



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

Area 5 COMMERCIAL

Area	Area 5 - North Central
Application Number	3015/23
Application Type	Permission
Applicant	Cian McEneaney and Ella Brazel
Location	27 Victoria Road, Clontarf, Dublin 3
Registration Date	28/07/2023
Additional Information	Additional Information Received

Proposal: The development will consist of :

- (i) the construction of a new two-storey with attic level accommodation, four bedroom detached dwelling to the rear of the site, including rooflights;
- (ii) provision of 2no. on site car parking spaces to serve the proposed dwelling;
- (iii) provision of 2no. on site car parking spaces to serve the existing dwelling at 27 Victoria Road, to be located to the front of the dwelling;
- (iv) new access road to the side of the existing dwelling at 27 Victoria Road to serve the new proposed dwelling (no amendments to the existing vehicular access off Victoria Road are proposed);
- (v) also included as part of the development are private amenity space, all associated landscaping, boundary treatments and all associated ancillary works necessary to facilitate the development.

Area	Area 5 - North Central
Application Number	4206/23
Application Type	Permission
Applicant	Jake Regazzoli
Location	11, Newtown Cottages, Malahide Road, Coolock , Dublin 17, D17AV24
Registration Date	24/07/2023
Additional Information	

Proposal: PERMISSION:For a detached three bedroom, two storey dormer style dwelling in garden at rear. New vehicular access road to side and rear of existing dwelling and creation of area for off street parking to front of new dwelling and all associate site works.

Area	Area 5 - North Central
Application Number	4211/23
Application Type	Permission
Applicant	OFB Foods Limited
Location	Site located at the corner of Macroom Road and Greencastle Drive, Coolock, Dublin 17
Registration Date	25/07/2023
Additional Information	

Proposal: This is the site of the new building under construction as per planning application ref. 3869/19 for the construction of a two-storey mixed-use building, abutting no. 81 Macroom Road to the east, comprising a shop at ground floor level and 2 no. apartments at first floor level. The development will consist of the provision of an area of the new shop unit for an off licence which is subsidiary to the main retail use at ground floor level of the new building.

Area	Area 5 - North Central
Application Number	4222/23
Application Type	Permission
Applicant	OFB Foods Limited
Location	Site at corner of Macroom Road and Greencastle Drive, Coolock, Dublin 17
Registration Date	26/07/2023

Additional Information

Proposal: This is the site of the new building under construction as per planning application ref. 3869/19 for the construction of a two storey mix-use building, abutting no. 81 Macroom Road to the east, comprising a shop at ground floor level and 2 no. apartments at first floor level. The development will consist of

- (1) new shopfront signage with led light trough over to the front elevation of the new building facing Macroom Road and the side elevation of the new building facing Greencastle Drive,
- (2) illuminated projecting sign on the front elevation of the new building facing Macroom Road.

Area	Area 5 - North Central
Application Number	4233/23
Application Type	Permission
Applicant	Yvonne Lawlor
Location	205, Vernon Avenue, Clontarf, Dublin 3 , D03AE92
Registration Date	28/07/2023

Additional Information

Proposal: Planning permission is sought for development consisting of: (i) the partial demolition of the external, internal walls and associated vehicular entrance of the existing three-bedroom semi detached dwelling fronting Vernon Avenue for the construction of a new residential extension providing for an additional bedroom and the relocation of existing vehicular access from Vernon Avenue to Dunluce Road. Planning permission is also sought for subdivision of the site to provide for (i) the construction of a residential infill development comprising 2 no. two-storey, two-bedroom detached dwellings each served by garden to the rear at ground level and 2 no. on-curtilage vehicular parking spaces accessible via Vernon Avenue; and (iv) all ancillary works, inclusive of boundary treatments and SuDS drainage, necessary to facilitate the development.

Area	Area 5 - North Central
Application Number	4236/23
Application Type	Permission
Applicant	Feeragh Limited
Location	The Watermill Public House, 411 Howth Road, Raheny, Dublin 5
Registration Date	28/07/2023

Additional Information

Proposal: Permission is sought for alterations to existing ground floor bar area, by opening up of part front wall (4.42m wide x 2.40m high) and replacing with new timber frame glazing & exit doors, recessed 1.2m back from face of building line to allow for new external seating (area 5.10sq.m), to be only accessed from inside the bar area. New first floor kitchen extension to rear (area 12.5sq.m) complete with new frosted windows to north / rear elevation. New mansard pitched roof to create non-habitable attic storage space / plant room extension over existing first floor flat roof & new kitchen extension at rear, complete with new ventilation louvers & velux roof windows to side & rear elevations, together with internal alterations & all associated site works.

Area	Area 5 - North Central
Application Number	WEB1128/23
Application Type	Permission
Applicant	Mai Healy
Location	13, Hollybrook Road, Clontarf, Dublin 3 D03 EO26
Registration Date	26/07/2023
Additional Information	Additional Information Received

Proposal: Planning Permission is sought for the demolition of the existing garden shed and construction of a new detached two storeys one bedroom mews dwelling with a pitched roof, to the rear garden of the existing dwelling at 13 Hollybrook Road, Clontarf, Dublin 3, D03E026 for Mai Healy. Pedestrian & vehicular entrance with off-street car port accessible from adjacent laneway 'Hollybrook Mews' (between Hollybrook Park & Hollybrook Court Drive). Balcony to the front of the dwelling (facing Hollybrook Mews), 4no. skylights, 1no. to the side South facing roofplane, 2no. to the side North facing roofplane with 1no.to the rear East facing roofplane along with solar panels to the South facing roofplane. All the above to be undertaken along with all associated site and landscaping works.

Area 5 DOMESTIC

Area	Area 5 - North Central
Application Number	3819/23
Application Type	Permission
Applicant	Julie Delany & Ciara Hughes
Location	89, Dollymount Park, Dublin 3, D03 K611
Registration Date	26/07/2023
Additional Information	Additional Information Received

Proposal: Planning permission for construction of vehicular entrance, off-street parking for 2 cars and associated landscape works.

Area	Area 5 - North Central
Application Number	4214/23
Application Type	Retention Permission
Applicant	Ann & Thomas Murtagh
Location	107, Collins Avenue West, Whitehall, Dublin 9
Registration Date	25/07/2023
Additional Information	

Proposal: RETENTION:For existing widened front boundary vehicular access & driveway for off street parking.

Area	Area 5 - North Central
Application Number	4218/23
Application Type	Permission
Applicant	Brian Quigley
Location	7 Saint Lawrence Road, Clontarf, Dublin 3, D03 N623
Registration Date	25/07/2023

Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of

1. demolition of an existing ground and first floor extension to the rear and to the side of existing protected residential dwelling,
2. demolition of an existing outhouse located within the side passage of existing dwelling,
3. internal alterations to existing ground and first floor levels of protected residential dwelling including a larger window to first floor of northern gable end,
4. construction of new single-storey extension to north of dwelling and a two-storey extension to the rear of the original protected dwelling including replacement of existing windows to existing dwelling along with associated landscaping, including all other ancillary site works and services.

Area	Area 5 - North Central
Application Number	WEB1615/23
Application Type	Permission
Applicant	Niamh Donagh
Location	7, The Stiles Road, Clontarf East, Dublin 3 D03 AF99
Registration Date	24/07/2023

Additional Information

Proposal: Alterations to Previously Approved Development for a single storey extension to an existing garden shed (Application No. WEB1883/22) to include:

-Construction of a single storey extension to an existing garden shed to be used as a home office, which will not be seen from the street, and is only to be used by the residents of 7 The Stiles Road. The extension will result in an additional floor area of 15.75m² bringing the total area of the Garden shed/home office to 36.1m².

-All associated site works.

At 7 The Stiles Road, Clontarf East, Dublin 3, D03 A599

Area	Area 5 - North Central
Application Number	WEB1619/23
Application Type	Permission
Applicant	Harshil Gajjar
Location	113, Collins Avenue, Whitehall, Dublin 9 D09 HOA2
Registration Date	24/07/2023

Additional Information

Proposal: Creation of vehicular access for off street parking and dishing of existing kerb & all associated site works.

Area	Area 5 - North Central
Application Number	WEB1631/23
Application Type	Retention Permission
Applicant	Sandra Nolan
Location	51, Donnycarney Road, Donnycarney, Dublin 9 D09 F9X6
Registration Date	26/07/2023

Additional Information

Proposal: Retention permission is sought for single storey extensions to the front and side of dwelling.

Permission is sought for a single storey extension to side and rear of dwelling, a single storey detached cabin and shed for home office, gym and storage use. All with ancillary site works.

Area	Area 5 - North Central
Application Number	WEB1643/23
Application Type	Permission
Applicant	Des Parr
Location	51, Clanranald Road, Donnycarney, Dublin 5 D05 NX45
Registration Date	28/07/2023

Additional Information

Proposal: The demolition of the existing detached outbuilding (16.73 sq meters in floor area) in the rear garden and the addition of a single storey family garden room to the rear of the existing residential dwelling in the rear garden area. The family garden room is to be detached from the main dwelling and 38.91 sq meters in gross floor area.

Area 5 Decisions

Area	Area 5 - North Central
Application Number	0233/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	26/07/2023
Applicant	Brendan Walsh
Location	Edenmore View Apartments, Edenmore Avenue, Raheny, Dublin 5

Additional Information

Proposal: SHEC: retention permission is sought for change of use of part of the existing building from 13 no. student accommodation dwelling units (12x 2 beds & 1 x 1bed), 1 no. caretaker unit, 2 no. conference and common facilities units to 16 private residential units (12x 2 beds & 4x 1 beds), over first and second floor levels.

Area	Area 5 - North Central
Application Number	0235/23
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	27/07/2023
Applicant	The Royal Dublin Golf Club
Location	The Royal Dublin Golf Club, North Bull Island Nature Reserve, Dollymount, Dublin 3

Additional Information

Proposal: EXPP: Whether the construction of an above ground water storage tank and associated plant room at Royal Dublin Golf Club, that is to be used for the maintenance and management of the golf course is or is not development and is or is not exempted development.

Area	Area 5 - North Central
Application Number	3058/23

Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/07/2023
Applicant	Pargo Properties One Limited
Location	Lands (to the immediate south of Eircode No. D17 V303) at Clonsaugh Business & Technology Park, Dublin 17
Additional Information	Clarification of Add. Information Recd.

Proposal: The development will consist of: (i) removal of existing vehicular entrance/access roadway and provision of 2no. new vehicular entrance gates and 1 no. pedestrian entrance gate off the Clonsaugh Business and Technology Park campus roadway; (ii) construction of 1 no. single-storey warehouse, with ancillary office accommodation, building (3,955sq.m) with solar/pv panels at roof level; (iii) provision of 2 no. parking bays comprising a total of 20 no. car parking spaces (inclusive of 5 no. accessible spaces) and 3 no. bicycle racks comprising a total of 24 no. bicycle parking spaces; and, (iv) all associated site development works, including landscaping , boundary treatment and , SuDS drainage works, necessary to facilitate the development.

Area	Area 5 - North Central
Application Number	3288/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/07/2023
Applicant	Northside Home Care Services CLG
Location	122 Greencastle Road, Dublin 17, D17 EA31
Additional Information	Additional Information Received

Proposal: The development consists of

- (a) the provision of two detached single storey new prefabricated structures to the rear of the existing building, one for ancillary office use and one for storage use,
- (b) the erection of a single storey roof to a mono pitched lean to timber frame open sided structure to the side of the existing hall and for all associated site works.

Area	Area 5 - North Central
Application Number	3851/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Shirley Farrell
Location	52 Yellow Road, Whitehall, Dublin 9
Additional Information	

Proposal: Permission to widen existing pedestrian entrance to create a new vehicular entrance with kerb dishing for off street parking for one car.

Area	Area 5 - North Central
Application Number	3857/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Kristofer Chmilar
Location	37 Melrose Avenue, Fairview, Dublin 3, D03 A8F1

Additional Information

Proposal: Permission for the construction of a new dormer window to the rear of the main roof.

Area	Area 5 - North Central
Application Number	3873/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/07/2023
Applicant	Oxtron Limited
Location	Supervalu, Unit 3 Raheny Shopping Centre, Howth Road, Raheny, Dublin 5

Additional Information

Proposal: The development will consist of

- (i) change of use of the existing lower ground floor service delivery area to the rear of the retail premises to a new retail kitchen;
 - (ii) minor alterations to the existing rear (north-west) elevation for the provision of a new louvered mechanical extract duct;
 - (iii) all associated site development works.
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Area	Area 5 - North Central
Application Number	3877/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/07/2023
Applicant	GAEL Property Investments Ltd
Location	163, Richmond Road, Drumcondra, Dublin 3, D03TK50

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION for works to a Protected Property Ltd (7357); consisting of (1) Internal & external renovation of existing dwelling house, consisting of a two-storey terraced building, having a maximum ridge height of 7.63m above existing ground level (2) Removal of the plaster to front elevation and repointing of the original brickwork. (3) The demolition of the existing mono-pitch & flat roof rear extensions, (later additions to the original structure). (4) Construction of a new rear two-storey flat roof extension (5) Ancillary site works, at 163 Richmond Road, Drumcondra, Dublin 3, D03 TK50.

Area	Area 5 - North Central
Application Number	3878/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	26/07/2023
Applicant	Mondelez Europe Services GMBH
Location	Mondelez Europe Services GMBH, Old Malahide Road, Malahide Road, Dublin 5, D05 TOH4

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: Permission to erect 9,724.00 m² or 1.77MW of photovoltaic panels on the roof of the buildings in our factory, in the complex called Cadbury's chocolate factory, with all associated site works at Mondelez Europe Services GMBH, Old Malahide Road, Malahide Road, Dublin 5, D05 TOH4. That currently operates under an

Industrial Emissions (IE) License (P0809-01). Exist a protecting structure on the owner's land (Ref. No: 4861. Volume 4 of the 2022-2028 Dublin City Plan) and the National Inventory of Architectural Heritage (NIAH) consider the Cadbury's chocolate factory to be a 'Regionally' important complex of architectural, social, and technical interest, (NIAH Ref: 50130221), however both records are not affecting the area of the solar panel's installation.

Area	Area 5 - North Central
Application Number	3884/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	27/07/2023
Applicant	Patrick and Kim Gaughran
Location	48 Clonshaugh Avenue, Clonshaugh, Dublin 17
Additional Information	

Proposal: The development will consist of demolishing existing shed to the side of the existing house and replacing with a new single storey extension to the side and extending down into the rear of the existing house. A new window in the side elevation at attic level. A new flat roof dormer to the rear of the existing house roof and all ancillary works.

Area	Area 5 - North Central
Application Number	4080/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/07/2023
Applicant	Javaholics Coffee Roaster Ltd.
Location	1A & 1B Merville Avenue, Marino, Dublin 3
Additional Information	

Proposal: PERMISSION: Sought for change of use from retail shop to Café (30.7m²) at 1A Merville Avenue, Marino, Dublin 3, and its incorporation into existing adjacent Café at 1B Merville Avenue, Marino, Dublin 3; 2) Change of use of shared back Yard to outdoor Café with Bin Store (19.3m²) to rear of 1A & 1B Merville Avenue, Marino, Dublin 3; 3) Provision of external seating to front of 1A & 1B Merville Avenue, Marino, Dublin 3; 4) Provision of 2 no. new Velux rooflights in existing roofs at 1A & 1B Merville Avenue, Marino, Dublin 3; 5) New Kitchen extract duct to rear of 1b Merville Ave.

Area	Area 5 - North Central
Application Number	4091/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/07/2023
Applicant	Liffeyfield Ltd
Location	The Bonnington Hotel Swords Road, Dublin 9
Additional Information	

Proposal: RETENTION PERMISSION for
(a) externally illuminated signs promoting supermarket and restaurant in three positions on the tower, (east, north and west face),
(b) retention permission for internally LED illuminated replacement sign on and over entrance canopy to the hotel on west elevation.

Area	Area 5 - North Central
Application Number	4555/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	24/07/2023
Applicant	Colm Barrable
Location	60, Shanvarna Road, Santry, Dublin 9, D09W229
Additional Information	Additional Information Received

Proposal: The development will consist of (i) construction of a new 1.5 storey, detached 4 bedroom dwelling to the side/rear of existing property (ii) alterations to existing vehicular entrance on Shanvarna Road for provision of a new driveway & vehicular entrance to proposed new dwelling (iii) all associated drainage & site development works.

Area	Area 5 - North Central
Application Number	5417/22
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2023
Applicant	Virgin Media Ireland Limited
Location	West Corner, Willsborough Industrial Estate, Clonsaugh Business and Technology Park, Dublin, D17 F212
Additional Information	Additional Information Received

Proposal: Permission to install up to 170kWp (c.800m2) of Roof Mounted Solar PV Panels and all associated works at our building.

Area	Area 5 - North Central
Application Number	WEB1473/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/07/2023
Applicant	Catherine Faller
Location	274, Clontarf Road, Dublin 3 D03 X4K4
Additional Information	

Proposal: Conversion of her attic to storage including removal of an existing dormer window to the rear, 2 velux rooflights to the rear, 2 velux rooflights to the front and a triangular window to the front gable, all at roof level.

Area 5
Appeals Notified

None

Area 5 Appeals Decided

Area	Area 5 - North Central
Application Number	2928/21
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	24/07/2023
Applicant	Denali Holdings Ltd
Location	32, Castilla Park & 81 Blackheath Park, Clontarf, Dublin 3

Additional Information	Additional Information Received
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Proposal: Planning permission for development at a site of c.0.2 hectares. The proposed development comprises the: a) Construction of 3 no. dwellings comprising: (a) 1 no. three storey (comprising 2 storey plus dormer) 5-bed semi-detached house (c. 237 sqm) and (b) 1 no. three storey (comprising 2 storey plus dormer) 4-bed semi-detached house (c. 198 sqm) to the rear of the existing house at 32 Castilla Park; and (b) 1 no. 2 storey 2-bed detached dwelling (c. 130sqm) to the rear of the existing house at 81 Blackheath Park; b) Removal of existing single storey side extension, provision of new side and rear 2-storey extension, partial conversion of attic to provide a study and external alterations at 32 Castilla Park. No. 32, which will remain a 3-bed semi-detached house, will extend to c. 135sqm (an increase in floorspace of c. 47 sqm; c) New vehicular and pedestrian access from Castilla Park; d) The development will also include for associated all site development works, including internal access roads, drainage and hard & soft landscaping (including boundary treatments), off-street car parking, bin storage, and all other ancillary works.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

30/23

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

Area Area 5 - North Central
Application Number 0270/23
Application Type Social Housing Exemption Certificate
Applicant Gillian Taylor and Alan Parkes
Location Site to side of 1, Whitethorn Avenue, Beaumont, Dublin 5
Registration Date 24/07/2023
Additional Information
Proposal: SHEC: One new two storey detached house.

Area Area 5 - North Central
Application Number 0274/23
Application Type Social Housing Exemption Certificate
Applicant Jake Regazzoli
Location Rear of 11, Newtown Cottages, Malahide Road, Dublin 17, D17 AV24
Registration Date 24/07/2023
Additional Information
Proposal: SHEC: Detached three bedroom, two storey dormer style dwelling in garden at rear. New vehicular access road to side and rear of existing dwelling and creation of area for off street parking to front of new dwelling and all associate site works.
