



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(04/09/2023-08/09/2023)

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	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3271/23
Application Type Permission
Applicant Ard Services Limited
Location 15-16, O'Connell Street Lower, Dublin 1, D01 R2R6
Registration Date 06/09/2023
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission is being sought for the replacement of existing overhead signage and removal of overhead light fittings above both shop fronts, to incorporate new internally illuminated Circle K branded signage across the fascia of both shop fronts, and modifications to the glazing of both shop fronts, and modifications to the glazing of both shop fronts to incorporate new 770mm high window vinyl displays. Permission for retention is also being sought for the internally illuminated Circle K projecting sign, internally illuminated National Lottery projecting sign and internally illuminated Leap projecting sign, affixed to the fascia of No. 15 O'Connell Street Lower, and all other associated site development works.

Area Area 3 - Central
Application Number 4011/23
Application Type Retention Permission
Applicant Seven Cabra Real Estate Limited
Location Hamilton Gardens, 2-4 Carnlough Road, Cabra West, Dublin 7
Registration Date 08/09/2023
Additional Information Additional Information Received
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 Fassought 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.

Area Area 3 - Central
Application Number 4409/23
Application Type Permission
Applicant Frank McAuliffe
Location 32, Infirmary Road (Corner of Infirmary Road and Montpelier Hill) Dublin 7, D07X628
Registration Date 04/09/2023
Additional Information
Proposal: PERMISSION: For the demolition of an existing two storey building plus site clearance and the erection of a five storey over part basement building, containing 11 no 1 & 2-bed apartments, communal open space at roof level, office unit on two levels, bicycle and bin storage with yard and associated siteworks.

Area Area 3 - Central
Application Number 4416/23
Application Type Permission
Applicant Beshoffs Restaurant Ltd.
Location Beshoff Restaurant, 7 O'Connell Street Upper, Dublin 1
Registration Date 05/09/2023
Additional Information
Proposal: PERMISSION:For the provision of additional dining seating with screening and ancillary works to the front of Beshoff Restaurant

Area Area 3 - Central
Application Number 4417/23
Application Type Permission
Applicant Mater Misericordiae University Hospital
Location Mater Misericordiae University Hospital, Eccles Street, Dublin 7
Registration Date 05/09/2023
Additional Information
Proposal: PERMISSION:The development will consist of the following: The infill of the existing double height space at Level 02 and the part infill of the existing external void at Level 03 to accommodate support service for the previously granted extended Operating Theatres Department and Radiology Department, Reg Ref 3618/20. The development is located at the hospital in the external courtyard between the McGivney Wing to the West and the Whitty Wing to the East. This is within the centre of the Mater Hospital Campus, Eccles Street, Dublin 7 and will have a total additional internal area of 158sqm. The works form part of the ongoing enabling works for the development of the Hospital's facilities.

Area Area 3 - Central
Application Number 4424/23
Application Type Permission
Applicant Roger Morgan
Location 9, Buckingham Street Upper, Mountjoy, Dublin 1
Registration Date 05/09/2023
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of: To the rear of a protected structure. Two-storey over basement building with a sloped roof to the rear of number 9 with a total floor area of 276 sqm consisting of 11 utility rooms, one for each of the ten apartments in the main building and one for the caretaker.

Area Area 3 - Central
Application Number 4426/23
Application Type Permission
Applicant Leapfrog Training Studio Ltd.
Location 60-61, Manor Street, Dublin, D07CY53
Registration Date 06/09/2023
Additional Information
Proposal: PROTECTED STRUCTURE: PERMISSION:The development will consist of

permission for change of use from community education and resource centre to community education and resource centre including childcare for the 278 sq.m. ground floor of the building.

Area	Area 3 - Central
Application Number	4433/23
Application Type	Permission
Applicant	ICOT College Dublin
Location	Block A, Joyce's Court, Joyce's Walk, Talbot Street, Dublin 1, D01 FV59
Registration Date	07/09/2023
Additional Information	
Proposal:	PERMISSION:For change of use from existing office to educational use at ground and 1st to 4th floors including associated internal works and external signage.

Area	Area 3 - Central
Application Number	4440/23
Application Type	Retention Permission
Applicant	Acrobat Catering Ltd.
Location	Bar Italia Ristorante, 26 Ormond Quay Lower, North City, Dublin, D01 CA21
Registration Date	07/09/2023
Additional Information	
Proposal:	RETENTION: Of outdoor furniture (4no. tables and 14 no. chairs) surrounded by part opaque, part glazed screening incorporating signage, 2.14m in height, occupying an area of 14.5m sq adjacent to the east facade of the restaurant along Bloom Lane. All landscaping and site works are included.

Area	Area 3 - Central
Application Number	4448/23
Application Type	Permission
Applicant	The National Leprechaun Museum of Ireland Ltd.
Location	2-3 Mary's Abbey Dublin 7 D07 X6R6
Registration Date	08/09/2023
Additional Information	
Proposal:	PROTECTED STRUCTURE:PERMISSION:To carry out works to the ground floor facade of 2-3 Mary's Abbey Dublin 7 D07 X6R6, a protected structure, RPS No. 8770. Work comprises the erection of 1 No. 800 mm diameter non illuminated sign, repainting of exterior at ground floor, removal of plywood board over entrance. Application of new window decals. Installation of souvenir vending machine.

Area	Area 3 - Central
Application Number	DSDZ4418/23
Application Type	Permission
Applicant	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 8
Location	Site (c. 0.017 Ha) at Rear of Northbank House, Sheriff Street Upper & Castleforbes Road, North Lotts, Dublin

Registration Date

05/09/2023

Additional Information

Proposal: PERMISSION: The site is otherwise generally bounded by Northbank House to the north and east, and Alexandra Terrace to the south and west. The proposed development consists of landscape enhancements at the rear of the existing Northbank House building including the provision of raised planters with associated planting, new boundary treatment and adjustment of access to rear of Northbank House onto Alexandra Terrace to integrate with the permitted Coopers Cross Commercial scheme (DCC Reg. Ref. DSDZ4089/19, as amended) and Residential scheme (DCC Reg. Ref. DSDZ2186/20, as amended) and all associated and ancillary site development works. No material change is proposed to the overall height, the facades or internal configuration of the existing / permitted Northbank House as part of this planning application. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area

Area 3 - Central

Application Number

DSDZ4435/23

Application Type

Permission

Applicant

SFDC Ireland Limited

Location

A c. 1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1

Registration Date

07/09/2023

Additional Information

Proposal: PROTECTED STRUCTURE: Permission to amend application Reg. Ref. DSDZ3288/22 at a c. 1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, the east by New Wapping Street, the south by North Wall Quay and the west by an unnamed street and a green open space known as 'Central Square'. The application site includes the former British Rail Hotel on 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839).

The application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area.

The proposed amendments comprise the modification of the permitted alterations to the existing historic staircase balustrades and handrail of the main staircase, at first to third floor level landings of No. 58-59 North Wall Quay, including the provision of new baseplates, and all associated site development works.

Area

Area 3 - Central

Application Number

DSDZ4443/23

Application Type

Permission

Applicant

Dunnes Stores Unlimited Company

Location

Dunnes Stores, The Anchor Unit 1 of the Point Village Shopping Centre, Dublin 1

Registration Date

08/09/2023

Additional Information

Proposal: PERMISSION: To consist of the provision of alcohol off-licence sales as part of the existing retail premises at the ground floor (level 0) including all associated site works and

services. This application relates to a proposed development within the Grand Canal Dock/North Lotts Strategic Development Zone.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	4429/23
Application Type	Permission
Applicant	Ciaran O Suilleabhain and Catherine O Suilleabhain
Location	329 Navan Road, Dublin 7, D07R7P1
Registration Date	06/09/2023

Additional Information

Proposal: PERMISSION & RETENTION: Permission for conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear and retention planning permission for widening of existing driveway.

Area	Area 3 - Central
Application Number	WEB1533/23
Application Type	Permission
Applicant	Siobhan Ryan Davern
Location	146, Botanic Road, Glasnevin, Dublin 9
Registration Date	06/09/2023

Additional Information Additional Information Received

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.

Area	Area 3 - Central
Application Number	WEB1749/23
Application Type	Permission
Applicant	Emma Swift
Location	12, Montpelier Gardens, Stoneybatter, Dublin 7 D07 AE33
Registration Date	06/09/2023

Additional Information

Proposal: The development will consist of: Demolition of: (i) existing single storey rear extension; (ii) boiler house; construction of: (iii) single storey flat roof rear extension with rooflights; (iv) internal modifications; (v) alterations to all elevations & all ancillary works to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1754/23
Application Type	Permission
Applicant	Cormac Loughrey
Location	5, Thompson's Cottages, Summerhill, Dublin 1
Registration Date	07/09/2023

Additional Information

Proposal: The demolition of existing single storey extension to the rear and construction of a new two storey extension to the rear.

Area	Area 3 - Central
Application Number	WEB1755/23
Application Type	Permission
Applicant	Louise Maher
Location	28, Ferguson Road, Drumcondra, Dublin 9 D09 R6H6
Registration Date	07/09/2023

Additional Information

Proposal: The development will consist of; the provision of a vehicular entrance 3.2m wide and all associated site works.

Area	Area 3 - Central
Application Number	WEB1758/23
Application Type	Permission
Applicant	Helen Blackmore
Location	2, Newgrange Road, Cabra, Dublin 7 D07 DNH1
Registration Date	08/09/2023

Additional Information

Proposal: 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 3

Large Scale Residential Development

Stage 3

Associated documents available to view on website

Area	Area 3 - Central
Application Number	LRD6039/23-S3
Application Type	Large Residential Development - 3
Applicant	Ruirside Developments Limited
Location	Ashtown-Pelletstown, Ashtown, Dublin 15
Registration Date	24/08/2023

Additional Information

Proposal: Permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20) and subsequently altered by ABP-312262-21 and Reg. Ref. LRD6029/23-53, at an overall site of c. 3.07ha, at Ashtown-Pelletstown, Ashtown, Dublin 15.

The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

In summary, the proposed amendments to the permitted scheme will result in a reduction in the number of studio apartment units, the introduction and inclusion of Universally Designed apartment units as well as an increase in the provision of cycle parking. The total number of units will remain at 725no. as previously permitted.

The proposed development comprising of amendments to the permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20 and subsequently altered by ABP-312262-21 and Reg. Ref. LRD6029/23-S3) consists of the following:

- Block 2 - Conversion of 18no. permitted studio units to 9no. 2-bedroom apartment units and 8no. permitted 2-bedroom apartment units to 12no. 1-bedroom apartment units. Consequential adjustments to the size of 18no. 2-bedroom apartment units and 1no. 3-bedroom apartment unit and also ancillary adjustments to the size of stair cores, including associated minor adjustments to elevations, including window and balcony positions.

- Block 3 - Conversion of 7no. permitted studio units to 7no. 1-bedroom apartment units, conversion of 2no. permitted studio units and permitted 1no. 2-bedroom apartment unit to 3no. 1-bedroom apartment units, and conversion of 10no. permitted 2-bedroom apartment units to 15no. 1-bedroom apartment units. Consequential adjustments to the size of 5no. 2-bedroom units and 1no. 3-bedroom unit and also ancillary adjustments to the size of stair cores, including associated minor adjustments to elevations, including window and balcony positions.

- Block 4 - Conversion of 7no. permitted studio units to 7no. 1-bedroom apartment units, conversion of 2no. permitted studio units and permitted 1no. 2-bedroom apartment unit to 3no. 1-bedroom apartment units and conversion of 10no. permitted 2-bedroom apartment units to 15no. 1-bedroom apartment units. Consequential adjustments to the size of 5no. 2-bedroom units and 1no. 3-bedroom unit and also ancillary adjustments to the size of stair cores, including associated minor adjustments to elevations, including window and balcony positions.

- Block 5 - Conversion of 18no. permitted studio units to 9no. 2-bedroom apartment units and 8no. permitted 2-bedroom apartment units to 12no. 1-bedroom apartment units. Consequential adjustments to the size of 18no. 2-bedroom apartment units and 1no. 3-bedroom apartment unit and also ancillary minor adjustments to the size of stair cores, including associated adjustments to elevations, including window and balcony positions.

- In total, it is proposed to convert 14no. permitted studio units to 14no. 1-bedroom apartment units, 36no. permitted studio units to 18no. 2-bedroom apartment units, 36no. permitted 2-bedroom apartment units to 54no. 1-bedroom apartment units as well as the conversion of 4no. permitted studio units and 2no. permitted 2-bedroom apartment units to no. 1-bedroom apartment units. Minor adjustments are proposed to 46no. 2-bedroom units and 4no. 3-bedroom units. (142 no. units in total are impacted by this proposal).

- Addition of 18no. long term and 46no. short stay cycle spaces to provide 744no. long term and 121no. short stay cycle spaces, a total of 865no. cycle spaces.

The permitted overall unit mix consists of the following: 84no. studio units, 251no. 1-bedroom apartment units, 375no. 2-bedroom apartment units and 15no. 3-bedroom apartment units.

The overall mix is being amended to now comprise of 30no. studio units, 325 no. 1-bedroom apartment units, 355 no. 2-bedroom apartment units and 15 no. 3-bedroom apartment units. The overall number of dwellings remains at 725 no units as already permitted here.

The already consented Strategic Housing Development Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20) and subsequently altered by ABP-312262-21 and Reg. Ref. LRD6029/23-S3, in summary continues to comprise 725no. apartments, a licenced discount foodstore (c. 2,468 sq.m), a café/ restaurant unit (c. 150 sq. m) and a creche facility (c. 724 sq.m), ancillary residents amenity space (c. 394 sq. m) all accommodated in 6no. blocks ranging in height from 2 to 14 storeys (when viewed from Rathborne Avenue) (1 to 13 storeys at the Canal side) and incorporating an undercroft level beneath all blocks.

This application for the proposed amendments to the consented Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20) and subsequently altered by ABP-312262-21 and Reg. Ref. LRD6029/23-S3, is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended.

The Planning Application may be inspected online at the following website:
www.rathborneIrdamendments.ie

*****Amendment to Week 34*****

Area 3 Decisions

Area	Area 3 - Central
Application Number	0290/23
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	04/09/2023
Applicant	Celestine Limited
Location	Charleville Lodge, 268-272 North Circular Road, Dublin 7.

Additional Information

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

Area	Area 3 - Central
Application Number	0294/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	07/09/2023
Applicant	ALONE
Location	1 & 1A Synnott Row, Dublin 7, D07 EK68.

Additional Information

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

Area	Area 3 - Central
Application Number	0296/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	07/09/2023
Applicant	XPH Property Designated Activity Company Ltd
Location	18/19 Fitzgibbon Street, Mountjoy, Dublin 1, D02 R2K5

Additional Information

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

Area	Area 3 - Central
Application Number	0298/23
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	06/09/2023
Applicant	Communications Workers Union
Location	Boundary Wall at St Joseph's Terrace, North Circular Road, Dublin 1

Additional Information

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

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

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

Area	Area 3 - Central
Application Number	3628/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Clopen Capital
Location	21-24 Bolton Street, Dublin 1
Additional Information	Additional Information Received

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

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

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

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

Area	Area 3 - Central
Application Number	3781/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	A Star Backpackers Limited
Location	6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1

Additional Information Additional Information Received

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

Area	Area 3 - Central
Application Number	4131/23
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	04/09/2023
Applicant	AJC Properties Ltd.
Location	24, Eden Quay, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Of the change of use of the rear ground floor, 1st floor, 2nd floor & 3rd floor levels from office to hostel accommodation with internal alterations to include new ancillary sanitary, larger kitchen/ dining facilities & all associated works.

Area	Area 3 - Central
Application Number	4142/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/09/2023
Applicant	Connor Milroy
Location	14D, Poplar Row, Dublin 3, D03 TN29

Additional Information

Proposal: PERMISSION: For the demolition of existing dwelling & site structures, and the construction of a 6 storey mixed used development consisting of: ground floor commercial/retail/ cafe unit, with 9 No. one-bed, apartments; which include balconies to the south & east elevations with green/blue roof terrace at fifth floor level, with internal bike storage, refuse store, and pedestrian access from Poplar Row, with associated landscaping & site works.

Area	Area 3 - Central
Application Number	4150/23

Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/09/2023
Applicant	Academy Plaza Hotel Partnership
Location	Academy Plaza Hotel, 10-14 Findlater Place and Nos. 83-85 Parnell Street, Dublin 1, D01 X2X0

Additional Information

Proposal: The development will consist of an extension of the existing hotel building comprising an additional storey (852 sqm), which will be provided over the existing eight storey section. The development will also consist of the internal reconfiguration of the existing eight storey (including the removal of 1 no. hotel bedroom) to facilitate the extension of existing stairs to the ninth storey and replacement roof plant. The development will also consist of revised elevational treatment to the Findlater Place facade (including alterations to the central bay; construction of new balconies from third to eighth storeys; the removal and replacement of the entrance canopy; alterations to existing opes); removal of existing signage and its replacement and all associated development work above and below ground. The overall extension results in a total increase in floor area of 860 sqm approximately, resulting in a hotel building of 11,828 sqm total area (including basement of 1,498 sqm, with 332 no. bedrooms (a net increase of 28 no. hotel bedrooms). The overall extended building will range from five to nine storeys with roof plant over basement level.

Area	Area 3 - Central
Application Number	4165/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	08/09/2023
Applicant	Matthew Kelly
Location	484A North Circular Road, Dublin 1, D01 RX59

Additional Information

Proposal: Planning permission for extensions and alterations to the existing single storey retail shop to include ground floor extensions to the front, first floor extension over existing, alterations to the existing materials, fenestration and finishes to the entire building to match existing adjacent protected buildings and all associated site works adjacent to protected terrace of dwellings in an architectural conservation area.

Area	Area 3 - Central
Application Number	4166/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/09/2023
Applicant	ARC Cancer Support Centres Limited
Location	65 Eccles Street, Dublin 7, D07 TD35

Additional Information

Proposal: PROTECTED STRUCTURE - RPS: 2464 : the development will consist of refurbishment of sash windows.

Area	Area 3 - Central
Application Number	4371/23
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	04/09/2023
Applicant	Beshoffs Restaurant Ltd
Location	Beshoffs Restaurant Ltd, 7 O'Connell Street Upper, Dublin 1

Additional Information

Proposal: Planning permission for the provision of additional dining seating with screening and ancillary works to front.

Area	Area 3 - Central
Application Number	4398/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/09/2023
Applicant	Statdeck Limited
Location	143, North Circular Road, Dublin 7, D07XRKO

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Permission for the construction of a rear and first floor extension to an existing roofless former building to be used as a mews building ancillary to main accommodation structure on site (143 North Circular Road), connection to existing foul sewer and surface water on site and all associated site works. The property is a Protected Structure with RPS Ref: 1652.

Area	Area 3 - Central
Application Number	4399/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/09/2023
Applicant	The National Leprechaun Museum of Ireland Ltd
Location	2-3, Mary's Abbey, Dublin 7, D07X6R6

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: To carry out works to the ground floor facade of 2-3 Mary's Abbey Dublin 7 D07 X6R6, a protected structure, RPS No. 8770. Work comprises the erection of 1 No. 800 mm diameter non illuminated sign, repainting of exterior at ground floor, removal of plywood board over entrance. Application of new window decals. Installation of souvenir vending machine

Area	Area 3 - Central
Application Number	4409/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2023
Applicant	Frank McAuliffe
Location	32, Infirmary Road (Corner of Infirmary Road and Montpelier Hill) Dublin 7, D07X628

Additional Information

Proposal: PERMISSION: For the demolition of an existing two storey building plus site clearance and the erection of a five storey over part basement building, containing 11 no 1 & 2-bed

apartments, communal open space at roof level, office unit on two levels, bicycle and bin storage with yard and associated siteworks.

Area	Area 3 - Central
Application Number	4424/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/09/2023
Applicant	Roger Morgan
Location	9, Buckingham Street Upper, Mountjoy, Dublin 1
Additional Information	

Proposal: PROTECTED STRUCTURE: The development will consist of: To the rear of a protected structure. Two-storey over basement building with a sloped roof to the rear of number 9 with a total floor area of 276 sqm consisting of 11 utility rooms, one for each of the ten apartments in the main building and one for the caretaker.

Area	Area 3 - Central
Application Number	5380/22
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	04/09/2023
Applicant	Jamal Nasser
Location	11, Sherrard Street Lower, Dublin 1
Additional Information	Additional Information Received

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

Area	Area 3 - Central
Application Number	5462/22
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	07/09/2023
Applicant	Millenium Theatre Company
Location	Ambassador Theatre, Parnell Street, Dublin 1, D01 R243
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The proposed development will consist of: the removal of all existing advertising signage and associated equipment facing Parnell Street on the front of the Ambassador Theatre's entrance portico; and replacement with the erection of 3 No. wall-mounted static digital display advertising signs mounted on the portico's attic storey and front entrance walls (1 No. on the portico's attic storey; and 2 No. on the portico's front entrance walls); and all associated works. The proposed static digital display advertising sign mounted on the portico's attic storey will be located within the central cavity of the attic storey (where exists a non-original 'AMBASSADOR' sign) and will be 0.75 m in height and 4.5 m in width. As an alternative option to the removal of the existing 'AMBASSADOR' sign, should the Planning Authority prefer its retention, the static digital display advertising sign mounted on the attic storey would instead be mounted

over the existing 'AMBASSADOR' sign (as) is suggested as a possible alternative option on page 188 of the Architectural Heritage Protection: Guidelines for Planning Authorities (2011)). The 2 No. proposed static digital display advertising signs on the portico's front entrance walls will be 1.41 m in height and 0.67 m in width. The total area of existing advertising signage to be removed is 31.93 sq m and the total area of proposed replacement signage to be erected is 5.27 sq m. The proposed development seeks to meet the objective of Dublin City Council to establish an acceptable protocol for the display of event information relating to the use of the building as an exhibition hall and event centre, as outlined on page 14 of Dublin City Council's Scheme of Special Planning Control: O'Connell Street & Environs (2022).

Area	Area 3 - Central
Application Number	GSDZ4149/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	07/09/2023
Applicant	Grangegorman Development Agency
Location	St Elizabeth's Court, North Circular Road, and lands to the south accessed via Grangegorman Upper & Ivy Avenue at Grangegorman, Dublin 7.

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at St. Elizabeth's Court, North Circular Road and lands to the south accessed via Grangegorman Upper and Ivy Avenue at Grangegorman, Dublin 7, all located within the Grangegorman Strategic Development Zone (SDZ). The development will consist of the demolition of a c. 1,000sqm, 1-2 storey 17-bed residential mental health facility (St. Elizabeth's Court) and the construction of a c. 12,093sqm, 1-4 storey over basement Residential Care Neighbourhood comprising: 3 no. 25-bed residential care households, 2 no. 10-bed dementia households, 1 no. 10-bed mental health residency including communal living, dining and meeting rooms, catering kitchen, laundry, day care facility, physiotherapy gym, changing rooms, stores, service and plant areas, and associated administration offices; 1 no. pharmaceutical retail outlet (c. 213sqm); Private communal gardens and terraces, public realm areas, landscaping and boundary treatments; Access via North Circular Road and Grangegorman Upper; Basement car parking with ramped access via North Circular Road; Replacement of boundary wall and reinstatement of rear gardens to nos. 226, 228 and 230 North Circular Road; and all associated site development works. The application site includes a protected structure (RPS ref. 3281) consisting of a boundary wall along a portion of the eastern boundary. No works are proposed to this protected structure.

Area	Area 3 - Central
Application Number	WEB1368/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/09/2023
Applicant	Brian & Jane O'Shaughnessy
Location	23, Valentia Road, Drumcondra, Dublin 9 D09 XYF8
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.

Area	Area 3 - Central
Application Number	WEB1575/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Ross Leahy
Location	48, Leix Road, Cabra, Dublin 7 D07 W142
Additional Information	
Proposal:	A first floor pitched roof extension to rear over existing ground floor extension.

Area	Area 3 - Central
Application Number	WEB1579/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2023
Applicant	Deirdre Shanahan
Location	126, Walsh Road, Drumcondra, Dublin 9 D09 W3X0
Additional Information	
Proposal:	Development consisting of the construction of a first floor extension at the rear of the existing dwelling, 2no. rooflights and all associated works

Area	Area 3 - Central
Application Number	WEB1580/23
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	08/09/2023
Applicant	Li Cong Zhang
Location	97, Annamoe Drive, Cabra, Dublin 7 D07 W4A7
Additional Information	
Proposal:	i) Retention permission to retain a partially constructed shed at the rear of the dwelling, which comprises a home office/ gym and store; ii) Planning Permission to rectify and complete the aforementioned shed to fully comply with the current building regulations and all associated site works.

Area 3
Appeals Notified

None

Area 3
Appeals Decided

None

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”

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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	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.



Dublin City Council

SECTION 5 EXEMPTIONS

36/23

(04/09/2023-08/09/2023)

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Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area	Area 3 - Central
Application Number	0328/23
Application Type	Section 5
Applicant	Cormac Nevin & Sarah Grace
Location	6, Cherrymount Park, Morth Circualr Road, Dublin 7.
Registration Date	07/09/2023

Additional Information

Proposal: EXPP: Proposed Development 1:

Proposed development 01 involves the construction of an extension to the rear of the dwelling. It also involves the conversion for use as part of the dwelling an area of the garage for use as. a utility room.

The total area of the development is 19.1m².

The height of the extension is 3660mm.

Proposed Development 2:

Proposed development 2 involves the construction of an extension to the rear of the dwelling.

It involves the conversion for use as part of the dwelling an area of the garage for use as a utility room.

The total area equals 15.6m².

It involves the construction of a 3.5m² shed.

The overall area of the development is 19.1m².
