sq. m on Moore Lane and new controlled Laneway); Temporary use of retail Unit 8 (c. 40 sq. m) as a delivery hub, pending the completion of same at Site 5 under DCC Reg. Ref. 2863/21; Office use (c. 33,714 sq. m) from 1st to 7th floor with access from O'Connell Street Upper, rear of No. 59 O'Connell Street upper and new plaza on Henry Place and new controlled Laneway. Terraces proposed at 1st, 3rd, 4th, 6th and 7th floor; Refurbishment of the 'Reading Room' (rear of No. 59 O'Connell Street Upper, Dublin 1) as 'licensed restaurant / café unit with takeaway / collection facility' at ground floor level and ancillary café use at basement level (c. 244 sq. m in total). The single level basement comprises: - Access ramp from Moore Lane; 32no. car parking space; 372no. bicycle parking spaces with access to secure bicycle storage areas from the new plaza on Henry Place and the new controlled laneway from Moore Lane; Plant and waste storage areas; A structural box (120m length, 26m width, 34.5m depth) beneath the ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by Transport Infrastructure Ireland, including provision of the structural envelope and co-ordinated voids to accommodate station entrances, ventilation and fire escape shafts through this part of the Dublin Central proposed development. These ensure that the Dublin Central proposed development is structurally independent of, and not prejudicial to, the MetroLink project. The MetroLink project will be the subject of a separate application for approval to be made by Transport Infrastructure Ireland. This part of the Dublin Central proposed development is referred to as the MetroLink Enabling Works; All associated and ancillary site development, conservation, demolition, landscaping and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of part of the rear of No. 59 O'Connell Street Upper (known as the 'Reading Room') internal and external modifications and new shopfronts; Retention of the facades of Nos. 57 – 58 O'Connell Street Upper (Protected Structures); Retention of the facades of Nos. 52 – 54 O'Connell Street Upper (Carlton Cinema – Protected Structures) including the reinstatement of the canopies; Retention of the facades of Nos. 43 – 44 O'Connell Street Upper (Protected Structures); Retention of the facade of No. 45 O'Connell Street Upper; Works to include repair and upgrade works (where required) of retained masonry, external and internal joinery, plasterwork and features of significance; Conservation and repair of existing lightwells on O'Connell Street Upper; Demolition of all other existing buildings and structures on site (c. 22,521 sq. m) including No. 13 Moore Lane and No. 14 Moore Lane (otherwise known as Nos. 1 – 3 O'Rahilly Parade and Nos. 14 – 15 Moore Lane or Nos. 1 – 8 O'Rahilly Parade and Nos. 14 – 15 Moore Lane) to facilitate a temporary construction compound; Laying of services in Parnell Street westwards from Moore Lane for approximately 49 metres; Improvement works to the public realm on O'Rahilly Parade, Moore Lane and Henry Place, including the provision of a new entrance off O'Connell Street Upper for deliveries / emergency access. There are also adjustments and improvement works proposed at the junctions of Moore Street with Henry Place and with O'Rahilly Parade; Creation of a new street connecting O'Connell Street Upper with Moore Lane and provision of a new plaza at the junction of Moore Lane and Henry Place; 3no. telecommunication lattice towers which can accommodate 3no. 800mm antenna and 2no. 300mm microwave link dishes with associated equipment on the building rooftop in Site 2C; 2no. ESB sub-stations; Building signage zones and retractable canopies. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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| Area | Area 3 - Central |
| Application Number | 5380/22 |
| Application Type | Retention Permission |
| Applicant | Jamal Nasser |
| Location | 11, Sherrard Street Lower, Dublin 1 |
| Registration Date | 08/08/2023 |
| Additional Information | Additional Information Received |

Proposal: RETENTION: Permission for Residential refurbishment development, for: 1. Upgrade works to the heating system and electrical works. 2. Installation of insulated dry lining to existing walls. 3. Fire safety upgrades to all apartments. 4. Installation of new kitchenettes. 5. Upgrade to all en-suite bathrooms. 6. Installation of new doors. 7. Change of use of garage space to two-bedroom apartment at No. 11 Sherrard Street Lower, Dublin 1.

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|-------------------------------|--------------------------------------------------------|
| Area | Area 3 - Central |
| Application Number | 5462/22 |
| Application Type | Permission |
| Applicant | Millenium Theatre Company |
| Location | Ambassador Theatre, Parnell Street, Dublin 1, D01 R243 |
| Registration Date | 11/08/2023 |
| Additional Information | Additional Information Received |

Proposal: PROTECTED STRUCTURE: The proposed development will consist of: the removal of all existing advertising signage and associated equipment facing Parnell Street on the front of the Ambassador Theatre's entrance portico; and replacement with the erection of 3 No. wall-mounted static digital display advertising signs mounted on the portico's attic storey and front entrance walls (1 No. on the portico's attic storey; and 2 No. on the portico's front entrance walls); and all associated works. The proposed static digital display advertising sign mounted on the portico's attic storey will be located within the central cavity of the attic storey (where exists a non-original 'AMBASSADOR' sign) and will be 0.75 m in height and 4.5 m in width. As an alternative option to the removal of the existing 'AMBASSADOR' sign, should the Planning Authority prefer its retention, the static digital display advertising sign mounted on the attic storey would instead be mounted over the existing 'AMBASSADOR' sign (as) is suggested as a possible alternative option on page 188 of the Architectural Heritage Protection: Guidelines for Planning Authorities (2011)). The 2 No. proposed static digital display advertising signs on the portico's front entrance walls will be 1.41 m in height and 0.67 m in width. The total area of existing advertising signage to be removed is 31.93 sq m and the total area of proposed replacement signage to be erected is 5.27 sq m. The proposed development seeks to meet the objective of Dublin City Council to establish an acceptable protocol for the display of event information relating to the use of the building as an exhibition hall and event centre, as outlined on page 14 of Dublin City Council's Scheme of Special Planning Control: O'Connell Street & Environs (2022).

Area 3 DOMESTIC

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| Area | Area 3 - Central |
| Application Number | WEB1674/23 |
| Application Type | Permission |
| Applicant | Stephen Ring |
| Location | 78, Tolka Road, Drumcondra, Dublin 3 D03 AW81 |

Registration Date

10/08/2023

Additional Information

Proposal: Erection of a 2 storey extension to rear, with internal modifications to create family ancillary accommodation to side with associated site works

Area 3

LAWs

Area

Area 3 - Central

Application Number

7001/23

Application Type

LAW

Applicant

Dublin City Council-Housing & Community Services

Location

Matt Talbot Court, Dublin 1

Registration Date

10/08/2023

Additional Information

Proposal: LAW: Planning and Development Act 2000 (as amended)

Planning and Development (Section 179A) Regulations 2023 (S.I. 101/2023) -

Part 8 (Temporary Exemption)

Pursuant to the requirements of the above, notice is hereby given that the local authority proposes to carry out the following housing development:

The phased demolition and development of the Matt Talbot Court Estate bounded by Charles Street Great, Sean O'Casey Avenue and Summer Place, in Dublin 1.

The existing 0.55 hectare site currently comprises 3 no. five-storey housing blocks providing 72 homes, forming the Matt Talbot Court social housing scheme.

The proposed development, which will be managed by Dublin City Council, comprises of;

- Demolition of the existing buildings.

- Construction of two new apartment blocks.

- Provision of 92 homes (29 no. 1 bed homes, 43 no. 2 bed homes, 20 no. 3 bed homes).

- Provision of a new public pedestrian route between the two courtyard buildings. The new route is intended for pedestrian use.

- Building heights ranging from 1 to 6 storeys.

- Provision of public and private open spaces; ancillary structures and associated site infrastructure works / supporting infrastructure, landscaping, public lighting, revision to access, pavements, boundary treatments and all other necessary enabling works, roads and services.

- Construction of new ESB substation.

Part of the site falls within the Mountjoy Square Architectural Conservation Area.

Plans and particulars of the housing development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of 8 weeks from 10/08/2023 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm and available for inspection on the website of the local authority thereafter.

The Local Authority has undertaken a screening for environmental impact assessment and has determined that the proposed housing development would not be likely to have significant effects on the environment and therefore an EIA is not required.

The Local Authority has undertaken a screening for appropriate assessment and on the basis of objective information, it has excluded that the proposed housing development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site or sites. The local authority has determined that an appropriate assessment of the proposed housing development is not required.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Act.

Area 3 Decisions

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|-------------------------------|-----------------------------------------|
| Area | Area 3 - Central |
| Application Number | 0252/23 |
| Application Type | Social Housing Exemption Certificate |
| Decision | Grant Social Housing Exemption Cert |
| Decision Date | 08/08/2023 |
| Applicant | Matthew Quigley and Lenka Potysova |
| Location | 55, St. Jarlath Road, Cabra, Dublin 7 |
| Additional Information | |
| Proposal: | SHEC: Construction of a 2 bedroom house |

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| Area | Area 3 - Central |
| Application Number | 0256/23 |
| Application Type | Social Housing Exemption Certificate |
| Decision | Grant Social Housing Exemption Cert |
| Decision Date | 10/08/2023 |
| Applicant | Jacqueline Tripp |
| Location | Site to rear of 238 Clonliffe Road, Drumcondra, Dublin 3. |

Additional Information

Proposal: SHEC: Construction of a new two storey, two bedroom, mews dwelling fronting onto Drumcondra Road Lower and the lane to the rear with private open space on a roof terrace over new dwelling.

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| Area | Area 3 - Central |
| Application Number | 0257/23 |
| Application Type | Social Housing Exemption Certificate |
| Decision | Grant Social Housing Exemption Cert |
| Decision Date | 10/08/2023 |
| Applicant | Jacqueline Tripp |
| Location | Rear of 234 Clonliffe Road, Drumcondra, Dublin 3. |

Additional Information

Proposal: SHEC: Construction of a new two storey, two bedroom, mews dwelling fronting onto the lane to the rear with private open space on a roof terrae over the new dwelling.

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| Area | Area 3 - Central |
| Application Number | 0259/23 |
| Application Type | Social Housing Exemption Certificate |
| Decision | Grant Social Housing Exemption Cert |
| Decision Date | 11/08/2023 |

Applicant Richard Lawson
Location 13B, Phibsborough, Dublin 7, D07 CX31.
Additional Information
Proposal: SHEC: Conversion of a previously approved detached granny flat (2 storey) into a self-contained 2 storey, 2 bedroom detached dwelling.

Area Area 3 - Central
Application Number 3514/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 09/08/2023
Applicant Grainne Gannon and Brian Farrelly
Location 13, Shandon Drive, Shandon, Phibsborough, Dublin, D07X8F8

Additional Information Additional Information Received
Proposal: PERMISSION: The development will consist of the demolition of the existing single storey garage to the side and the construction of a two-storey pitched roof extension to the side and single storey flat roof extension to the rear, all to an existing two storey end of terrace dwelling. The proposed extension is to be clad in brick to match the existing front façade and rendered to the side elevation which includes four windows, the pitched roof is to be clad in natural slate to match the existing. All with associated services including roof mounted south facing photo-voltaic array.

Area Area 3 - Central
Application Number 3951/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/08/2023
Applicant Jerry O'Connell
Location 3, Kirwan Street, Stoneybatter, Dublin 7

Additional Information
Proposal: The development will consist of a single storey extension to the rear of the existing house.

Area Area 3 - Central
Application Number 3963/23
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 09/08/2023
Applicant Karl Monaghan & Lesley Cleary
Location 18, Palmerston Place, Dublin 7

Additional Information
Proposal: RETENTION: For retention planning permission for alterations to previously granted planning (Reg Ref: WEB1939/21) at 18, Palmerston Place, Dublin 7. The alterations consist of a) change of material finish from vertical timber cladding to render finish to upper part of two-storey rear extension, and b) change of material finish from pale buff brick to red brick to lower part of two-storey rear retention.

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| Area | Area 3 - Central |
| Application Number | 3977/23 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 10/08/2023 |
| Applicant | Aisling O'Meara and Matt Shelton |
| Location | 131, Clonliffe Road, Drumcondra, Dublin 3, D03NX89 |
| Additional Information | |
| Proposal: | PERMISSION:The development will comprise of the demolition of a single storey return to the rear of the existing dwelling, the construction of a new 63m2 single storey extension to the rear of the dwelling and the replacement of the existing drainage connection with a new connection to the municipal system. |

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| Area | Area 3 - Central |
| Application Number | 4195/23 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 09/08/2023 |
| Applicant | Thomas McNicolas |
| Location | 69, Cabra Road, Dublin 7 D07F6K5 |
| Additional Information | |
| Proposal: | PROTECTED STRUCTURE: The development will consist of a new 3 storey rear extension, comprising of, 2 bedrooms on lower ground floor, 2 bedrooms on upper ground floor and 2 bedrooms on first floor level, the existing building which is a listed/protected structure RPS Ref: 1087 will have internal works and all associated site works. |

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| Area | Area 3 - Central |
| Application Number | 4199/23 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 08/08/2023 |
| Applicant | Watch Tower Bible and Tract Society of Ireland |
| Location | 22-23 Talbot Street, Dublin 1 |
| Additional Information | |
| Proposal: | Permission is sought for a change of use from existing retail unit to a place of worship. This will include internal alterations, new signage and enlarged emergency exit doors at ground and first floor level and associated works. |

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| Area | Area 3 - Central |
| Application Number | 4213/23 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 11/08/2023 |
| Applicant | Ahmed Shaikhoun & Sohir Eldeeb |
| Location | Site to side of 14 Saint Finbar Road, Cabra, Dublin 7 |
| Additional Information | |
| Proposal: | The development will consist of construction of a two-storey, 2 bedroom dwelling with part single-storey / part two storey flat roof projections to front, new boundary treatment with no. 14 |

St. Finbar Road, new vehicular entrance and footpath dishing and all associated site and landscaping works.

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| Area | Area 3 - Central |
| Application Number | WEB1503/23 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 08/08/2023 |
| Applicant | Paul Fox |
| Location | 16, Monck Place, Phibsborough, Dublin 7 |
| Additional Information | |

Proposal: The development will consist of the demolition of the existing single storey return to the rear of the existing house and the construction of a single storey extension to the rear of the existing house. The works will include refurbishment and layout changes to the existing house, the provision of roof lights and ancillary site works.

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| Area | Area 3 - Central |
| Application Number | WEB1512/23 |
| Application Type | Retention Permission |
| Decision | GRANT RETENTION PERMISSION |
| Decision Date | 11/08/2023 |
| Applicant | Sean O'Callaghan |
| Location | 3, Ashford Street, Dublin 7 |
| Additional Information | |

Proposal: RETENTION PERMISSION: The development consists of retention of the existing single storey pitched roof extension to the rear of the main dwelling.

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| Area | Area 3 - Central |
| Application Number | WEB1530/23 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 08/08/2023 |
| Applicant | Liam Plant |
| Location | 117, Annamoe Drive, Cabra East, Dublin 7 |
| Additional Information | |

Proposal: The development will consist of, proposed new dormer roof extension to the rear of existing dwelling to accommodate non-habitable attic store room.

Area 3

Appeals Notified

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|-------------------------------|------------------------------------|
| Area | Area 3 - Central |
| Application Number | 3478/23 |
| Appeal Type | Written Evidence |
| Applicant | Lindmar Ltd |
| Location | 13 Gardiner Street Upper, Dublin 1 |
| Additional Information | Additional Information Received |

Proposal: PROTECTED STRUCTURE: for the following development:

- (i) At lower ground floor : removal of non-original partition walls throughout the reinstate original floor plans where possible. Conversion of kitchen at front room lower ground floor to bedroom and erection of stud walls to facilitate new bathrooms to serve 2 no. bedrooms. A new ope will be created in the original wall to provide access to bathroom for front bedroom. Relocation of door to rear bedroom at lower ground floor. Replacement of non-original timber stairs with new timber stairs and placement of W.C. under stair. Relocation of door to plant room by blocking existing ope and creating new external ope. Replacement of non-compliant external concrete stairs with compliant concrete stairs;
- (ii) at upper ground floor the replacement of dining room door with unopenable traditional four panelled timber door in original style. Installation of kitchen units in dining room to create kitchen/dining room. Removal of non-original arch in hall and installation of 2 no. fire doors. Reconfiguration of non-original partitions to rear extension to provide wheelchair accessible bedroom with kitchenette and bathroom. Non-original floor structure to be replaced above lower ground floor boiler room. Removal of window on rear return;
- (iii) at first floor, the removal of non-original partition walls throughout to reinstate original floor plans where possible. Relocation of bathroom to rear bedroom and creation of fire lobby. Closing of existing ope into front bedroom and creation of new ope;
- (iv) at second floor, the reconfiguration of non-original partition walls through to reinstate original floor plans where possible and create fire lobby for front bedroom
- (v) at third floor the reconfiguration of non-original partition walls through to reinstate original floor plans where possible and create fire lobby for stairwell. Closing of existing ope into front bedroom and creation of new ope. Removal of non-original timber glazed door and replacement with window at roof level, the replacement of existing roof light over stair with 1 sq.m of glazed automatic opening vents; and installation of 3no. pop-ups at roof level to provide ventilations to WCs below;
- (vi) replacement of all non-original windows on front facade with traditional sliding timber sash windows and all windows on rear facade with like-for-like;
- (vii) all non-original internal doors to be replaced by traditional timber panelled doors at hall and flush elsewhere and non-original floor to be replaced by timber flooring where required;
- (viii) fire upgrade of floors;
- (ix) installation of upgraded services including electrics, plumbing, fire and burglar alarms, intercoms, CCTV and data/phone points;
- (x) repair and restoration of original features including window surrounds, painted timber shutter boxes, skirting and plasterwork;
- (xi) making good of damaged walls, floorboards, fireplaces and plasterwork;
- (xii) provision of gas boiler and hot water cylinder;
- (xiii) removal of obsolete fire escape stair to rear;
- (xiv) repainting of render and cills on front facade and front wall and railings;
- (xv) removal of cast iron hopper and downpipe;
- (xvi) replacement of non-original front door repainting of door case;
- (xvii) all ancillary works necessary to facilitate the development.

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| Area | Area 3 - Central |
| Application Number | 4535/22 |
| Appeal Type | Written Evidence |
| Applicant | Mosaro Limited |
| Location | Lands to the rear of No. 29 Frederick Street North, (within the curtilage of a protected structure, RPS. 2978), Dublin 1, D01 NW86 with development access off Frederick Lane North. |

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE. The development will consist of

- (a) new 4 storey building of 6 apartments comprising 1 no. two bed apartment and 5 no. 1 bed apartments;
- (b) part demolition of existing boundary wall & gateway onto Frederick Lane North;
- (c) associated development bicycle parking, bin stores, screened balconies & hard and soft landscaping;
- (d) proposed drainage system and associated attenuation and all associated site development works to rear of No. 29 Frederick Street North, Dublin 1, D01 NW86 with development access of Frederick Lane North. No alterations are proposed to the existing protected structure itself.

Area 3
Appeals Decided

None



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

32/23

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

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|---------------------------|-----------------------------------------|
| Area | Area 3 - Central |
| Application Number | 0294/23 |
| Application Type | Social Housing Exemption Certificate |
| Applicant | ALONE |
| Location | 1 & 1A Synnott Row, Dublin 7, D07 EK68. |
| Registration Date | 11/08/2023 |

Additional Information

Proposal: SHEC: RETENTION: Conversion of 1 no. 2 bedroom single storey house into 2 no. 1 bedroom single storey houses including the demolition of single storey rear return and the construction of new single storey extension comprising 2 no. bedrooms and bathrooms together with elevational changes.

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|---------------------------|-------------------------------------------------------|
| Area | Area 3 - Central |
| Application Number | 0296/23 |
| Application Type | Social Housing Exemption Certificate |
| Applicant | XPH Property Designated Activity Company Ltd |
| Location | 18/19 Fitzgibbon Street, Mountjoy, Dublin 1, D02 R2K5 |
| Registration Date | 11/08/2023 |

Additional Information

Proposal: SHEC: The development consists of 1) Demolish the existing single storey garage at side of the main building. 2) Change of use existing barber shop (GF-19.8 sqm at 18 Fitzgibbon Street to take-away restaurant. 3) Erect new 3-storey building at 19 Fitzgibbon Street, including a take-away on ground floor and a 2bed 3 person accommodations on upper levels (an individual entrance will be erected on GF at 19 Fitzgibbon Street), including 29.6 sqm Kitchen/Dinning Area, 3.8 sqm WC & 0.8 sqm Wardrobe on 1st Floor and a double bedroom (12.9 sqm) & single bedroom(9.1 sqm) with 3.8sqm WC. 4.4 sqm Storage & 0.8 sqm wardrobe on 2nd Floor (Attic). 4) Erect an Attic with one roof light to rear of the existing building at 18 Fitzgibbon Street integrated with 19 Fitzgibbon Street 2nd floor/Attic. 5) Erect 2 roof light at front of the existing roof for 18 Fitzgibbon Street.



Dublin City Council

SECTION 5 EXEMPTIONS

32/23

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

| | |
|---------------------------|-----------------------------------------------------------|
| Area | Area 3 - Central |
| Application Number | 0290/23 |
| Application Type | Section 5 |
| Applicant | Celestine Limited |
| Location | Charleville Lodge, 268-272 North Circular Road, Dublin 7. |
| Registration Date | 08/08/2023 |

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Superficial works have been carried on the existing hotel buildings; it has also been upgraded to current fire standards with minimum impact, this includes works to the existing bedrooms, kitchen and common areas.

| | |
|---------------------------|-------------------------------------------------------------------|
| Area | Area 3 - Central |
| Application Number | 0298/23 |
| Application Type | Section 5 |
| Applicant | Communications Workers Union |
| Location | Boundary Wall at St Joseph Terrace, North Circular Road, Dublin 1 |
| Registration Date | 10/08/2023 |

Additional Information

Proposal: EXPP: The proposed works will involve the re construction of the existing stone boundary wall along the extent of St Joesph Terrace, North Circular Road, Dublin 1. This is outlined under drawing number 23_WCU001-001. The intent is too structural remediate the existing boundary wall to enhance the design life and durability for the next 50 years in accordance with relevant code of practice. The works will involve the removal and storage of the existing natural stone wall for reuse. The wall as outlined on the attached Condition survey report requires structural remediation.

New foundations will be constructed as outlined on the attached plan layout and sections drawing 23_WCU001-001. Where required a hollowblock retaining wall shall be constructed on the inner leaf with associated reinforced hollowblock piers as detailed under the attached drawing 23_WCU001-001. All required works shall be completed by a competent contractor and inspected and signed off by a Chartered Engineer.

All required movement joints and weathering/flashing to comply with associated drawing 23_WCU001-001. A structural reinforced coping ring beam shall be constructed at the top of the wall to replicate current form of construction and the external public face along St Joesph Terrace shall be finished with the existing natural stone stored to replicate the current form.