



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.

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PLANNING INFORMATION SESSIONS

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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 5 COMMERCIAL

Area	Area 5 - North Central
Application Number	4414/23
Application Type	Permission
Applicant	Hermitage Estates Ltd.
Location	291A , Richmond Road, Fairview, Dublin 3
Registration Date	04/09/2023

Additional Information

Proposal: PERMISSION: The development will consist of the demolition of existing derelict sheds. The construction of a three storey flat roofed apartment block, consisting of a total of 8 no. apartments. 4 no. one-bedroom apartments at ground floor level, and 4 no. two-bedroom duplex apartments over first and second floor level, with private roof terraces at second floor level. Associated ancillary site landscaping works, including the provision of a bike store with parking for 16 no. bicycles. Pedestrian access to the site is via a laneway from the junction of Richmond Rd, Fairview Strand, & Ballybough Rd.

Area	Area 5 - North Central
Application Number	4438/23
Application Type	Permission
Applicant	Enterprise Rent a Car
Location	Lands at Greencastle Parade, Malahide Road Industrial Park, Dublin 17
Registration Date	07/09/2023

Additional Information

Proposal: PERMISSION: The development will consist of the erection of a modular office building to be used as a car rental hub along with the construction of an adjoining canopy to be used as a car wash/valeting bay. Site works to consist of a new entranceway off the main road, car parking, Ev charging spaces, landscaping, bicycle rack, lighting, signage, Boundary Treatments, connection to public mains, and all ancillary works.

Area	Area 5 - North Central
Application Number	WEB1745/23
Application Type	Permission
Applicant	Ierne Social & Sports Club
Location	Ierne Social & Sports Club, Grace Park Road, Drumcondra, Dublin 9
Registration Date	05/09/2023

Additional Information

Proposal: The development will consist of the replacement of existing tennis court with a new 3G artificial turf football pitch measuring 50m by 30m with associated perimeter fencing 2.6m high and ball stop fencing system up to 6m high. The pitch will be provided with flood lighting comprising 6no. columns measuring 11m high with LED light luminaries. Other works will incorporate internal pedestrian pathway with fencing between the existing clubhouse and proposed football pitch.

Area	Area 5 - North Central
Application Number	WEB1751/23

Application Type	Permission
Applicant	Mike & Deirdre Hopkins
Location	46, Saint Margaret's Avenue, Dublin 5 D05 ET65
Registration Date	06/09/2023
Additional Information	

Proposal: Planning permission is sought by Mike & Deirdre Hopkins for demolition of existing single storey garage to rear & partial demolition of existing 2 storey side / rear extension & construction of a new single storey extension to rear of existing dwelling, plus new garden room to rear & a new dwelling part two storey part single storey attached to the side of existing dwelling to include a widened vehicular access to front & all site & ancillary works.

Area 5 DOMESTIC

Area	Area 5 - North Central
Application Number	3905/23
Application Type	Permission
Applicant	Gary & Brigitte Disley
Location	21 Castle Grove, Clontarf, Dublin 3, D03YC80
Registration Date	04/09/2023
Additional Information	Additional Information Received

Proposal: The development will consist of :

- (i) demolition of existing side first floor extension and chimney;
 - (ii) demolition of existing rear extensions and outbuildings;
 - (iii) construction of flat roof ground floor extension with covered terrace to the rear and pitched roof first floor extensions to the side and rear of existing dwelling;
 - (iv) construction of a dormer window to the rear at attic floor level;
 - (v) widening of the existing vehicular entrance off Castle Grove to 3.5m;
 - (vi) new fenestration and rooflights;
 - (vii) alterations to all elevations, associated landscaping, boundary treatment and all ancillary and ground works necessary to facilitate development.
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Area	Area 5 - North Central
Application Number	4422/23
Application Type	Permission
Applicant	Jefin Thomas
Location	72, Shantalla Drive, Beaumont, Dublin 9
Registration Date	05/09/2023
Additional Information	

Proposal: Planning permission to create a new vehicular access to facilitate off street parking and EV charging for one car.

Area	Area 5 - North Central
Application Number	4428/23
Application Type	Permission
Applicant	Erika Nelson
Location	31 Brookwood Road, Clontarf West, Dublin 5, D05V6Y9
Registration Date	06/09/2023

Additional Information

Proposal: PERMISSION: To build a garden shed to the rear of the property and all associated site works as required.

Area Area 5 - North Central
Application Number 4446/23
Application Type Permission
Applicant Laura Coward
Location 59, Shantalla Drive, Beaumont, Dublin 9
Registration Date 08/09/2023

Additional Information

Proposal: PERMISSION & RETENTION: Planning permission for new extended vehicle access to front boundary which includes removal of existing pillar to accommodate front vehicle access, reinstate side boundary wall with new pillar and retention for tarmac driveway to front all with ancillary works.

Area Area 5 - North Central
Application Number WEB1740/23
Application Type Retention Permission
Applicant Gavin Kelly
Location 23 & 23A, Shanowen Avenue, Santry, Dublin 9 D09 P6H3
Registration Date 04/09/2023

Additional Information

Proposal: RETENTION: The development consists of:

1. A 2m high timber fence severing the existing garage from 23 Shanowen Avenue to serve 23A Shanowen Avenue,
 2. The change of use of part of the existing single-storey garage at 23 Shanowen Avenue as ancillary family accommodation of 28 sqm to the existing house at 23A Shanowen Avenue and
 3. A pedestrian gate constructed at the northern boundary wall to Shanowen Road.
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Area Area 5 - North Central
Application Number WEB1744/23
Application Type Permission
Applicant Eamon Kellegher
Location 11, Mount Prospect Avenue, Dublin 3 D03 HE65
Registration Date 04/09/2023

Additional Information

Proposal: Garage conversion for extended living. Single-storey extension to the front and side. Two-story extension to the side front.

Area Area 5 - North Central
Application Number WEB1753/23
Application Type Permission
Applicant Donal Doyle
Location 22, Park Lawn, Dublin 3 D03 A262
Registration Date 06/09/2023

Additional Information

Proposal: Conversion of his attic to storage including a dormer window to the rear and a window to the side gable wall all at roof level.

Area 5

Large Scale Residential Development

Stage 3

Associated documents available to view on website

Area	Area 5 - North Central
Application Number	LRD6047/23-S3
Application Type	Large Residential Development - 3
Applicant	Belwall Limited
Location	Griffin Point, Clarehall Avenue, Dublin 13 (previously known as Saint Columbans, The Hole in the Wall Road, Donaghmede, Dublin 13 and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13)
Registration Date	07/09/2023
Additional Information	

Proposal: Permission for a Large-scale Residential Development at Griffin Point, Clarehall Avenue, Dublin 13 (previously known as Saint Columbans, The Hole in the Wall Road, Donaghmede, Dublin 13 and No. 25 Hole in the Wall Road, Donaghmede, Dublin 13).

The proposed development seeks amendments to the previously approved Strategic Housing Development granted under ABP Ref. 310944-21 and as previously amended under Reg. Ref. LRD6017/22-S3.

The proposed amendments relate mainly to the previously permitted Blocks A&B and comprise of changes to the previously permitted mix of units which will see a reduction in the number of studio units and an increase in 1-bedroom and 2-bedroom units along with an increase in the height of Block A and Block B by 1 level, which would see the overall height increase from 6 storeys to 7 storeys.

Amendments to the previously permitted Block C will also see the provision of 1 no. 2-bedroom unit in lieu of the previously permitted residential amenity area at ground floor level. The proposed development will provide for an overall total of 213 no. apartments in Blocks AB and 211 no. in Block CD, providing a new overall total of 424 no. apartments (comprising 6 no. studio units, 204 no. 1-bedroom units and 214 no. 3-bedroom units) along with the previously permitted crèche, residential amenity areas and ESB sub stations.

The proposed development will also provide for a reduction in the previously permitted residential amenity area in Block AB, to now provide 131 sq. m (217 sq. previously permitted) of residential amenity area to accommodate the change in residential unit numbers. The apartment block will now consist of the following:

-Block A - a 7 storey (5 storeys rising to 7 storeys) over basement apartment block comprising 113 no. apartments as follows: 1 no. studio units, 46 no. 1-bedroom apartments, and 66 no. 2-bedroom apartments, all with terraces or balconies, which will be to the north, east, south, and west elevations.

-Block B - a 7 storey (6 storeys rising to 7 storeys) over basement apartment block comprising 100 no. apartments as follows: 42 no. 1-bed apartments, and 58 no. 2-bed apartments, all with terraces or balconies, which will be to the north, east, south, and west elevations.

-Block C- a 6 storey (5 storeys rising to 6 storeys) over basement apartment block comprising 111 no. apartments as follows: 5 no. studio units, 65 no. 1-bedroom apartments, and 41 no. 2-bedroom apartments, all with terraces or balconies, which will be to north, east, south, and west elevations.

-Block D - (no changes proposed) a 7 storey (5 storeys rising to 7 storeys) over basement apartment block comprising 100 no. apartments as follows: 51 no. 1-bedroom apartments and 49 no. 2-bedroom apartments all with terraces or balconies, which will be to the north, east, south, and west elevations.

The overall development will now provide for 424 no. units (previously 410 no. units were permitted under ABP Ref. 310944-21, and reduced to 397 no. units permitted under LRD 6017/22-S3) comprising of 6 no. studio units, 204 no. 1-bedroom units, and 214 no. 2-bedroom units and all associated elevational changes.

The proposed development will also provide for:

-A reduction in size to the previously permitted crèche from 162 sq. m. to 161.1 sq. m, to accommodate the increase in residential floor area;

-Reconfiguration of the bin store and ESB substation at the entrance of the car park at Block AB;

-Change in the basement area to accommodate an increase in the bin store area and parking areas with 50 no. car parking spaces, 5 no. motor cycle parking spaces and 218 no. bicycle storage spaces within the basement and 158 at ground floor level including 10 no. spaces for the crèche of Block AB with 68 no. external bicycle parking spaces serving Blocks AB;

The proposed development will now provide for 294 no. car parking spaces (including accessible parking and Electric Vehicle charging points), 836 no. bicycle parking spaces, and 10 no. motorbike parking spaces across the overall site and all associated landscaping, green roof and pv equipment at roof level, and site development works, including increase in the footprint of the basement of Block AB, necessary to facilitate the proposed development.

The application may also be inspected online at the following website set up by the applicant:
www.griffinpointlrd.ie

Area 5 Decisions

Area	Area 5 - North Central
Application Number	0289/23
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	04/09/2023
Applicant	John Higgins
Location	1, Artane Cottages Lower, Malahide Road, Dublin 5

Additional Information

Proposal: EXPP: The end of terrace single storey dwelling is currently derelict. The external finishes of red brick in English bond with brick over window detailing and stringer course will be retained in full. The gable adjacent to public path will be retained in full. The slate roof covering will be removed and stored and new roof timbers with felt and ventilation before replacing slates. The rear WC and kitchen annex will be removed and new extension built as shown. The area of extension measures 34 sq.m which and will be a net increase of 22 sq.m only over the original footprint of the building. The flat roof will not exceed the existing ridge line and all of the extension will be placed behind the dwelling. Separating space to the adjoin dwelling boundary wall will be in excess of 1.2m with no 2 Artane cottages. The minimum separating space to other boundaries with the extension will be greater than 1.1m. The existing manhole and services will be retained and serve the new extension. The rear garden private space is enclosed in a block wall which will be retained. The minimum private space to the rear of the extension will exceed 65 sqm.

Area	Area 5 - North Central
Application Number	0292/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	05/09/2023
Applicant	Anthony Reilly
Location	1, Maryfield Avenue, Artane, Dublin 5, D05 FW29.

Additional Information

Proposal: SHEC: Proposed single story semi-detached, one bed room apartment. Net Floor Area 45.27 m2.

Area	Area 5 - North Central
Application Number	0297/23
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	07/09/2023
Applicant	Avril Peavoy
Location	15 Woodbine Road, Dublin 5, D05 Y624

Additional Information

Proposal: SHEC: New 4no bed detached dwelling in the side garden of 15 Woodbine Road, development will have flat roof dormer to rear of new dwelling roof. a new vehicular entrance to the front of site. partial single storey extension to shed and all ancillary works.

Area	Area 5 - North Central
Application Number	4120/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	Ms. Carmel Doyle & Mr. Gerry Martin
Location	12, The Park, Beaumont Woods, Dublin 9

Additional Information

Proposal: PERMISSION: For new attic conversion to storage, incorporating new gable wall under extended tiled "A" roof to match existing, together with three number velux roof lights.

Area	Area 5 - North Central
Application Number	4137/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	05/09/2023
Applicant	Gerry Geoghegan / Patrick Brennan
Location	1 & 2 Hawthorn Cottages, Malahide Road, Dublin 17, D17 HD39

Additional Information

Proposal: Permission for the proposed development will consist of demolition of the existing residential property and existing derelict residential property. The construction of a residential development consisting of two blocks with a total of 79 residential apartments. Block A is located to the east of the site and includes 24no. 2 bed apartments and 12no. 1 bed apartments. Block B is on the west side of the site and includes 30 no 3 bed apartments; and 13 no 1 bed apartments. All apartments have private space in the form of balconies/terraces. Block A ranges from 6-8 to storeys in height and Block B is 7-8 storey in height excluding basement. The proposed development including communal amenity spaces located centrally at ground level and on the roofs of Block A and in Block B. The basement contains parking for 56 spaces including 4 no disabled spaces and motorcycle parking along with electric vehicle parking and is accessed via a new vehicle entrance and ramp from Malahide Road. New boundary treatments and communal bike stores, bin stores are proposed. A children's play area and crèche is included. Associated groundworks, landscaping, drainage including SUDS measures, lighting engineering and ancillary works necessary to facilitate the development. This application is accompanied by a Natura Impact Assessment.

Area	Area 5 - North Central
Application Number	4141/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/09/2023
Applicant	Khana Ghar Limited
Location	6 Ardcollum Avenue, Artane, Dublin 5

Additional Information

Proposal: Permission sought for change of use from existing Hair & Beauty Salon (95.88sq.m.) to new TAZA (Pakistani) and Eastern cuisine) takeaway & tea rooms, consisting of demolition of existing single storey utility room & boiler house (4.44sq.m) & construction of new single storey flat roof extension at rear (13.18sq.m), to include new customer seating toilet & service desk / take-away area at front, opening up of internal walls & raising level of flat roof over rear extension to 2.73m internally, to create new kitchen, dry-goods store, staff changing & shower room at rear,

with new delivery/service entrance to side & new cold room within existing detached garden room at rear, together with new shopfront signage to front elevation & all associated site works.

Area	Area 5 - North Central
Application Number	4143/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2023
Applicant	Sarah Gilhooly
Location	2 Conquer Hill Road, Clontarf, Dublin 3, D03 W6P8
Additional Information	
Proposal:	Permission is sought for single storey extension to the side and rear of existing dwelling with amendments to existing side boundary wall & ancillary site works.

Area	Area 5 - North Central
Application Number	4147/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	06/09/2023
Applicant	Pat and Susan McNamara
Location	52, Copeland Grove, Dublin 3, D03 F6X3
Additional Information	
Proposal:	PERMISSION:For two storey eight bedroom 433 square metre extension together with shed and bicycle store to the side and rear.

Area	Area 5 - North Central
Application Number	4152/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/09/2023
Applicant	Amy Brooks
Location	71, Ardcollum Avenue, Artane, Dublin 5
Additional Information	
Proposal:	Construction of new vehicular entrance, dishing of footpath, and associated site works.

Area	Area 5 - North Central
Application Number	4154/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	07/09/2023
Applicant	Chetan Bhateja and Mansi Chhabra
Location	50 Kilmore Road, Dublin 5, D05 E2V1
Additional Information	
Proposal:	RETENTION PERMISSION for the conversion of attic space to storage space with dormer window to the rear roof elevation.

Area	Area 5 - North Central
Application Number	4414/23
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/09/2023
Applicant	Hermitage Estates Ltd.
Location	291A , Richmond Road, Fairview, Dublin 3

Additional Information

Proposal: PERMISSION: The development will consist of the demolition of existing derelict sheds. The construction of a three storey flat roofed apartment block, consisting of a total of 8 no. apartments. 4 no. one-bedroom apartments at ground floor level, and 4 no. two-bedroom duplex apartments over first and second floor level, with private roof terraces at second floor level. Associated ancillary site landscaping works, including the provision of a bike store with parking for 16 no. bicycles. Pedestrian access to the site is via a laneway from the junction of Richmond Rd, Fairview Strand, & Ballybough Rd.

Area	Area 5 - North Central
Application Number	WEB1573/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/09/2023
Applicant	Aaron Connor
Location	1, Avondale Park, Raheny, Dublin 5

Additional Information

Proposal: Amendments to previously granted planning permission (Reg. Ref. 2816/18) as already amended by 4200/18. The proposed changes concern the proposed boundaries and house B only. Changes to house B consist of 1) the enlargement (approx.12 sqm) of the first floor (south), 2) alterations to fenestration to all elevations, 3) modifications of the internal layout on both floors, 4) new structural wall forming the carport, 5) removal of an external door from the utility room at ground floor, 6) minor modification to facades cladding layout (all elevations), 7) raise of overall building height by 300mm and all associated works to facilitate the development

Area	Area 5 - North Central
Application Number	WEB1577/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/09/2023
Applicant	Claire Gleeson and John O'Flaherty
Location	4, Dromawling Road, Dublin 9 D09 V299

Additional Information

Proposal: The development will consist of the demolition of an existing garage to the side & construction of a ground floor porch and bay-window extension to the front of the house, the construction of a ground & first floor extension to the side of the house and the construction of a single-storey extension to the rear, including internal alterations and refurbishment along with all associated siteworks.

Area	Area 5 - North Central
Application Number	WEB1578/23

Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/09/2023
Applicant Scott McMullen and Siobhan Power
Location 125, Abbeyfield, Killester, Dublin 5 D05 R5F2
Additional Information
Proposal: a. Demolition of an existing single storey extensions to the front, side and rear.
b. New vehicular entrance from Abbeyfield
c. New separate pedestrian entrance from Abbeyfield
d. Blocking up existing vehicular entrance
e. Single Storey Extensions to the front, side and rear
f. Dormer window to attic store on the south elevation
g. New Roof Windows
All with ancillary site works

Area Area 5 - North Central
Application Number WEB1582/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/09/2023
Applicant Andrea O Donnell
Location 96, Killester Avenue, Clontarf West, Dublin 5 D05 RX66
Additional Information
Proposal: Attic conversion for storage, dormer window to the side. Dormer window to the rear. 2 VELUX windows to the front

Area Area 5 - North Central
Application Number WEB1707/23
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/09/2023
Applicant Brian Foran
Location 2, St. Michael's Cottages, Hole In The Wall Road, Grange Dublin 13, D13 YV22
Additional Information
Proposal: The development proposed for retention is a timber fence, which has been erected on the inside of the site boundary. This fence is 1800mm in height with a 300mm trellis. The fence abuts the existing hedgerow and connects to the existing pillar at the sites entrance.

Area Area 5 - North Central
Application Number WEB1713/23
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 06/09/2023
Applicant TBC
Location 31, Shantalla Road, Beaumont, Dublin 9
Additional Information

Proposal: Currently a residential property (of which I am the owner) and looking to use existing studio at rear of property for a small physiotherapy practice

**Area 5
Appeals Notified**

None

**Area 5
Appeals Decided**

Area	Area 5 - North Central
Application Number	3255/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@08/09/2023
Applicant	Shane Stimpson
Location	55, Kilmore Close, Dublin 5, D05 X084

Additional Information

Proposal: PERMISSION: Development will consist of a proposed ground floor only extension to the side of the existing house and all ancillary works.

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

36/23

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

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Area	Area 5 - North Central
Application Number	0324/23
Application Type	Social Housing Exemption Certificate
Applicant	Barry Ennis
Location	16C, Dundaniel Road, Coolock, Dublin 5
Registration Date	04/09/2023
Additional Information	
Proposal:	SHEC: Construction of the existing single storey detached garage to a single storey detached one bedroom bungalow.

Area	Area 5 - North Central
Application Number	0325/23
Application Type	Social Housing Exemption Certificate
Applicant	Hermitage Estates Ltd
Location	291A, Richmond Road, Fairview, Dublin 3.
Registration Date	04/09/2023
Additional Information	
Proposal:	SHEC: The development will consist of the demolition of existing derelict sheds. The construction of a three storey flat roofed apartment block, consisting of a total of 8 no. apartments.
