

Dublin City Council

(28/08/2023-01/09/2023)

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 3   
COMMERCIAL**

**Area** Area 3 - Central  
**Application Number** 3237/23  
**Application Type** Permission  
**Applicant** The Board of Management, St. Paul's CBS Secondary School  
**Location** St. Paul's CBS Secondary School, Brunswick Street  
 North, Dublin 7  
**Registration Date** 28/08/2023  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: PERMISSION: For 3-storey extension to east as follows: a) ground level-alterations to vehicular access, revised parking layout and new stairs, lift and storage area; b) first floor-safebase classroom, multisensory room, office and activity room and associated facilities; c) second floor/roof area-secured external play areas (hard and soft) and sensory garden. Works include bicycle racks and all associated site works and services.

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**Area** Area 3 - Central  
**Application Number** 3479/23  
**Application Type** Permission  
**Applicant** Mr. Baljit Singh  
**Location** 102 Talbot Street, Dublin 1  
**Registration Date** 01/09/2023  
**Additional Information** Additional Information Received  
**Proposal**: Permission is sought for the change of use of an existing retail unit at ground floor and basement level to fast food restaurant use including internal alteration and associated signage.

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**Area** Area 3 - Central  
**Application Number** 4022/23  
**Application Type** Permission  
**Applicant** Sandro Estates Limited  
**Location** Lands to the rear on Nos. 6 and 8 North Circular Road,  
 Dublin 7  
**Registration Date** 28/08/2023  
**Additional Information** Additional Information Received  
**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** 4375/23  
**Application Type** Retention Permission  
**Applicant** Liffeyfield Ltd  
**Location** The Bonnington Hotel, Swords Road, Dublin 9  
**Registration Date** 28/08/2023  
**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) internally LED illuminated replacement sign on and over entrance canopy to hotel on west elevation.

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**Area** Area 3 - Central  
**Application Number** 4382/23  
**Application Type** Permission  
**Applicant** JMA Ventures Limited  
**Location** 101, North Circular Road, Dublin 7 ( a protected  
 structure Ref. 1617)  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION:The proposed development will consist of the following: Internal alterations at each floor level to reconfigure the existing 9 no. flats. The proposed works include: (i) removal of non-original partition walls, kitchenettes and bathrooms. (ii) Removal of all non-original boxing out and services throughout. (iii) Formation of simplified kitchenettes and bathrooms. (iv) Installation of new fire-rated internal doors in original style off circulation spaces; installation of modern flush doors within apartments. (v) Upgrading fire and acoustic performance of existing suspended timber floors. (vi) Provision of a 1m2 automatic air opening vent of area to the roof over the existing stairs to comply with fire regulations. (vii) Replacement throughout of non- original windows with timber sash incorporating trickle vents. (viii) Replacement of the non- original front door with an historically appropriate panelled hardwood door with bronze finish ironmongery. (ix) Demolition of the solid masonry balustrade to the front entrance steps and replacement of same with cast iron handrail to match the adjoining original. (x) Removal of non-original facades vents and making good of walls. (xi) Replacement of non-original lower ground floor external doors with a new hardwood picture framed ones. (xii) Repair of the broken stone string course on the rear façade. (xiii) Making good to damaged window ope to rear return façade at first floor. (xiv) Provision of a flat roofed single storey extension to the rear return providing a kitchenette and utility rooms. (xv) Relocation of existing stone steps to rear garden. (xvi) Removal of concrete paving to front yard and replacement of same with a lawn; removal of broken clay paving to rear yard and replacement of same with stone paving. (xvii) Installation of upgraded services including electrics, plumbing, fire and burglar alarms, intercoms, CCTV and data/phone points. (xvii) Repair and restoration of original features including window surrounds, painted timber shutter boxes, skirting and plasterwork. (xviii) Drainage and all associated site development and ancillary works necessary to facilitate development.

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**Area** Area 3 - Central  
**Application Number** 4383/23  
**Application Type** Permission  
**Applicant** Building Futures Limited  
**Location** 82, Capel Street, Dublin 1  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission for restoration of shop at ground floor and dwelling from basement to third floor.

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**Area** Area 3 - Central  
**Application Number** 4398/23  
**Application Type** Permission  
**Applicant** Statdeck Limited  
**Location** 143, North Circular Road, Dublin 7, D07XRKO  
**Registration Date** 31/08/2023  
**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.

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**Area** Area 3 - Central  
**Application Number** 4399/23  
**Application Type** Permission  
**Applicant** The National Leprechaun Museum of Ireland Ltd  
**Location** 2-3, Mary's Abbey, Dublin 7, D07X6R6  
**Registration Date** 31/08/2023  
**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

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**Area** Area 3 - Central  
**Application Number** 4405/23  
**Application Type** Permission  
**Applicant** The Law Society of Ireland  
**Location** The Law Society of Ireland, Blackhall Place, Dublin 7,  
 D07 VY24  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION:The development will consist of:-a) the repair, refurbishment and alteration of existing forecourt railings, granite plinth and iron piers within the curtilage of Blackhall Place (a protected structure RPS ref. no 765). b) fitting of new iron railings on top of the existing granite plinth in a detail and technique matching the existing railings. c) remodelling of the existing corner iron piers with new lamp posts.

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**Area** Area 3 - Central  
**Application Number** DSDZ4406/23  
**Application Type** Permission  
**Applicant** KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 11  
**Location** 'Coopers Cross', City Block 3 and Northbank House,  
 Sheriff St Upr, New Wapping St and Mayor St  
 Upper,North Lotts, Dublin 1. The site is otherwise  
 generally bounded by Nos. 7 - 10 Mayor St Upr to the  
 south, Nos. 1- 14 New Wapping St to the west  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: PERMISSION:The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (i.e. the 'parent permission' - as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20, DSDZ2132/21, DSDZ5455/22, DSDZ3503/23 & DSDZ4085/23) comprising: 1no. sign over basement car park entrance on New Wapping Street; 1no. totem sign located at the junction of Sheriff Street Upper and Alexandra Terrace, 1 no. totem sign on the eastern edge of Sean O'Casey Park; And all associated and ancillary development works. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20, DSDZ2132/21, DSDZ5455/22, DSDZ3503/23 & DSDZ4085/23). 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** Area 3 - Central  
**Application Number** DSDZ4408/23  
**Application Type** Permission  
**Applicant** Waterside Block 9 Developments Limited  
**Location** City Block No. 9 (1.96ha), North Wall Quay and Mayor  
 Street Upper, Dublin 1.  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: PERMISSION: Site of 0.4834ha to amend Block No. 2 of a previously permitted scheme (Reg. Ref. DSDZ5296/22, which itself amends Reg. Ref. DSDZ2103/21, Reg. Ref. DSDZ3409/19 and Reg. Ref DSDZ3780/17). Permission Reg. Ref. DSDZ5296/22 permits the construction of 3 No. commercial office buildings totalling 67,903 sq m (including retail services (152 sq m) and gallery exhibition (188 sq m)), identified as Block Nos. 1-3, ranging in height from 5-storeys to 9-storeys, and is valid until 21 June 2028. (Permission (Reg. Ref. DSDZ5296/22) was on a larger site of 1.0432 hectares. (The difference in site area of 0.5598ha is due to the permitted decoupling of Block No. 2 from Block Nos. 1 and 3.)) This application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block No. 9 (1.96ha), North Wall Quay and Mayor Street Upper, Dublin 1. bounded by North Wall Quay to the south, the residual City Block No. 9 lands of 1.4766ha to the north and east, and Castleforbes Road to the west as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. (Permitted Block No. 1 and Block No. 3 are not affected.) The Permitted Block No. 2 has a Gross Floor Area (GFA) of 42,632 sq m (comprising: 30,470 sq m above ground; 3,659 sq m at lower ground floor, and 8,503 sq m at basement levels). The Gross Floor Area of the proposed Amendment Scheme increases by 118 sq m to 42,750 sq m from that granted by Permission Reg. Ref. DSDZ5296/22, following: a decrease of 3 sq m at ground and above; an increase of 118 sq m at lower ground floor level; and an increase of 3 sq m at basement levels. The Amendment Scheme will consist of the following: 1. Relocation and resizing of the Gallery / Exhibition entrance door along the southern façade (for fire compliance purposes); 2. Relocation of structural columns from the interior to the exterior of the structure along the southern and eastern facades to be clad in anodic bronze aluminium to match fins on remainder of the facades; 3. Structural columns amended from internal vertical to internal inclined on the western façade at Level 01 and at the south west of Block No. 2 at Level 02; 4. Provision of glass balustrades edge protection to the perimeter of the Ground Floor Level roof lights on the eastern elevation; 5. Alterations to the northern façade comprising the reconfiguration of the ESB Substation façade as per ESB compliance requirements: 6. Increase in height in Level 07 atrium rooflight on the southern elevation by 320mm at the highest point and 500mm at the lowest point; 7. Relocation of six car parking spaces from Basement Level 03 to Basement Level 02 (Condition No. 16(b) of Permission Reg. Ref. DSDZ5296/22 required the removal of 2 No. car parking spaces from the permitted 3-Block Scheme (Reg. Ref. DSDZ5296/22), separately a Compliance Submission to DCC illustrates that that amendment occurs in Block No. 3 external to this Application); 8. Relocation of 12 No. motorbike parking spaces from Basement Level 02 to Basement Level 03; 9. Part of the internal higher level of permitted Ground Floor Level and all associated landscape and access levels lowered by 450mm from 4.55m OD to 4.1m OD; Office storage room added with internal ramp access (included as part of the NIA); 10. Alterations to the Ground Floor Level façade along the northern, eastern and southern elevations to reflect the levels change of 450mm from 4.55m OD to 4.1m OD; 11. 2 No. single doors at Lower Ground Floor Level added from office storage room to access corridor for maintenance and for fire escape compliance; 12. Relocation of the secondary entrance door at Ground Floor Level along the northern façade to facilitate the change in ground levels; 13. Material update to Lift Core Overruns at low level only behind the Plant Screens at Roof Level 09; 14. Relocation of internal vertical columns along GL A9, from Level 01 to Level 05, to align with internal Ground Floor Level column; and 15. Increase in atrium rooflight size by 1.5m wide to house internal gantry for access and maintenance purposes to the rooflight at Level 07. (Items 1-7 are also the subject of another Amendment Application (Reg. Ref DSDZ4208/23) submitted to DCC on Monday, 24 July 2023.) (For information purposes, in compliance with Condition No 16(c) of Permission Reg. Ref. DSDZ5296/22 (relating to the three blocks), some 41 No. bicycle parking spaces have been added to the 372 No. previously proposed in Block No. 2- now for a new total of 413 No. bicycle parking spaces.

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**Area 3   
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 4387/23  
**Application Type** Permission  
**Applicant** Ray & Paula Neary  
**Location** 260, Griffith Avenue, Drumcondra, Dublin 9, D09H7X6  
**Registration Date** 29/08/2023  
**Additional Information**   
**Proposal**: PERMISSION: For provision of a new single storey, detached, garden room structure with rooflight to rear garden of existing semi-detached dwelling.

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**Area** Area 3 - Central  
**Application Number** 4388/23  
**Application Type** Permission  
**Applicant** Denise and Robert Robinson  
**Location** 28, Carnlough Road, Cabra West, Dublin, D07Y466  
**Registration Date** 29/08/2023  
**Additional Information**   
**Proposal**: PERMISSION:The development will consist of 1) the demolition of a 1-storey porch at the front and the demolition of 1-storey shed to the side; 2) the construction of a 1-storey porch to the front with a flat roof, the construction of a 1-storey extension to the side with a flat roof and a glazed rooflight, the construction of 1-storey bay window to the rear with a pitched roof and 3) all associated drainage and site works.

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**Area** Area 3 - Central  
**Application Number** 4390/23  
**Application Type** Permission  
**Applicant** Wayne & Natalie Russell  
**Location** 110 Old Cabra Road, Cabra West, Dublin 7, D07R8W7  
**Registration Date** 30/08/2023  
**Additional Information**   
**Proposal**: Permission for proposed change to as granted planning application ref. 3717/22. Proposed changes to include first floor rear extension. Extension of attic over proposed first floor rear extension. Attic with flat roof at apex level & window on east facing gable at attic level.

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**Area** Area 3 - Central  
**Application Number** WEB1722/23  
**Application Type** Permission  
**Applicant** Michael McGowan  
**Location** 217, Clonliffe Road, Drumcondra, Dublin 3  
**Registration Date** 29/08/2023  
**Additional Information**   
**Proposal**: The development will consist of the construction of a first-floor extension to the rear of the property and the construction of two first-floor windows to the side of the existing return and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1736/23  
**Application Type** Permission  
**Applicant** Nigel & Sandra Tynan  
**Location** 25, Bayview Avenue, North Strand, Dublin 3 D03 CA25  
**Registration Date** 01/09/2023  
**Additional Information**   
**Proposal**: Works to include; demolition of existing single-storey extension to rear of existing dwelling and construction of replacement single-storey extension comprising open-plan kitchen / dining area and adjacent WC. All along with associated landscaping and site works.

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**Area 3   
Decisions**

**Area** Area 3 - Central  
**Application Number** 0284/23  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 28/08/2023  
**Applicant** KL Plastering Ltd  
**Location** Lands adjacent to 25A Rathdown Road, Phibsborough,  
 Dublin 7  
**Additional Information**   
**Proposal**: SHEC: The development consists of the retention of 2 no. 3 bedroom town houses adjoining existing terrace, 2 no. bicycle spaces and bin stores to rear and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** 3580/23  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 29/08/2023  
**Applicant** Molesworth Hospitality Limited  
**Location** Hotel 7, (No. 7 Gardiner Row)and Barry's Hotel (No's 1  
 & 2 Denmark Street Great, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: PERMISSION: 1. The development will consist of the following: (i) Demolition of existing Nightclub/ Ballroom occupying the ground floor / basement to the rear of No's 1 & 2 Gt. Denmark St; (ii) construction of a new bedroom wing of 5 levels over ground floor (6 levels) to rear of No's 1 & 2 Gt. Denmark St, facing Frederic Ct. containing 28 guestrooms with service areas at ground; (iii) construction of a new link building between the new bedroom wing and the back of No. 2 Gt. Denmark St and containing 9 guestrooms with service areas at ground; (iv) construction of a single storey atrium / restaurant between (ii) & (iii) and the back of No's 1 & 2 Gt. Denmark St; (v) construction of an additional set back 5th floor to the existing back block of No. 7 Gardiner Row facing on to Frederick Ct and containing 4 guestrooms; (vi) construction of an additional floor to the return / link building of No. 7 Gardiner Row and containing 4 guestrooms at 4th and 1 guestroom at 5th; (vii) alterations to the ground floor and basement of both No's. 1 & 2 Gt. Denmark St including the creation of 11 guestrooms, reinstatement of original windows to rear elevation and removal of modern false ceilings and floors; (viii) works to link No. 7 Gardiner Row to No. 1 Gt. Denmark St. at all levels with consequent loss of 3 guestrooms; (ix) replacement of all windows at front and back in No's 1 & 2 Gt. Denmark St. with traditional timber sash windows, including the removal of outshot bathroom in No. I and modern stores within No. 2 stair core allowing the reinstatement of original arched windows; (x) all associated site works. These are Protected Structures.

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**Area** Area 3 - Central  
**Application Number** 3868/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Riverwalk Estates Limited  
**Location** Land to the rear of 12 North Circular Road and  
 fronting Jerome Connor Place, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: the proposed development comprises the following   
(i) demolition of existing two-storey derelict shed;(ii) construction of 2-storey mews apartment building, with mezzanine level, comprising 2 no. apartments. Unit 1 is a two bed unit located at ground floor with living/kitchen/dining room, bathroom and storage and is provided with private open space to the rear in the form of a private garden. Unit 2 is a two-bed unit located at the first and mezzanine floor levels with living/kitchen/dining room, bathroom, study and storage with private open space provide at first-floor level to the front (south eastern elevation) in the form of a balcony and to the rear (north-western elevation) in the form of a private terrace;(iii) provision of a communal open space at ground floor level to the rear of the development;(iv) bin store and 4 no. bicycle storage parking spaces will be provided to the front of the development;(v) all associated site works, including boundary treatments, landscaping, infrastructure and drainage necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 4075/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/08/2023  
**Applicant** FOR MUCH NEEDED HOUSING LIMITED  
**Location** 8-16, Annamoe Road, East Cabra, Dublin 7  
**Additional Information**   
**Proposal**: PERMISSION:The proposed development will comprise of a 3-storey Boutique Hotel on a 0.124-hectare site. It shall consist of 38 No. bedrooms with car parking and communal open space at ground floor level to the rear and at roof terrace. All with associated bike storage, bin storage, general storage, and other necessary site work.

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**Area** Area 3 - Central  
**Application Number** 4079/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/08/2023  
**Applicant** Brian Spencer  
**Location** 38, Villa Park Road, Navan Road, Dublin 7, D07 F9W2  
**Additional Information**   
**Proposal**: Planning permission for 1. Alterations to existing hip roof to create extended gable to side to accommodate attic stairs & allow conversion of attic into non habitable storage space with dormer to rear roof 2.Demolition of 2 no. existing single storey extensions to rear. 3. Proposed 2 storey extension to front, side and rear of existing with additional single storey porch & bay extension to front, 4. Single storey extension to rear. 5.Proposal to convert WC area to side back to original garage, all with associated ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4096/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/08/2023  
**Applicant** Forum Building Commons Street Limited  
**Location** The Forum, 1 Commons Street, Dublin 1, D01 Y048  
**Additional Information**   
**Proposal**: Planning permission for development on a site at No. 1 Commons Street, Dublin 1, D01 Y048 (which is a 2 no. storey office at the fourth and fifth floor levels, accessible via a ground floor reception area at Commons Street, with office floors located above the 4 no. storey commercial car park - IFSC Carpark, Commons Street, Dublin 1, D01 DA34). The site is bounded to the north by the Exchange, Georges Dock, an office block; to the east by Commons Street; to the south by the Hilton Garden Inn Hotel, Custom House Quay; and to the west by Exchange Place. The development will consist of alterations to the front (east), rear (west) elevations in respect of the reception and office frontages from ground to roof levels (with no change to the floor area of the existing office floor plate). The development will consist of demolition of existing cladding and provision of new glazing and metal clad vertical columns and horizontal beams with integrated backlit business identification signage at reception facade at ground floor level to third floor level on Commons Street; removal of existing cladding and provision of new glazing and metal clad vertical columns and horizontal beams at fourth and fifth floor levels on Commons Street and Exchange Place; changes to the materials and finishes of the fourth floor level and fifth floor level balconies on Commons Street and Exchange Place; replacement of existing atrium rooflights with glazed atrium rooflights and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** 4097/23  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 30/08/2023  
**Applicant** Krishan Hundal  
**Location** 33 Clonmore Road, Ballybough, Dublin 3  
**Additional Information**   
**Proposal**: The development will consist of a single storey rear extension and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 4098/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2023  
**Applicant** Cormac Nevin and Sarah Grace  
**Location** 6 Cherrymount Park, North Circular Road, Dublin 7, D07  
 HT72  
**Additional Information**   
**Proposal**: The development will consist of (a) the demolition of an existing shed structure abutting the boundary wall in the rear garden of the property;(b) all other associated site works and services.

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**Area** Area 3 - Central  
**Application Number** 4101/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/08/2023  
**Applicant** Mr. Wayne Sheridan  
**Location** 2A Jones Road, Dublin 3 & 173 Clonliffe Road, Dublin 3  
**Additional Information**   
**Proposal**: Planning permission for a change of use at a site on the corner of No. 2A Jones Road, Dublin 3 and No. 173 Clonliffe Road, Dublin 3. Change of use proposed is from the current residential unit at No. 173 Clonliffe Road, Dublin 3 with an ancillary granny flat at 2A Jones Road, Dublin 3 to retention of the residential unit at No. 173 Clonliffe Road, Dublin 3 and a change of use from ancillary granny flat at 2A Jones Road to an independent residential unit, thus creating two independent residential units on the site.

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**Area** Area 3 - Central  
**Application Number** 4102/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/08/2023  
**Applicant** James and Mary Cooney  
**Location** 2 Glendalough Road, Botanic Avenue, Dublin 9, D09 WZR8  
**Additional Information**   
**Proposal**: Permission to carry out the following works. To construct an attic dormer roof, remove existing back chimney (top section only), to provide for an attic studio, to extend to the rear of the house, at first floor level, to allow for enlarged bedrooms. To extend to the rear, at ground floor level, to provide for an enlarged kitchen area, utility room and WC Area. Include for rebuilding existing laneway sidewall, with windows, with relocated side lane access door. To rebuild rear garden garage, with slope roof. Include also for various other alterations and works.

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**Area** Area 3 - Central  
**Application Number** 4109/23  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/08/2023  
**Applicant** Vantage Towers Limited  
**Location** The Holiday Inn Express at 28-32 O'Connell Street  
 Upper and Cathal Brugha Street / Findlater Place,  
 Dublin 1, D01 T2X2  
**Additional Information**   
**Proposal**: Permission to erect 6 no. telecommunications antennas enclosed within 3 no antenna shrouds together with all associated equipment upon the building rooftop.

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**Area** Area 3 - Central  
**Application Number** 4114/23  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2023  
**Applicant** 4 Kings Amusement Ltd.  
**Location** 55/56 Talbot Street, Dublin 1  
**Additional Information**   
**Proposal**: RETENTION PERMISSION : the development will consist of retention of(a) the provision of an ATM on the front fascia of 56 Talbot Street;(b) change of use from retail to cafe including the provision of street furniture (tables and chairs and associated screening for an outdoor seating area) at 55 Talbot Street;(c) the provision of an awning over the front entrance of the ground floor commercial units and all associated site works at 55 & 56 Talbot Street, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 4117/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2023  
**Applicant** Dublin Bus  
**Location** Dublin Bus Phibsborough Garage, Prebend Street,  
 Constitution Hill, Dublin 7, D07RC67  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION:For a development at Dublin Bus Phibsborough Garage, Prebend Street Constitution Hill, Dublin 7, D07 RC67(a Protected Structure RPS 2029). The development will consist of the construction of two steel structured Electrical Equipment Rooms, referred to as "E-houses". The first E-house is to be located to front of the site and will be of c. 45m² beside a recently approved ESB Substation (Planning Reference N°3435/22). The second Ehouse will be to the rear of the site and will be of c. 56m², making a total proposed area of 101m², and all necessary ancillary site development works.

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**Area** Area 3 - Central  
**Application Number** 4349/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/08/2023  
**Applicant** ALG Homes Ltd.  
**Location** 7, Stable Lane, Phisboro, Dublin 7  
**Additional Information**   
**Proposal**: PERMISSION:To demolish existing two storey derelict house with garage, and to build New three storey house with garage, Comprising, Garage, storage, Hall, W.C. Kitchen, and Dining Room. First Floor and Second Floor Comprising 2 No. Bedrooms, with En-Suite, Landing and Storage, and Sitting Room. (4 No. Bedrooms in total)

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**Area** Area 3 - Central  
**Application Number** DSDZ4085/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/08/2023  
**Applicant** KW PRS ICAV acting for and on behalf of its sub-fund KW PRS FUND 11  
**Location** 'Coopers Cross' City Block 3 and Northbank House,  
 Sheriff Street Upper, New Wapping Street and Mayor  
 Street Upper, North Lotts, Dublin 1. The site is  
 otherwise generally bounded by Nos.7-10 Mayor Street  
 Upper, to the south, Nos. 1-14 New Wapping Street t  
**Additional Information**   
**Proposal**: PERMISSION:KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 11 Intends to apply for Permission at this site (c. 1.66 Ha) at 'Coopers Cross', City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1. The site is otherwise generally bounded by Nos. 7 - 10 Mayor Street Upper to the south, Nos. 1 - 14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (i.e. the 'parent permission' - as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20, DSDZ2132/21, DSDZ5455/22 & DSDZ3503/23) comprising the change of use of unused retail/ commercial floor area (c. 345.6 sq. m) in Northbank House to provide new resident amenity space with associated localised elevational changes on the northern ground floor elevation and all associated and ancillary development works. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20, DSDZ2132/21, DSDZ5455/22 & DSDZ3503/23). 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** Area 3 - Central  
**Application Number** WEB1559/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/08/2023  
**Applicant** Hootanannay Limited  
**Location** 84, Queen Street, Smithfield, Dublin 7 D07 C5P0  
**Additional Information**   
**Proposal**: Permission is sought for a Change of the Retail Use to Amusement/Leisure Complex Use of the ground floor of 84 Queen Street Dublin 7 D07 C5PO for Hootananny Limited. Permission is also sought to change the fascia signage over the existing shop front and erect an overhanging illuminated advertisement sign, 450mm high by 450mm deep, on the existing fascia.

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**Area** Area 3 - Central  
**Application Number** WEB1562/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/08/2023  
**Applicant** Sinead Finn & Gavin O'Gorman  
**Location** 51, Cabra Drive, Cabra, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of; 1. demolition of single storey extension to the rear of the dwelling which abuts No.50 Cabra Drive's rear extension. 2. demolition of garage roof which abuts No.50 Cabra Drive. 3. demolition of the boiler house which abuts a similar structure on No. 52 Cabra Drive.

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**Area** Area 3 - Central  
**Application Number** WEB1568/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/08/2023  
**Applicant** Nathalie Pham  
**Location** 45, Saint Attracta Road, Cabra East, Dublin 7 D07 X6K5  
**Additional Information**   
**Proposal**: The development will consist of : Demolition of existing single storey lean-to structure to side of existing house, and Construction of a part two storey, part single storey extension to side and rear of existing house; construction of new single storey workshop to rear of site; and construction of new front wall with associated gates to provide vehicular access onto St. Attracta Road.

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**Area** Area 3 - Central  
**Application Number** WEB1617/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/08/2023  
**Applicant** Helen Blackmore  
**Location** 2, Newgrange Road, Cabra, Dublin 7 D07 DNH1  
**Additional Information**   
**Proposal**: The development will consist of demolition of existing side and rear single storey extension and construction of new single-storey flat roof extension to front, rear and side, including new front porch and rooflight, alterations to existing façade and partial demolition and reconstruction of existing side boundary wall.

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**Area** Area 3 - Central  
**Application Number** WEB1691/23  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2023  
**Applicant** Robert Buckley  
**Location** 3, Saint Brigid's Road Upper, Drumcondra, Dublin 9 D09  
 V8P6  
**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 3   
Appeals Notified**

**None**

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**Area 3   
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 2395/21  
**Appeal Decision** AMEND CONDITIONS  
**Appeal Decision Date** 31/08/2023  
**Applicant** Abbey Lane Hotel Trading Ltd  
**Location** The Abbey Hotel, 52 Middle Abbey Street , North City,  
 Dublin 1 D01 W9H6  
**Additional Information** Additional Information Received  
**Proposal**: Permission for an extension to The Abbey Hotel consisting of additional floors to existing hotel, to increase accommodation from 21 bedrooms to 45 bedrooms, comprising the following development:A) Demolition of localised internal walls & floor structure at Ground, First, Second, & Third Floor levels and demolition of pitched roof to rear at Second Floor Level and to flat roof at front at Fourth Floor Level.B) Proposed infill floor extension at first Floor Level to rearC) Proposed floor extensions at Second, Third & Fourth Floors to rearD) Proposed new Fifth & Sixth floor extensions E) Revisions & alterations to upper floor facade to Abbey Street Elevation and proposed new shopfront/entrance & facade to North Lotts elevation with alterations to all elevations, with localised internal floor layout modifications at all levels. F) Provision of lightwells and rooflights at First Floor and at Sixth Floor LevelG) Proposed surface water attenuation at basement level and all associated site and development works.

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**Area** Area 3 - Central  
**Application Number** 3179/21  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** @30/08/2023  
**Applicant** Damian Kidd  
**Location** 8, Martin Savage Park, Dublin 15  
**Additional Information** Additional Information Received  
**Proposal**: Permission for development consisting of construction of a new, detached two storey, 3 bedroomed house to side garden of existing dwelling, including retaining existing vehicular entrance, raising of part of side boundary wall to 1.8m and all associated site works, and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden; a new 16m2 single storey rear extension, internal alterations and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1657/22  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @28/08/2023  
**Applicant** John and Brenda Carney  
**Location** 51, Dunard Drive, Cabra West Dublin 7 D07 A8P7  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for a) the demolition of existing single storey side extension, b) the construction of 1 No. 2 storey mid terrace dwelling house and 1 No. 2 storey end of terrace dwelling house complete with front & rear gardens, c) modification to existing vehicular entrance and driveway from Dunard Drive to provide off street parking for the existing and proposed dwellings and d) all associated site works, at the site.

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**Area** Area 3 - Central  
**Application Number** 2979/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 24/08/2023  
**Applicant** Concept Fusion Ltd.

**Location** Swimming Pool lands, part of St. Vincent's CBS, Finglas

Road, Glasnevin, Dublin 11, D11 PD28

**Additional Information**

**Proposal**: The development will consist of the demolition of existing St. Vincent’s Swimming Pool (derelict single storey detached building c. 757 sqm) and the construction of 6 no. dwellings, comprising 1 no. 2 storey 5 bedroom dwelling, 2 no. 2 storey 4 bedroom dwellings and 1 no. 2.5 storey 5 bedroom dwelling in a single terraced block on sites 3 – 6 inclusive and 2 no. houses in a two storey semi-detached block comprising a 4 bedroom house on site 1 and a 3 bedroom house on site 2, including all associated on and off-site development works, car parking, boundary treatment works, soft and hard landscaping on the site of c. 0.24 ha, and removal of existing c. 2m high boundary wall to create direct vehicular and pedestrian access by the extension of the existing Towerview Cottages cul de sac. The development will also include the provision of a temporary construction access road (c. 90m long) through the adjoining St. Vincent school lands with vehicular access onto the Finglas Road and the temporary removal (and future reinstatement) of existing single storey storage building c. 57m sq. required to facilitate the temporary access. A Natura Impact Statement has been prepared and is included with the application.

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

**Area** Area 3 - Central  
**Application Number** 3130/22

**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 23/08/2023  
**Applicant** Bernard Farrell

**Location** Clonliffe House, 43/44 Ballybough Road, Dublin 3

**Additional Information**

**Proposal**: RETENTION: a) the erection of a permanent roof structure (186.9sqm) to rear (southeast) outdoor licensed area; b) toilets (12.5sqm) and external plant room/structures (63.3sqm) to the rear (south-east) outdoor yard, all at ground level; and c) timber-clad plant rooms and stairs (south-east) at first floor (49.2sqm).

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

**Area** Area 3 - Central  
**Application Number** 3905/21

**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 22/08/2023  
**Applicant** Rachel Keane

**Location** 18A Fitzgibbon Street, Dublin 1

**Additional Information**

**Proposal**: Permission for the development of a part two, part three-storey mews house at 18A Fitzgibbon Street, Dublin 1, within the Mountjoy Square Architectural Conservation Area. The development will consist of the demolition of the existing single storey shop structure and the construction of part two, part three-storey mews house. It includes entrance, storage, ground floor WC, a home office, and a bedroom at ground floor; Open plan kitchen-dining and living area at first floor, a bedroom, bathroom at second floor, all measuring 120 m2. It includes an accessible roof terrace measuring 18 m2 at roof level, incorporating renewable technology, as well as a front garden measuring 13m2. It will include all associated ancillary works and services.

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

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

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
35/23

(28/08/2023-01/09/2023)

WEEKLY PLANNING LISTS

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

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**Area** Area 3 - Central  
**Application Number** 0323/23  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Statdeck Limited  
**Location** Rear of 143, North Circular Road, Dublin 7  
**Registration Date** 31/08/2023  
**Additional Information**   
**Proposal**: SHEC: ermission 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.

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Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
35/23

(28/08/2023-01/09/2023)

WEEKLY PLANNING LISTS

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

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(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.

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**Area** Area 3 - Central  
**Application Number** 0316/23  
**Application Type** Section 5  
**Applicant** D1 Collection Limited  
**Location** 58-59, Middle Abbey Street, Dublin 1  
**Registration Date** 28/08/2023  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: 1. Timber railings and seating in front of 58 Middle Abbey Street. Black timber cladding, seating and green fake grass will be fully removed. Area will be washed with railings painted, to return to previous layout with improved appearance. 2. Timber sash windows replaced wih PVC in 58 Middle Abbey Street. It is proposed to fully remove the double-glazed PVC windows fitted in approx. 2018 and replace with timber sash to restore to previous state. 3. Timber sash windows replaced wih PVC in 59 Middle Abbey Street. It is proposed to fully remove the double-glazed PVC windows fitted in approx. 2018 and replace with timber sash to restore to previous state.

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