



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 3 COMMERCIAL

Area Area 3 - Central
Application Number 3413/23
Application Type Permission
Applicant Long Real Estate Limited
Location 18, Gardiner Place, Dublin 1, D01K197
Registration Date 26/07/2023
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: PERMISSION: For change of use of part of existing building from office use, reverting to a residential dwelling on ground, first, second floors. The following works are proposed: replacement of all windows to rear with correct timber sliding sash windows, internal of layout amendments to ground, first, & second floor to include replacement/ relocation/ reinstatement of doorways, wall partitions to allow for insertion of bathroom & kitchen facilities at ground & first floors, with amendment to the staircase to third floor, with all ancillary site works necessary to facilitate the development.

Area Area 3 - Central
Application Number 4213/23
Application Type Permission
Applicant Ahmed Shaikhoun & Sohir Eldeeb
Location Site to side of 14 Saint Finbar Road, Cabra, Dublin 7
Registration Date 25/07/2023
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.

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 28/07/2023
Additional Information Additional Information 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.

Area	Area 3 - Central
Application Number	5432/22
Application Type	Permission
Applicant	Dublin Central GP Limited
Location	61, O'Connell Street Upper, Dublin 1
Registration Date	28/07/2023
Additional Information	Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission at a site (c.0.02Ha), at No. 61 O'Connell Street Upper (a Protected Structure), including rear onto Henry Place, Dublin 1. The site is otherwise bound by No. 62 O'Connell Street Upper to the south, the east side of Henry Place to the west, the west side of O'Connell Street Upper to the east and No. 60 O'Connell Street Upper to the north.	
The proposed development comprises the conservation, repair, refurbishment and adaptive reuse of an existing commercial building (4 storey over basement) to include: - a 'licensed restaurant/cafe unit with takeaway/collection facility' (c.35 sq. m gfa) at ground floor level on O'Connell Street Upper and a 'licensed restaurant/ cafe unit with takeaway/collection facility' (c.10 sq. m gfa) at ground floor level on Henry Place; 3 no. 2 bed apartments from 1st to 3rd floor (1no. unit per storey); 1no. gym/leisure studio (c.172 sq. m gfa) at basement level; All associated and ancillary site development works, conservation, demolition, landscaping, temporary works, including: - the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place; bicycle (8no.) and bin storage to rear of No. 61 O'Connell Street Upper at ground floor level; building signage zones and retractable canopy.	
The application site is within the O'Connell Street Architectural Conservation Area.	
An Environmental Impact Assessment Report (EIAR) accompanies this application.	

Area	Area 3 - Central
Application Number	5435/22
Application Type	Permission
Applicant	Lidl Ireland GmbH
Location	Lidl Store, East Wall Road, Dublin 3, D03 V9X3
Registration Date	25/07/2023
Additional Information	Additional Information Received
Proposal: Permission for development will consist of modifications to the ground floor layout and shop façade and will include for:	
a) Single-storey extension to front of the existing store to provide a DRS facility to allow customers to return plastic beverage bottles to a reverse vending machine in store.	
b) The removal of the existing entrance/exit pod.	
c) The removal of the existing trolley bay.	
d) Proposed free-standing trolley bay.	
e) Proposed alteration works to store elevation.	

- f) Alteration works to car park area.
g) All ancillary works required to complete to the required Building Regulations standards.

Area	Area 3 - Central
Application Number	DSDZ4208/23
Application Type	Permission
Applicant	Waterside Block 9 Developments Limited
Location	City Block 9, North Wall Quay, and Mayor Street Upper, Dublin 1
Registration Date	24/07/2023

Additional Information

Proposal: Permission for development on a site of 0.4834ha to amend Block No. 2 of a previously permitted scheme (Reg. Ref. DSDZ5296/22, which itself amends Reg. Ref. DSDZ2103/21, Reg. Ref. DSDZ3409/19 and Reg. Ref. DSDZ3780/17). (Permission (Reg. Ref. DSDZ5296/22) was on a larger site of 1.0432 hectares. (The difference in site area of 0.5598ha is due to the permitted decoupling of Block No. 2 from Block Nos. 1 and 3)). Permission Reg. Ref. DSDZ5296/22 permits the construction of 3 no. commercial office buildings totalling 67,903 sq m (including retail services (152 sq m) and gallery / exhibition (188 sq m)), identified as three blocks (Block Nos. 1-3) ranging in height from 5-storeys to 9-storeys and is valid until 21 June 2028.

This application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block No. 9, North Wall Quay and Mayor Street Upper, Dublin 1, bounded by North Wall Quay to the south, the residual City Block No. 9 lands of 1.4766 ha to the north and east and Castleforbes Road to the west as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014.

The permitted Block No. 2 has a GFA of 42,632 sq m (comprising 30,470 sq m above ground; 3,659 sq m at lower ground floor and 8,503 sq m at basement levels). The overall Gross Floor Area of the proposed amendment scheme increases by 118 sq m to 42,750 sq m from that granted by permission Reg. Ref. DSDZ5296/22, comprising a decrease of 3 sq m at ground and above; an increase of 118 sq m at lower ground floor level and an increase of 3 sq m at basement levels.

The amendment scheme will consist of the following :

1. Relocation and resizing of the gallery / exhibition entrance door along the southern facade (for fire compliance purposes);
2. Relocation of structural columns from the interior to the exterior of the structure along the southern and eastern facades to be clad in anodic bronze aluminium to match fins remainder of the facades;
3. Structural columns amended from internal vertical to internal inclined on the western facade at first floor level and at the south west of block No. 2 at second floor level;
4. Provision of glass balustrades edge protection to the perimeter of the ground level roof light on the eastern elevation;
5. Alterations to the northern facade comprising the reconfiguration of the ESB Substation facade as per ESB compliance requirements;
6. Increase in height in level 07 atrium rooflight on the southern elevation of 320mm at the highest point and 500mm at the lowest point;
7. Relocation of six car parking spaces from basement level 03 to basement level 02. In compliance with condition no. 16 (c) of the permission reg. ref. DSDZ5296/22 (relating to three blocks), some 41 no. bicycle parking spaces have been added to the 372 no. previously proposed - now providing for a new total 413 no. bicycle parking spaces in Block no. 2.

Area Area 3 - Central
Application Number WEB1616/23
Application Type Permission
Applicant Michael Murphy
Location 425, North Circular Road, Dublin 7
Registration Date 24/07/2023

Additional Information

Proposal: The development consists of Demolition/removal of existing single storey dining room and single storey shed both at the rear of dwelling and construction of 2no. One bedroom Studio Apartments within a two-storey unit, associated communal and private areas, relocation of two existing windows on the existing rear house extension and all associated civil/site development works.

Area Area 3 - Central
Application Number WEB1623/23
Application Type Permission
Applicant Winemount Limited
Location Hampton by Hilton, 25, Chancery Street, Smithfield, Dublin 7
Registration Date 25/07/2023

Additional Information

Proposal: Planning permission is sought by Winemount Ltd for the change-of-use of the existing two storey Guud Day Café (202m² in total) at the address of Hampton by Hilton, 25 Chancery Street, Smithfield, Dublin from Café use into Hotel use. The proposed ground floor will consist of two meeting rooms (105m²) and the proposed first floor will consist of four hotel bedrooms with ensembles (86m²). Planning permission is also sought for connections to all other necessary site services and all ancillary works necessary to facilitate the change-of-use of the premises.

Area Area 3 - Central
Application Number WEB1641/23
Application Type Permission
Applicant Matt Quigley & Lenka Potysova
Location 55, Saint Jarlath Road, Cabra, Dublin 7 D07 R3H3
Registration Date 27/07/2023

Additional Information

Proposal: The development will consist of a new two storey, two bedroom dwelling to the side garden of the existing house, relocation of the existing vehicular access to serve existing house and creation of a new vehicular access for the new house, and associated site works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number WEB1617/23
Application Type Permission
Applicant Helen Blackmore
Location 2, Newgrange Road, Cabra, Dublin 7 D07 DNH1
Registration Date 24/07/2023

Additional Information

Proposal: The development will consist of demolition of existing side and rear single storey extension and construction of new single-storey flat roof extension to front, rear and side, including new front porch and rooflight, alterations to existing façade and partial demolition and reconstruction of existing side boundary wall.

Area	Area 3 - Central
Application Number	WEB1622/23
Application Type	Permission
Applicant	Clare Quigley
Location	10, Ulster Street, Phibsborough, Dublin 7 D07 F1C6
Registration Date	25/07/2023
Additional Information	
Proposal:	Single storey extension to rear of property.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0237/23
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	27/07/2023
Applicant	Grangegorman Development Agency
Location	The Clock Tower Building, Grangegorman Lower, Dublin 7
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Repairs to selected windows in the west building (north and central wing), east building and link building at the Clock Tower.

Area	Area 3 - Central
Application Number	0247/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	27/07/2023
Applicant	Robert Quinn and Gary Falconer
Location	12, Manor Street, Dublin 7, D07 TH59.
Additional Information	
Proposal:	SHEC: Proposed change of use of former school premises to contain mixed use development consisting of 1 number office space and 4 number apartment units.

Area	Area 3 - Central
Application Number	3221/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/07/2023
Applicant	Joe Duffy Property Company Limited
Location	Unit 101, Slaney Road, Dublin Industrial Estate,

Additional Information

Clarification of Add. Information Recd.

Proposal: The proposed development will consist of amendments and additions to the existing building and site to provide for the use of the premises as a vehicle repair and service centre of 2,047.5sqm gross floor area and includes the following : amendments to the existing building (1808sqm) including revised internal layout to provide office, workshop, reception, a paint mixing room and staff areas 1844sqm. Amendment to all building elevations including refurbishment of existing brickwork and addition of cladding, reconfiguration and replacement of existing windows and doors including the insertion of new vehicle access doors and provision of building mounted signage to the elevations. Development of single storey tyre/valet/wash building (178sqm) to the rear of the existing building and provision of bin store (25.5sqm) to the east of the existing building . Permission is also sought for a revised car parking layout to provide 11 no. customer and staff parking, 68 no. compound/storage parking spaces, boundary fencing, bicycle shelter (24no. spaces), 2no. vehicular access points and entrance gates from Slaney Road and all associated site and development works.

Area	Area 3 - Central
Application Number	3410/23
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	28/07/2023
Applicant	Dinish Baskaran
Location	210, Clonliffe Road, Drumcondra, Dublin 3, D03AW90
Additional Information	Additional Information Received

Proposal: PERMISSION & RETENTION: For (a) Retention Permission for the existing use of the premises as an 8 bed guest house including the retention of the existing 42m2 single storey extension to the rear of 210 Clonliffe Road., and (b) Planning Permission for some minor internal alterations including the reduction of the number of existing bedrooms from 9 to 8 so as to provide improved bedroom, bathroom and toilet facilities; and also permission to construct a 3.4m2 single storey boiler room attached to the side of the rear return of the building including associated site works .

Area	Area 3 - Central
Application Number	3852/23
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	24/07/2023
Applicant	Martin Tynan
Location	Victoria Lane rear 1 Hollybank Road, Dublin 9
Additional Information	

Proposal: RETENTION PERMISSION for temporary storage of container (21.96sqm) at Victoria Lane rear on 1 Hollybank Road, Dublin 9. The development consists of the retention of a temporary storage container (for a period up to 3 years) to facilitate general storage space for Kennedy's Public House adjoining the subject site on Victoria Lane.

Area	Area 3 - Central
Application Number	3859/23
Application Type	Permission

Decision	ADDITIONAL INFORMATION
Decision Date	24/07/2023
Applicant	Raymond O'Malley
Location	17-23 Church Street East, Dublin 3, D03A296 & D03A3X2 with frontage to Abercorn Road, East Wall, Dublin 3

Additional Information

Proposal: Permission for the demolition of the two storey industrial/office building (331 sq.m.) at 17/21 Church Street East and the construction of 28 no. apartments (with balconies) in a part five part six storey building (gross floor area 2,123 sq. m.) comprising 3 no. studio apartments (39-40 sq.m.), 15 no. one bedroom apartments (48-59 sq.m.) and 10 no. two bedroom apartments (65-88 sq.m.), 52 no. secure bicycle spaces, bin store and plant room, a landscaped communal roof terrace at fifth floor level, building accesses at Church Street East and Abercorn Road and all ancillary site development works on a site at nos. 17-23 Church Street East (D03A296 & D03A3X2) with frontage to Abercorn Road, East Wall, Dublin 3.

Area	Area 3 - Central
Application Number	3868/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	25/07/2023
Applicant	Riverwalk Estates Limited
Location	Land to the rear of 12 North Circular Road and fronting Jerome Connor Place, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: the proposed development comprises the following

- (i) demotion of existing two-storey derelict shed;
- (ii) construction of 2-storey mews apartment building, with mezzanine level, comprising 2 no. apartments. Unit 1 is a two bed unit located at ground floor with living/kitchen/dining room, bathroom and storage and is provided with private open space to the rear in the form of a private garden. Unit 2 is a two-bed unit located at the first and mezzanine floor levels with living/kitchen/dining room, bathroom, study and storage with private open space provide at first-floor level to the front (south eastern elevation) in the form of a balcony and to the rear (north-western elevation) in the form of a private terrace;
- (iii) provision of a communal open space at ground floor level to the rear of the development;
- (iv) bin store and 4 no. bicycle storage parking spaces will be provided to the front of the development;
- (v) all associated site works, including boundary treatments, landscaping, infrastructure and drainage necessary to facilitate the development.

Area	Area 3 - Central
Application Number	3875/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	26/07/2023
Applicant	Highgate Design Ltd.
Location	Rear of No. 28 Bengal Terrace, Glasnevin, Dublin 11

Additional Information

Proposal: PERMISSION: For demolition of existing storage shed, removal of existing rear gate with part of block boundary wall, construction of 3-storey mews building comprising 1 no. 2-bedroom ground floor apartment and 1 no. 2-bedroom duplex dwelling, 2 no. parking spaces

accessed from lane, refuse bins enclosure, boundary treatment and all ancillary site works at rear of No. 28 Bengal Terrace, Glasnevin, Dublin 11.

Area	Area 3 - Central
Application Number	3879/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/07/2023
Applicant	The Davy Platform ICAV acting on behalf of its sub-fund, The Harp Portfolio
Location	16 & 22, Green Street & 195-196 North King Street, Dublin 7

Additional Information

Proposal: PERMISSION: The proposed development provides for amendments to the development previously granted under Reg. Ref. 4399/22. The proposed amendments include a new steel frame EXO structure, on the third and fourth floor levels, to accommodate the construction of the previously granted extension. The amendment will result in slight elevational changes as well as an increase to the previously granted height of the building, along with associated site works.

Area	Area 3 - Central
Application Number	3886/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/07/2023
Applicant	Dave & Anne Marie Murnane
Location	20, Bantry Road, Drumcondra, Dublin 9

Additional Information

Proposal: Demolition of existing garage to the side, the construction of a two-storey extension to the side, single storey extension to the rear, new velux roof light to the front, alterations to the existing vehicular entrance to the front to include widening of the entrance with new gates and pillar, internal alterations and modifications and all associated site works.

Area	Area 3 - Central
Application Number	5317/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	27/07/2023
Applicant	Lenida Developments Limited
Location	86, North King Street, Dublin 7

Additional Information Additional Information Received

Proposal: The proposed development will be two no. Short Term Lease Apartments comprising one no. three bedroom apartment and one no. four bedroom apartment all to a total storey height of five storeys over basement on an urban infill site within an existing terrace. The works will include the reinstatement of an existing light well and reinstatement of cast iron railings to front. A top floor terrace with privacy screen is proposed to the front North King Street facade, and the rear lands will accommodate an external stairwell and ancillary access terraces.

Area	Area 3 - Central
Application Number	5462/22
Application Type	Permission
Decision	REQUEST AI EXT OF TIME
Decision Date	28/07/2023
Applicant	Millenium Theatre Company
Location	Ambassador Theatre, Parnell Street, Dublin 1, D01 R243

Additional Information

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	Area 3 - Central
Application Number	WEB1505/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/07/2023
Applicant	Matt Quigley & Lenka Potysova
Location	55, Saint Jarlath Road, Cabra, Dublin 7

Additional Information

Proposal: The development will consist of a new two storey, two bedroom dwelling to the side garden of the existing house, relocation of the existing vehicular access, provision of a new vehicular access and associated site works.

Area	Area 3 - Central
Application Number	WEB1525/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/07/2023
Applicant	Romey Edwards
Location	37, Ferguson Road, Dublin 9

Additional Information

Proposal: demolition of existing single storey rear extension and construction of part single storey part two storey rear extension with flat sedum roofs, replacement of existing windows and external doors, rooflights to rear roof slope, installation of rendered external wall insulation, internal

alterations, and associated site works.

Area	Area 3 - Central
Application Number	WEB1528/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/07/2023
Applicant	Ryoko Sasamoto and Phil Hargreaves
Location	6, O'Neachtain Road, Dublin 9
Additional Information	
Proposal:	Alterations to the front boundary of the house to facilitate vehicular access, 1 no. parking space, dishing of the kerb and all associated site works.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	3213/23
Appeal Type	Written Evidence
Applicant	Centauro Investments XI S.A.R.L.
Location	14-19, The Morrison Hotel, Ormond Quay Lower, Dublin 1, D01K5X5
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: PERMISSION: The development will consist of internal reconfiguration at basement and ground floor level and internal alterations and external extensions at fourth floor level to the existing hotel to provide 16no. additional bedrooms (161 in total), as follows: (1) Basement Level: 4no. en-suite bedrooms at basement level in lieu of gym area and storage and provision of new smaller gym and storage rooms; (2) Ground Level: 8no. en-suite bedrooms at ground floor in lieu of existing 3no. adjacent meeting rooms and extending into the existing external courtyard and involving the creation a larger external courtyard to suit the new bedroom layout; (3) Fourth Floor: 4no ensuite bedrooms provided on existing external terraces either side of the existing lift core on Strand Street Great elevation accessed from existing fourth floor bedroom corridor and resulting in new build extensions at this level of 134sqm. Proposals at this level also include a new service door to the retained terrace area and a new escape stairs to the roof level. (4) Roof Level: New plant enclosure to facilitate generator relocated from fourth floor terrace. The proposed development increases the overall hotel from 9580sqm to 9670sqm (an overall net increase of 90sqm gross floor area) and the total number of hotel bedrooms will increase from 145no. to 161 no. 14 & 15 Ormond Quay Lower are Protected Structures (RPS Ref: 6062 and 6063).

Area	Area 3 - Central
Application Number	3668/23
Appeal Type	Written Evidence
Applicant	Cathal & Anna Greene
Location	10, Croaghpatrick Road, Navan Road, Dublin 7, D07Y7T2
Additional Information	
Proposal:	PERMISSION: For modifications to the previously granted Planning Permission (Reg. Ref 3689/21) for alterations/extensions to the existing two storey semi- detached house -at 10 Croaghpatrick Road, Navan Road, Dublin 7, D07 Y7T2. Modifications to comprise the conversion of the existing hipped roof to a gable end roof, increasing the area of the proposed attic

conversion, a new rear dormer, an additional velux rooflight to the front roof slope and a new obscured window to the east elevation, plus associated modification to fenestration and site development.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3062/23
Appeal Decision	APPLICATION WITHDRAWN
Appeal Decision Date	26/07/2023
Applicant	William and Michael Donnelly
Location	63-64 Lower Dorset Street , Dublin 1 and 100-102 Saint Ignatius Road, Dublin 7, (previously the rear of 63/64 Lower Dorset Street)

Additional Information

Proposal: RETENTION PERMISSION: for change of use from workshop, retail and office use to staff room, toilets, gaming and amusement arcade uses at ground floor (221 sq.m) with provision of 2no. new rear exit doors and removal and blocking up of 2no. existing rear exit doors, and change of use from storage use to live gaming emporium at basement level (261 sq.m).

Area	Area 3 - Central
Application Number	3485/22
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	25/07/2023
Applicant	Ginxo Trading Ltd
Location	Turnpike Lane, at rear of 59-69, Drumcondra Road Lower, Dublin 9

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a 74 unit Build to Rent scheme consisting of 11 no. 2-bedroom apartments, 18 no. 1-bedroom apartments and 45 no. studio-apartments and ancillary communal areas in an 8 storey over lower ground floor level building. The gross floor area of the building to be 6032sqm with 640sqm communal facilities to include a gym area, communal social area with kitchen facility, bike storage for 122 bicycles (22 at ground floor and 100 at lower ground floor), bike repair station, workspaces, meeting rooms, communal storage area and a parcel room. With ancillary plant / services and 390sqm of communal landscaped garden (210sqm at ground floor and 180sqm at lower ground floor). At ground floor level 4 no car parking spaces, 22 no bicycle parking spaces, external lift and enclosure to lower ground floor level, ESB sub station and 2 no external stairs to lower ground floor level. Ground floor accommodation within the building to include a 50sqm reception area, 2 no. communal lounge areas, with 2 no. lifts, 3 no. stairs and residential accommodation. There is a 56sqm communal roof terraces at sixth floor level along with 2 no. additional roof terraces at seventh floor (93sqm and 48sqm). There are proposed balconies to the South, West, and East. All with enabling and site development works, landscaping, boundary treatment, lighting, services and connections, waste management and all other ancillary works.

Area	Area 3 - Central
Application Number	5492/22
Appeal Decision	GRANT RETENTION PERMISSION
Appeal Decision Date	@24/07/2023

Applicant	An Post
Location	G.P.O., Lower O'Connell Street, Dublin 1, D01 F5P2

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: The development will consist of the retention of two existing external banners for a further temporary period of three years at the main entrance portico of the G.P.O on O'Connell Street (as per Dublin City Council Reg Ref. 3290/19 and ABP-305376-19). The banners are to identify the "GPO MUSEUM WITNESS HISTORY" located in the public exhibition area. The banners are suspended between two pairs of columns at the portico, facing toward O'Connell Street. The banners measure 6.500m high and 2.500m wide, are suspended approximately 4.750m clear above ground level, are composed of semi-transparent mesh fabric and supported off stainless steel non-invasive fixings on the stone columns at top and bottom.

Area	Area 3 - Central
Application Number	5513/22
Appeal Decision	GRANT RETENTION PERMISSION
Appeal Decision Date	26/07/2023
Applicant	Dublin Central GP Limited
Location	Rear of Nos. 46-49, O'Connell Street Upper, Dublin 1, situated on Moore Lane

Additional Information

Proposal: RETENTION: Retention Permission for a temporary period of 4 years and 11 months, at a site at the rear of Nos. 46-49 O'Connell Street Upper, Dublin 1, situated on Moore Lane for development comprising the continued use of a commercial, off-street car park located over two levels (c. 2,644 sq. m GFA) and associated signage, at the rear of No. 46-49 O'Connell Street Upper, Dublin 1. The car park comprises of 100no. spaces and is accessed / egressed off Moore Lane; at a site of c. 0.14 Ha.

Area	Area 3 - Central
Application Number	2683/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	21/07/2023
Applicant	Glenavon Developments Limited
Location	Glenavon House, 46 Ballymun Road, Glasnevin, Dublin 9

Additional Information

Proposal: Permission for development at a site (c.039Ha) at Glenavon House, 46 Ballymun Road, Glasnevin, Dublin 9. The subject site is generally bounded to the west by Ballymun Road and Clonmore Court apartments, to the north by Glenavon Court and Hillcrest Court apartments, to the east by the rear gardens of houses on St. Mobhi Road, and to the south by Mobhi Court apartments and houses at The Haven. The development will consist of the construction of a 5 to 6 storey apartment building (total GFA c.5,330 sqm excluding car park), partially over basement, accommodating 52 no. residential units (13 no. 1-bed apartments, 9 no. 2-bed apartments, 17 no. 2-bed duplex apartments, 8 no. 3-bed apartments and 5 no. 3-bed duplex apartments), all with private balconies on the east or west elevation. And, all associated and ancillary site development, landscaping and boundary treatment works, including: Demolition of existing habitable house and ancillary outbuildings. Modification of existing vehicular and pedestrian site entrance to Ballymun Road. 1 no. car share space at surface level. 37 no. car parking spaces at basement. 80 no. bicycle parking spaces. ESB substation and switch room. Solar panels and green roof.

Amendment to Week 29



Dublin City Council

SECTION 5 EXEMPTIONS

30/23

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

Area	Area 3 - Central
Application Number	0275/23
Application Type	Section 5
Applicant	Harry Keane & Joanne Courtney
Location	18, Achill Road, Drumcondra, Dublin 9, D09 KOW7.
Registration Date	25/07/2023

Additional Information

Proposal: EXPP: Alteration and extension of the existing two storey semi-detached house at 18 Achill Road, Drumcondra, Dublin 9, D09 KOW7, comprising of the conversion of the existing 5 pre-63 apartment units into a single family dwelling, demolition of the existing rear extension and out buildings, construction of a new single storey flat roof rear extension and modifications to the internal layout with associated site development.

Area	Area 3 - Central
Application Number	0279/23
Application Type	Section 5
Applicant	Peter Cox
Location	Wholesale Fruit and Vegetable Market, Mary's Lane, Dublin 7.
Registration Date	26/07/2023

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Ground Investigation for structural assessment.