

Dublin City Council

(14/08/2023-18/08/2023)

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.

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area 3   
COMMERCIAL**

**Area** Area 3 - Central  
**Application Number** 3847/23  
**Application Type** Permission  
**Applicant** Wellington Street Apt Limited  
**Location** 9-11, Wellington Street Lower, Dublin 7  
**Registration Date** 16/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: The application seeks modifications to the previously approved permission DCC Reg. Ref. 3167/21 & 5419/22. Modifications are to include the addition of 2 no. apartment units achieved by the way of an additional floor to the previously granted scheme bringing the total no. of floors of the building from 5 storeys to 6 storeys, increasing the total number of apartment units from 24 no. apartment units to 26 no. apartment units consisting of 16 no. one bed, 9 no. two bed, 1 no. three bed, provision of communal open space at second and fifth floor level on a flat roof, provision of a green roof at second and fourth floor level and blue green roof at roof level. All with associated bike store, bin store, landscaping and site works.

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**Area** Area 3 - Central  
**Application Number** 4295/23  
**Application Type** Permission  
**Applicant** Transport Infrastructure Ireland (TII)  
**Location** Luas Broombridge - Hamilton Deport, 7 Broombridge  
 Road, Cabra West, Dublin 7, D07 A978  
**Registration Date** 14/08/2023  
**Additional Information**   
**Proposal**: Permission for the installation of solar photovoltaic array to the existing roofs of a tram depot and sanding shed, located within a solar safeguarding zone (SSZ), that will measure greater than 300 sqm in area and include all ancillary works and services.

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**Area** Area 3 - Central  
**Application Number** 4310/23  
**Application Type** Permission  
**Applicant** Robert O'Riordan and Sean McConnon  
**Location** 51 Donnybrook Road, Dublin 4, D04 T9X7  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: The proposed development consists of the replacement of the existing illuminated advertising sign (3.00m high by 6.00m wide by 600mm deep) and first and second floor level at 51 Donnybrook Road, Dublin 4, with a LED digital display sign (3.00m high by 4.50m wide by 150mm deep) which will carry a series of alternating static advertisement (6 per minute). If granted, the permission would be on the basis of decommissioning in line with the outdoor advertising policy of Dublin City Council, two outdoor signs located at 1B Mountjoy Street, Dublin 7, D07 V126

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**Area** Area 3 - Central  
**Application Number** 4311/23  
**Application Type** Permission  
**Applicant** Building Futures Ltd  
**Location** 82 Capel Street, Dublin 1  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission for restoration of shop at ground floor and dwelling from basement to third floor at 82 Capel Street, Dublin 1, a protected structure.

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**Area** Area 3 - Central  
**Application Number** 4312/23  
**Application Type** Retention Permission  
**Applicant** Taurus Management Consultancy Ltd  
**Location** 37, Strand Street Great, Dublin 1 (rear of 35 Lower  
 Liffey Street - The Grand Social)  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: RETENTION: Continuation of use: Taurus Management Consultancy Limited intend to apply for retention of the existing ancillary use to the existing licenced premises at 37 Strand Street Great, Dublin 1 (rear of 35 Lower Liffey Street - The Grand Social). Permission is sought for public access to the building through existing circulation routes from Strand Street Great into the existing public house through No. 37 Strand Street Great.

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**Area** Area 3 - Central  
**Application Number** 4321/23  
**Application Type** Permission  
**Applicant** Dr Angela Leah  
**Location** Unit 2, Meridian Court, Spindrift Avenue, Royal Canal  
 Park, Dublin 15 Y2FV  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: PERMISSION:Permission for a change of use on this site, Unit 2 Meridian Court, Spindrift Avenue, Royal Canal Park, Dublin 15 Y2FV from one 185m2 single unit ground floor retail space, granted under PP ref No. 3414/04 to a Medical Clinic, the proposed works will include internal non-structural alterations and interior fit out to create a medical clinic; alterations to the existing Spindrift Avenue elevation window glazing and stone cladding, including the installation of a new entrance door; installation of external signage to the Spindrift Avenue elevation, all as indicated on the application drawings.

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**Area** Area 3 - Central  
**Application Number** 4328/23  
**Application Type** Permission  
**Applicant** Patrick Goslin & Sons Ltd  
**Location** 52 Quarry Road, Dublin 7, D07 FPD0 & 54 Quarry Road,  
 Dublin 7, D07 VF84  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: Permission is sought for the demolition of existing two storey commercial building fronting Quarry Road and attached double height storage shed and all ancillary storage structures to the rear and the construction of a mixed commercial/residential development in three separate blocks ranging from 3-6 storeys and consisting of   
Block A : 3-5 storey block with setbacks fronting Quarry Rod containing 1 commercial unit at ground floor level; 6 no. 1 bed and 11 no. 2 bed apartments all with private balconies  
Block B: 4-6 storey central block containing 19 no. 1 bed, 18 no. 2 bed and 1 no. studio apartments all with private balconies  
Block C: 5 storey block fronting access road to north containing 3 no. 1 bed, 5 no. 2 bed and 1 no. studio apartment all with private balconies with vehicle access to the central area by existing access from Quarry Road and ancillary site works including parking for 2 no. electric cars, 2 no. car sharing services and 1 no. disabled car parking, 3 no. communal bins stores, 138 secure bicycle parking spaces. All on a site of 0.28 ha.

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**Area** Area 3 - Central  
**Application Number** 4330/23  
**Application Type** Retention Permission  
**Applicant** William and Michael Donnelly  
**Location** 63-64 Lower Dorset Street, Dublin 1 ans 100-102 Saint  
 Ignatius Road, Dublin 7, (previously the rear of 63/64  
 Lower Dorset Street, Dublin 1)  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: RETENTION:Retention Planning Permission for change of use from retail and office use to gaming and amusement arcade use at ground floor [111sq. 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, [261sq. m.], all located at 63-64 Lower Dorset Street, Dublin 1 and 100-102 Saint Ignatius Road, Dublin 7 (previously the rear of 63/64 Lower Dorset Street, Dublin 1).

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**Area** Area 3 - Central  
**Application Number** 4331/23  
**Application Type** Permission  
**Applicant** Green Way Estates Sligo Limited  
**Location** 14A, Poplar Row, North Strand, Dublin 3  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: PERMISSION: For demolition of an existing single-storey commercial building, formerly used as a car garage and the construction of residential apartment development, comprising of five-storey and part-six storey building to accommodate a total of 16 no. X 1 bedroom apartments with balconies; communal open space at fifth floor terrace; bicycle lock-up parking facilities; secure bin-storage facility;flood barrier wall and associated landscaping along Tolka River, roof mounted heat pumps; and associated site works at 14A Poplar Row, North Strand, Dublin 3.This planning application is accompanied by a Natura Impact Statement (NIS).

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**Area** Area 3 - Central  
**Application Number** DSDZ4304/23  
**Application Type** Permission  
**Applicant** KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partne  
**Location** (c. 1.08 Ha) at Coopers Cross, City Block 3 at  
 Sheriff Street Upper, Castleforbes Road and Mayor  
 Street Upper, North Lotts, Dublin 1.  
**Registration Date** 15/08/2023  
**Additional Information**   
**Proposal**: PERMISSION:Permission for Development at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 And otherwise generally bounded by Mayor Street Upper to the south, lands under construction to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22 & DCC Reg. Ref. DSDZ3573/23) comprising: - 1no. sign over basement car park entrance on Castleforbes Roads; 1 no. totem sign to the south of Building 1 (Block 3E) on Mayor Street Upper; And all associated and ancillary development works. The scheme is as otherwise as permitted under DCC Reg. Ref. DSDZ4087/19 (as amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22 & DCC Reg. Ref. DSDZ3573/23). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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**Area 3   
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 4314/23  
**Application Type** Permission  
**Applicant** Carol King  
**Location** 9, Swilly Road, Cabra West, Dublin 7  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: PERMISSION:Planning permission is sought for alterations to existing kitchen extension consisting of single storey extension to rear, also 2 storey extension to rear for 1 new bedroom with internal modifications, permission also sought for new single storey playroom/ office to rear garden and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1111/23  
**Application Type** Permission  
**Applicant** David Forde & Louise Geraghty  
**Location** 99, Saint Mobhi Road, Glasnevin, Dublin 9 D09 N638  
**Registration Date** 16/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: Construction of a single-story ground floor rear extension including all associated site works to the existing two storey semi-detached dwelling.

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**Area** Area 3 - Central  
**Application Number** WEB1368/23  
**Application Type** Permission  
**Applicant** Brian & Jane O'Shaughnessy  
**Location** 23, Valentia Road, Drumcondra, Dublin 9 D09 XYF8  
**Registration Date** 14/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: We, Brian & Jane O'Shaughnessy, intend to apply for planning permission for development consisting of (a) two storey extension to side, (b) one and two storey extensions to rear, (c) new window and rooflight to front of existing dwelling, (d) outbuilding to rear, (e) widening of existing vehicular entrance, (f) internal modifications to existing two storey semi-detached dwelling and all associated site works at 23 Valentia Road, Drumcondra, Dublin D09 XYF8.

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**Area** Area 3 - Central  
**Application Number** WEB1683/23  
**Application Type** Permission  
**Applicant** William O'Donnell & Siobhan Doohan  
**Location** 8, Cabra Drive, Cabra East, Dublin 7 D07 YT63  
**Registration Date** 14/08/2023  
**Additional Information**   
**Proposal**: The development will consist of the renovation and extension of the existing 2-storey dwelling to include (i) demolition of an existing rear single-storey extension and detached garage (ii) construction of new part single-storey extension with flat roof and rooflights to the rear and side and part two storey pitched roof extension with rooflights to the rear and side (iii) single storey pergola structures to the rear (iv) internal modifications (v) provision of an Air-To-Water Unit to the side (vi) hard landscaping works to the side and rear (vii) all associated ancillary site works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** WEB1691/23  
**Application Type** Permission  
**Applicant** Robert Buckley  
**Location** 3, Saint Brigid's Road Upper, Drumcondra, Dublin 9 D09  
 V8P6  
**Registration Date** 16/08/2023  
**Additional Information**   
**Proposal**: The development will consist of demolition of existing protruding outside, boundary block wall at rear of the site, and erection of new wall with roller shutter gate

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**Area** Area 3 - Central  
**Application Number** WEB1698/23  
**Application Type** Permission  
**Applicant** Brendan McGovern  
**Location** 135, Clonliffe Road, Drumcondra, Dublin 3 D03 K120  
**Registration Date** 17/08/2023  
**Additional Information**   
**Proposal**: Rear single storey extension of existing house with flat roof and rooflights and all associated siteworks to rear garden

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**Area** Area 3 - Central  
**Application Number** WEB1699/23  
**Application Type** Permission  
**Applicant** Liam Plant  
**Location** 117, Annamoe Drive, Cabra East, Dublin 7 D07 C1X1  
**Registration Date** 18/08/2023  
**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.

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**Area 3   
Decisions**

**Area** Area 3 - Central  
**Application Number** 0260/23  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 14/08/2023  
**Applicant** Michael Murphy  
**Location** 425, North Circular Road, Dublin 7  
**Additional Information**   
**Proposal**: SHEC: Construction of 2 no one bed studio apartments to rear of 425 North Circular Road, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 0261/23  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 14/08/2023  
**Applicant** Dublin Bus  
**Location** Dublin Bus Phibsborough Garage, Prebend Street,  
 Constitution Hill, Dublin 7, D07RC67  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE:  
The proposal for which Section 5 declaration is sought (applied for a development of Class 21 of Part 1 of Schedule 2 of the Planning and Development Regulation, 2001, as already indicated) consists on 2 (Front and Rear) single storey E-Houses that will have the following features:  
The Front E-house is to be located at the entrance of the site, to the North boundary, beside the recently approved ESB Sub-Station and MV and will be a 11,860 x 3,780mm single storey 45m² steel structure (prefabricated Hitachi E-house), metal cladded and insulated to meet current relevant regulations and technical requirements, fixed onto a purpose-built reinforced concrete base slab.  
Adjacent ESB Substation and Switch Room were submitted under Planning Reference No. 3435/22, with Final Grant of Permission obtained on 06.01.2021.  
The Rear E-house is to be located near to the South-Eastern corner of the subject site and will be a 14,860 x 3,780mm single storey 56m² steel structure (prefabricated Hitachi E-house), metal cladded and insulated to meet current relevant regulations and technical requirements, fixed onto a purpose-built reinforced concrete base slab.  
Both proposed E-houses are to be painted/powder coated with matching colour as the newly adjacent ESB substation, for consistency in order to reduce any visual impact.  
An E-House is defined for this application as an Electrical Equipment Room, which could also be defined more extensively as: a modular walk-in assembled outdoor enclosure to house low to medium voltage switchgear and secondary electrical equipment.

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**Area** Area 3 - Central  
**Application Number** 0262/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 14/08/2023  
**Applicant** Dublin Bus  
**Location** Dublin Bus, Summerhill Bus Depot, Mountjoy Place,  
 Dublin 1, D01 EY86.  
**Additional Information**   
**Proposal**: EXPP:   
The proposal for which Section 5 declaration is sought (applied for as a development of Class 21 of Part 1 of Schedule 2 of the Planning and Development Regulation, 2001, as already indicated) consists on one single storey E-House that will have the following features:  
14,855 x 3,785mm single storey 56m2 steel structure (prefabricated Hitachi E-house) metal cladded and insulated to meet current relevant regulations and technical requirements, fixed onto a purpose-built reinforced concrete base slab.  
To be located at the most north-eastern corner of the site, beside the recently approved ESB Sub-Station and MV Switch Room (Planning   
Reference No. 3434/22 with Final Grant of Permission dated 09.06.2022). It is to be painted/powder coated with similar colour as the newly adjacent ESB substation, for consistency.  
An E-House is defined for this application as an Electrical Equipment Room, which could also be defined more extensively as: a modular walk-in assembled outdoor enclosure to house low to medium voltage switchgear and secondary electrical equipment.  
As already explained above, this plant is proposed as an addition to allow the improvement of the existing industrial process on site.

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**Area** Area 3 - Central  
**Application Number** 0269/23  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 17/08/2023  
**Applicant** Ahmed Shaikoun and Sohir Eldeeb  
**Location** Side to the side of 14, St Finbars Road, Cabra, Dublin  
 7  
**Additional Information**   
**Proposal**: SHEC: 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, all associate site and landscaping works.

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**Area** Area 3 - Central  
**Application Number** 0279/23  
**Application Type** Section 5  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 17/08/2023  
**Applicant** Peter Cox  
**Location** Wholesale Fruit and Vegetable Market, Mary's Lane,  
 Dublin 7.  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Ground Investigation for structural assessment.

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**Area** Area 3 - Central  
**Application Number** 3599/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2023  
**Applicant** Sky Road Innovative Developments Limited  
**Location** 57-58, Dorset Street Lower, Dublin 1, D01 VOY8  
**Additional Information** Additional Information Received  
**Proposal**: PERMISSION: For development at a c. 0.0225 Ha (c. 225 sq m) site at Nos. 57-58 Dorset Street Lower, Dublin 1, D01 VOY8. The site incorporates part of the rear of the formerly known O'Mara's 'Red Parrot' Pub (alternatively known as 'JUNO'). The development will consist of: the demolition of part of the lower ground floor/basement and ground floor levels (totalling c. 251 sq m), principally comprising a storage area and outdoor area at lower ground floor/basement level and a kitchen, indoor pub area and outdoor area at ground floor level; and the construction of a 3 No. storey over part lower-ground/part basement development (totalling c. 540 sq m) comprising 6 No. residential units (3 No. studio units, 2 No. 1 bed apartments and 1 No. 2 bed apartment ranging in size from c. 38 sq m to c. 76 sq m) with associated balconies principally facing north, south and east; and a kitchen (47 sq m) at basement level to serve the pub and restaurant. The development will also include bicycle parking; bin storage; 1 No. store (c. 13 sq m); sedum roof with rooflight; elevational changes; drainage works; and all associated site and development works above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3614/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** Propmaster Ventures Limited  
**Location** 82 Queen Street, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the change of use from retail use to restaurant use to the ground floor retail unit at 82 Queen Street, Dublin 7. Access to the unit will be provided through a new entrance doorway onto Queen Street. A refuse area will be allocated to the development in the existing rear service yard.

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**Area** Area 3 - Central  
**Application Number** 3616/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/08/2023  
**Applicant** Propmaster Ventures Limited  
**Location** 83 Queen Street, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the change of use from retail use to restaurant use to the ground floor retail unit at 83 Queen Street, Dublin 7. Access to the unit will be provided through a new entrance doorway onto Queen Street. A refuse area will be allocated to the development in the existing rear service yard.

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**Area** Area 3 - Central  
**Application Number** 3721/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/08/2023  
**Applicant** Conor Quinn & Laura Rafferty  
**Location** 17, Clare Road, Dublin 9, D09KOF2  
**Additional Information** Additional Information Received  
**Proposal**: PERMISSION: The development will consist of: A.) The construction of a new part single-storey part 2-storey extension to the West elevation. B.) A proposed Dormer to the West elevation. C.) The construction of a new 2-storey extension to the South elevation with 2 no. associated roof lights. D.) 2 no. roof lights to the North elevation. E.) Demolition of the existing Shed, Garage and chimney. F.) Modifications to the existing internal layout. G.) Attic conversion to study/store. H.) Widening of the existing vehicular entrance together with all associated landscaping, boundary, and site works.

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**Area** Area 3 - Central  
**Application Number** 3743/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/08/2023  
**Applicant** Health Service Executive (HSE)  
**Location** The Earl Building, Earl Street North and Earl Place,  
 Dublin 1  
**Additional Information** Additional Information Received  
**Proposal**: Change of use of The Earl Building, Earl Street North and Earl Place, Dublin 1 from approved (but not yet occupied) offices to Health Clinic containing Maternal Outpatients Department, Paediatric Outpatients Department medical consultants suites and other adult outpatients care services for the Rotunda Hospital (presently carried out within the Rotunda campus).   
The proposed change of use involves a ground level entrance foyer from Earl Place and use of upper floors (first to fifth floor levels). The basement facilities (bike storage, changing room, showers, boiler room, storage and sprinkler tanks) will now service the Health Clinic rather that the approved offices. (The total change of use area will be 3754 sq.m). The proposal includes modifications to internal layouts and fitout and new LED illuminated signage at entrance level at Earl Place. An increased area for additional plant is proposed at roof level to ensure the building complies with a high energy rating. Approved screening louvres on roof are extended to cover additional plant area.

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**Area** Area 3 - Central  
**Application Number** 3998/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2023  
**Applicant** Eoin & Eileen Pelly  
**Location** 22A, Kinvara Grove, Navan Road, Dublin 7, D07 T974  
**Additional Information**   
**Proposal**: Planning permission to, 1. Widen existing vehicular entrance to front garden to 3m. 2. Demolish existing single story extension (6.8 sq M) to rear. 3. Construct new 1st floor extension to side, extend existing hipped roof to new gable incorporating mini hip and roof light to front. 4. Construct new single story extension to rear and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4007/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/08/2023  
**Applicant** DHQ Investments Limited  
**Location** 23 Blessington Street, Dublin 7, D07 DT6D  
**Additional Information**   
**Proposal**: The proposed development comprises the following:  
(1) change of use of vacant derelict structure (derelict sites register file no. DS1006) at no. 23 Blessington Street, to 1 no. one-bedroom apartment at basement floor level and 1 no. five bedroom dwelling over ground, first and second floor levels;  
(ii) internal alterations to facilitate the change of use. The residential units will be served by private amenity space in the form of a courtyard to the front and rear serving the 1 no. one-bedroom apartment at basement floor level and a rear private garden at ground floor level serving the 1no. five bedroom dwelling;  
(iii) elevational treatments comprising provision of painted sand/cement render finish, A-rated double glazed windows throughout, roof slates to match existing and removal of structural braces and remedial works to front elevation;  
(iv) excavation below street level on Blessington Street to reinstate former basement lightwell, courtyard and access including wrought iron railing and staircase to match no. 22 Blessington Street;  
(v) excavation to the rear below garden level to provide for rear private amenity space (5sq.m) for the proposed one-bedroom apartment and provision of a surrounding guard rail;  
(vi) all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4009/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/08/2023  
**Applicant** PI Hotels & Restaurants Ireland Ltd  
**Location** Twilfit House, 137-140 Abbey Street Upper, 57-60  
 Jervis Street and 1-4 Wolfe Tone Street, Dublin 1, D01  
 P2PO  
**Additional Information**   
**Proposal**: The proposed development, which provides for alterations to the permitted building comprises an increase in the size of the permitted Mezzanine, first and seventh floor levels (from 1,805 sq m floor are total permitted across these levels to 2.287 sq m floor area total proposed across these levels), and a decrease in the size of the permitted ground, second, third, fourth, fifth and sixth floor levels (from 5.683sq m floor are total permitted across these levels to 5,518 sq m floor area total proposed across these levels) (no change in size to the permitted basement level (324 sq m) is proposed); the reconfiguration of the internal layout of all levels of the permitted building (from basement to seventh floor levels), to include amendments to the hotel bedrooms and related ancillary hotel facilities including work space, reception area, lobby and restaurant with public bar, storage areas, administration and staff facilities, plant, waste storage area and bicycle store, ancillary space (which includes areas such as circulation cores (lifts and stairs) and routes, plant areas throughout the building, electrical substations and switch rooms, toilets and shower areas etc.), and lightwell (including the extension to the lightwell to the enlarged Mezzanine level); alterations to the permitted building's elevations from ground to seventh floor levels, including alterations to the lightwell elevations; alterations to the permitted plant areas at roof level and associated relocation of the roof plant screen, where required; an increase in the thickness of the external wall around the permitted buildings perimeter from ground to seventh floor levels; alterations to the permitted finished floor levels and external roof build-up of the permitted building resulting in an increase in the height of the building from c. 25.8m permitted to c. 26.78m proposed and associated alterations to permitted hard and soft landscaping and permitted scheme's site services (mechanical and electrical, water supply, sewage disposal and surface water disposal).  
The total gross floor area of the hotel building increases by c. 317sq m (from c. 7,812 sq m permitted to c. 8,129 sq , proposed) with an increase in the number of hotel bedrooms proposed from 206 no. permitted to 219 no. proposed.

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**Area** Area 3 - Central  
**Application Number** 4011/23  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/08/2023  
**Applicant** Seven Cabra Real Estate Limited  
**Location** Hamilton Gardens, 2-4 Carnlough Road, Cabra West,  
 Dublin 7  
**Additional Information**   
**Proposal**: RETENTION PERMISSION for the development for which retention permission is sought consists of the following: installation of pedestrian access gates at the entrance to the residential development at Fassaught Avenue, alterations to the boundary treatment with the residential properties on Carnlough Road consisting of an anti-climb mesh fence, alterations to the boundary treatment with nos. 134 and 136 Carnlough Road consisting of the provision of a paladin fence and a high level privacy screen comprising solid timber panelling above.

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**Area** Area 3 - Central  
**Application Number** 4022/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/08/2023  
**Applicant** Sandro Estates Limited  
**Location** Lands to the rear on Nos. 6 and 8 North Circular Road,  
 Dublin 7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: the proposed development comprises the following :   
(i) restoration, renovation and change of use of the existing derelict two-storey garage/shed structure to residential, inclusive of demolition of internal walls, roof repairs, 'provision' of a new rooflight to the rear and construction of a single-storey extension to the rear, all to provide for a two-bedroom, two-storey mews dwelling served by private open space to the rear;  
(ii) provision of new timber screens to the front of the property to facilitate bin and bike storage within the existing ope;  
(iii) facade alterations inclusive of provision of 2 no. new opes at first floor level and removal of 1 no. ope at ground floor level all to the rear and provision of 2 no. new opes and removal of 1 no. ope at first floor level all to the front and provision of a new pedestrian entrance at ground floor level to the front;  
(iv) all associated site works, including boundary treatments, landscaping, provision of green roof at first floor level, infrastructure and drainage necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4023/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2023  
**Applicant** Emma Allen  
**Location** 7, Clonliffe Avenue, Ballybough, Dublin 3, D03RY93  
**Additional Information**   
**Proposal**: PERMISSION: The development will consist of the demolition of the existing non-habitable part one-storey, part two-storey return to the rear of the property and the construction of a new part one-storey, part two-storey return to the rear of the property, and all associated site and landscaping works. The proposed extension will increase the gross floor area by 8.4m2.

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**Area** Area 3 - Central  
**Application Number** 4026/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/08/2023  
**Applicant** Robert Quinn and Gary Falconer  
**Location** 12, Manor Street, Dublin 7, D07TH59  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION: For the change of use of existing 2 & 3 storey (over basement) former school building and split into new use of offices and residential apartments accommodation, also we wish to apply for planning permission for increasing the building height to permit the construction of stairwell and rooftop 35m2 communal amenity area, also and lowering of the existing basement floor level and include the construction of a new exterior staircase accessing the basement area (from Manor Street). The development to also include the demolition of the existing former 'stage' area, basement area & existing 3 storey elements & undertake new replacement building accommodation which will include the construction of a new three storey element with basement and communal rooftop amenity area extension to Manor Street facade. The development also to include for all new external elevational treatments (to all building facades), rooftop PV solar array, also undertake all necessary internal / external demolition & alterations works inclusive of all associated site work and ancillary accommodation. The New Development Accommodation to consist of: Basement Level: new exterior staircase access from Manor Street. Internally- new refuse store, 14 Bicycle parking spaces, Mechanical & Electrical plant rooms & Service lift. Ground Floor level :- two access doorways from Manor Street, new stairwells, passenger lift, office accommodation unit with toilet facilities and external private open space. First floor level:-new stairwells, passenger lift, mezzanine office area (forming part of ground floor office accommodation unit) service plant room area . Also 1 No. - One bedroom apartment unit with exterior private open space. Second Floor level: new stairwells, passenger lift, 2 no. Two bedroom apartment units with exterior private open space and 1 No. One bedroom apartment unit with exterior private open space. Also external access passageway. Third floor :- (the new additional rooftop level) new stairwell & lift and communal 35m2 amenity area. Also 24 panel rooftop PV solar array. The development is located at 12 Manor Street, Dublin 7. D07 TH59 The proposed development is located within the curtilage of a protected structure of 10 Manor Street, protected structure DCC 4872, NIAH Reg. No. 50070184.

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**Area** Area 3 - Central  
**Application Number** 4031/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 17/08/2023  
**Applicant** Joseph Downey & Caroline O'Connor  
**Location** 231 Regal Park, Blackhorse Avenue, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of demolition of existing single storey extension to side, new single storey extension to front, side and new roof to existing rear extension. The development also includes a two storey extension to side and widening of existing vehicular entrance to front of the site.

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**Area** Area 3 - Central  
**Application Number** 4134/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/08/2023  
**Applicant** Better Value Unlimited Company  
**Location** Dunnes Stores, 23/24, Earl Street North, Dublin 1  
**Additional Information**   
**Proposal**: Change of use from existing first floor retail to first floor Off Licence and secure store room 280.5 sqm.

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**Area** Area 3 - Central  
**Application Number** 4255/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**Applicant** Gas Networks Ireland  
**Location** Mater Private Hospital, Eccles Street, Dublin 7, D07  
 WKW8  
**Additional Information**   
**Proposal**: Permission to install a 4.45m x 5.3m x 1.59m (HxLxW) above ground natural gas pressure reduction housing with all ancillary services and associated site works on lands adjacent Eccles Place at Mater Private Hospital, Eccles Street, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 4267/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**Applicant** William and Michael Donnelly  
**Location** 63-64 Dorset Street Lower, Dublin 1 and 100-102 Saint  
 Ignatius Road, Dublin 7 (previously the rear of 63/64  
 Dorset Street Lower)  
**Additional Information**   
**Proposal**: RETENTION: Change of use from retail and office use to gaming and amusement arcade use at ground floor (111 sq.m), with provision of 2 no. new rear exit doors and removal and blocking up of 2 no. existing rear exit doors, and change of use from storage use to live gaming emporium at basement level (261 sq.m).

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**Area** Area 3 - Central  
**Application Number** 4268/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/08/2023  
**Applicant** Iarnród Éireann/ Irish Rail  
**Location** 'Annexe' wing offices, Connolly Headquarters, Connolly  
 Station, Amiens Street, Dublin 1  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The deep energy retrofit of its 'Annexe' wing offices at Connolly Headquarters, Connolly Station, Amiens Street, Dublin 1, which is a Protected Structure. The works will include reconfiguration of internal office space and the addition of appropriate insulation to the historic fabric along with supporting mechanical and electrical works. A new external staircase/ lift structure will also be provided.

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**Area** Area 3 - Central  
**Application Number** 4275/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/08/2023  
**Applicant** Holy Faith Sisters  
**Location** Marian Nursing Home, Old Finglas Road, Glasnevin,  
 Dublin 11  
**Additional Information**   
**Proposal**: PROTECTED STRUCURE: 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** 4894/22  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 15/08/2023  
**Applicant** Dublin Port Company  
**Location** Site which extends from Promenade Road, to Alexandra  
 Road, Dublin Port, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal**: PERMISSION & RETENTION: Development at this site which extends from Promenade Road to Alexandra Road and includes the western part of Circle K Fuel Terminal1, part of Promenade Road at its junction with Terminal 10 Link Road (T10 Link Road), T10 Link Road, part of Tolka Quay Road, No. 1 Branch Road North and part of Alexandra Road. It also incorporates land comprising parts of Terminal 4 and Terminal 4 North, all at Dublin Port, Dublin 1.  
1. Retention permission is sought for development of part of a link road known as T10 Link Road connecting Promenade Road with Tolka Quay Road to the west of the Terminal 10 State Services yard. The road and associated infrastructure comprises of:  
- An approximately 125 metre long and 14.4 m wide two-way road (two northbound lanes and one southbound land), with 2 no. 3m wide footpaths.  
- A T-junction with Promenade Road;  
- A pedestrian zebra crossing at the northern end of the link road; and  
- A vehicular entrance to the Terminal 10 state services yard;  
- Revisions to fenceline previously permitted under Reg.Ref. 4483/19 at northeast corner of Terminal 4 North boundary; and  
- All associated ancillary works including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing.   
Permission is sought for development which will consist of a new link road from north of Tolka Quay Road to Alexandra Road. The new link road and associated infrastructure will comprise of:  
- An approximately 250m long two-way road (two north bound and two south bound lanes) with 3 m wide footpaths on either side of the road and two-way segregated cycleway on eastern side of road;  
- New roundabout, connecting proposed new link road with Tolka Quay Road;  
- New link road will incorporate a swept bend to integrate continuously with Alexandra Road to the west, a T-junction from Alexandra Road to the east to the proposed new link road, and closure of access to No. 2 Branch Road South;  
- Closure and removal of No. 1 Branch Road North along with boundary walls to east and west, accommodating an extension of Terminal 4 including new yard surface into area of current Circle K Terminal 1;  
- Realigned port cycle network along Alexandra Road;  
- Upgrade of road and footpath connections on Tolka Quay Road and a zebra crossing on Tolka Quay Road to the east of the proposed roundabout; and  
- Revisions to fenceline previously permitted under Reg. Ref. 4483/19 at southeast corner of Terminal 4 North boundary.  
Permission is also sought for development comprising:  
- Relocation of 5 no. parking spaces within and provision of new 2.4 m western boundary wall to the Circle K Terminal 1;  
- Revisions to access from Circle K Terminal 1 to Alexandra Road as previously permitted under Reg. Ref. 3773/20 to now omit previous access arrangements and provide for two vehicular entrances and gateways to Alexandra Road and one vehicular entrances and gateways to T10 Link Road;  
- The demolition/ breaking out of:-Existing T10 Link Road junction on Tolka Quay Road;-Section of Circle K Terminal 1 perimeter fence; and All associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs, lighting, CCTV and associated boundary fencing. Part of the site comprises of an establishment to which the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I.209 of 2015) applies.

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**Area** Area 3 - Central  
**Application Number** WEB1533/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 18/08/2023  
**Applicant** Siobhan Ryan Davern  
**Location** 146, Botanic Road, Glasnevin, Dublin 9  
**Additional Information**   
**Proposal**: Demolition of existing two storey return and dormer and construction of; new extended two storey return with part single storey extension; replacement dormer and new rooflights to rear including all associated landscaping and drainage works.

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**Area** Area 3 - Central  
**Application Number** WEB1652/23  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**Applicant** Paul Gorman  
**Location** 4, Swords Street, Dublin 7 D07 F6D0  
**Additional Information**   
**Proposal**: Retention of a single storey extension to the rear of existing dwelling and all associated internal & external works relating to the above.

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**Area** Area 3 - Central  
**Application Number** WEB1656/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/08/2023  
**Applicant** Nicola Cleary  
**Location** 4-8, Eden Quay, Dublin 1 D01 WY93  
**Additional Information**   
**Proposal**: (1) erect 3no. surface mounted external shop signs (total signage area of 9.15sqm), 1no. projecting pharmacy green cross and (2) removal of 1no. external double glazed door and replace with full height glazing to front (south) elevation

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**Area 3   
Appeals Notified**

**None**

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**Area 3   
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 4847/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @15/08/2023  
**Applicant** Pierce Madden  
**Location** 113, North Circular Road, Dublin 7, D07 Y9C1  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: RETENTION & PERMISSION: Retention of existing gravel to front garden in lieu of soft landscaping, and Permission for the following; Rewiring throughout including new external lights, Renewal of existing heating system including new combi boiler; New electricity and gas meters to gable wall of front granite steps; Repair of natural slate roof including re-slating on battens and breathable roofing membrane with replacement natural slate to match existing where required; New code 5 lead valleys; New rooflight to front roof, Repair and renewal of damaged plasterwork; Create 3 no. new ensuites and 1 no. new bathroom connecting into existing drainage; Lower cill of existing rear return window and create new door opening with new steel balcony and steps to upper portion of rear garden; Remove and store existing timber stairs to lower ground floor in attic and fill in space with new store rooms; Fill in external section of door opening to upper ground floor rear return and fit new opaque glazing window; Repair sections of rotten timber to lower ground floor, Fit new plasterboard ceiling to lower ground floor, Fit new damp proofing system to lower ground floor walls, Fit new vapour permeable drylining with lime finish to lower ground floor walls; Fit new timber joinery to lower ground floor, Fit new kitchen units and services; Replace existing damaged front and rear external doors to lower ground floor with new; replace non original steel window to rear return with new; fit new timber guarding between upper and lower sections of rear garden; Remove non-original awning framework from rear garden; Redecoration throughout and all associated site works.

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WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**





Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
33/23

(14/08/2023-18/08/2023)

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area** Area 3 - Central  
**Application Number** 0300/23  
**Application Type** Section 5  
**Applicant** The Law Society of Ireland  
**Location** The Law Society of Ireland, Blackhall Place, Dublin 7,  
 D07 VY24.  
**Registration Date** 15/08/2023  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Proposed paving & path to the rear garden of Blackhall Place, Dublin 7, D07 VY24.

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**Area** Area 3 - Central  
**Application Number** 0304/23  
**Application Type** Section 5  
**Applicant** Christian Brothers Order  
**Location** Edmund Rice House, Richmond Street North, Dublin 1  
**Registration Date** 18/08/2023  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The proposed works will comprise of the following minor interventions to the first and second floors of the Edmund Rice House:  
 • The proposed conversion of 4 no. bedrooms, to 8 no. ensuite bathrooms  
• A simple opening will be formed in the side walls of the existing bedrooms to provide access to the proposed ensuite bathrooms formed by covering a former bedroom divided into two smaller rooms.  
• The bathrooms will be tiled and fitted with a shower, wash hand basin and a WC (replacing those previous facilities located in the bedrooms)  
Proposed Drainage Works: These options are as follows:   
Option No. 1- To install drains from all of the ensuites to the Northern façade by routing the drains from the southern side of the corridor through the floor or below the floor of the proposed or ensuites to an external soil stack on the northern façade.  
Option No. 2- To install a drain vertically within the building to basement level to connect to drains below ground level.  
Option No. 3- To install drains from the southern side of the corridor rooms to the Soil pipe on eternal wall of southern façade and to install drawings from the northern side of the corridor to the external wall of the northern façade. The pipes will be painted to match the facades to minimise any visual impact to the building.

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