



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(19/02/2024-23/02/2024)

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3231/24
Application Type Permission
Applicant Ennisleix Developments Ltd
Location 3 Preston Street, Dublin 1, D01Y3F8
Registration Date 19/02/2024

Additional Information

Proposal: PROTECTED STRUCTURE. Planning Permission at No. 3 Preston St., Dublin 1, D01 Y3F8, a Protected Structure RPS no. 6849. The development consists of: (i) three storey over lower ground floor extension to the rear, (ii) relocation of stairwell to the new extension. (iii) change of use of the completed building from residential to hostel type use. (iv) internal layout revisions to accommodate same, (v) removal of later addition overhanging W.C. to the rear elevation (vi) repairs to existing roof and chimney (vii) re-point existing external brick walls (viii) replacement of existing aluminium windows with heritage style timber sash windows, (ix) all associated site works.

Area Area 3 - Central
Application Number 3237/24
Application Type Permission
Applicant The Office of Public Works
Location Retail Unit B, George's Court, The Infinity Building ,
90 King Street North, Dublin 7
Registration Date 20/02/2024

Additional Information

Proposal: The development will consist of change of use of existing ground floor unit B (floor area 294 sq. m) to office use. The external modifications will include two glazed screen access doors and upgrade works to the existing glazed facade and all ancillary works necessary to facilitate the development.

Area Area 3 - Central
Application Number 3247/24
Application Type Permission
Applicant Tempside Limited
Location Unit 4, Maple Shopping Centre, Navan Road, Cabra West,
Dublin 7, D07VH64
Registration Date 21/02/2024

Additional Information

Proposal: Planning permission is sought by Tempside Limited for part change of use in a permitted retail unit (circa 729 m²) to retail use with ancillary off-licence sales (area for display of alcohol circa. 43.7 m²) and other minor ancillary alterations.

Area Area 3 - Central
Application Number 3251/24
Application Type Retention Permission
Applicant Elvis Stanley Bezerra Martins de Almeida
Location 16 Prospect Road, Glasnevin, Dublin 9, D09A4P0

Registration Date 21/02/2024

Additional Information

Proposal: RETENTION - Change of use from Doctor Surgery to Restaurant, make minor material alterations and carry out all ancillary site works and associated services.

Area Area 3 - Central
Application Number 3261/24
Application Type Permission
Applicant Keith Lowe and Paul Newman
Location 138-139 Phibsborough Road and Devery's Lane, Dublin 7, D07 PK88
Registration Date 22/02/2024

Additional Information

Proposal: For the demolition of the existing single storey building with the construction of a 3-storey building (Block A) comprising of ground floor use as retail / estate agent with associated signage. 2No. 1 bed apartments to the first floor with balconies and 1No. 3 bed apartment to the second floor with balcony. Widening Devery's Lane with the provision of footpaths, 1No. disabled parking space, turning area and street lighting. Construction of a detached 3 storey residential apartment building (Block B) comprising of 5No. 1 bed apartments with external terraces to the ground floor and 5No. 3 bed duplexes to the first and second floors with balconies at first floor. Provision of a standalone Bin Store with Plant Room, Bicycle Store all with associated landscaping and all associated site development works.

Area Area 3 - Central
Application Number 3271/24
Application Type Retention Permission
Applicant Patrina McDonnell
Location 7A Prussia Street, Stoneybatter, Dublin 7, D07 RR62
Registration Date 23/02/2024

Additional Information

Proposal: RETENTION: change of use of an existing ground floor commercial retail unit (59.5m2) to residential use previously approved under Planning Application No. 2181/19 and Grant Order No. P3055 and minor elevational alterations to front elevation comprising additional render band.

Area Area 3 - Central
Application Number 3274/24
Application Type Permission
Applicant NWQ Devco Limited
Location CitiGroup Building, 1 North Wall Quay, Dublin 1, D01T8Y1
Registration Date 23/02/2024

Additional Information

Proposal: We, NWQ Devco Limited, intend to apply for a 10-year planning permission for development at a site consisting of the CitiGroup Building, 1 North Wall Quay, Dublin 1, DO1 T8Y1. The site is bound by North Wall Quay to the south, Commons Street to the west, Clarion Quay/Alderman Way to the north and an access ramp to the existing basement to the east. The site area is c. 0.88 ha. The proposed development comprises: •Demolition of existing 6 no. storey office building and single-level basement; •Construction of a mixed-use development ranging in

height from 9 no. to 17 no. storeys in height (73.4m) over lower ground floor and double basement comprising office accommodation, arts/community/cultural spaces and retail/cafe/restaurant uses;

- The development is divided into 4 no. buildings ranging in heights of 12 no. storeys (Block A), 17 no. storeys (Block B), 10 no. storeys (Block C) and 9 no. storeys (Block D);
- The overall gross floor area of the development comprises 87,209 sq.m. (excluding double basement of 14,420 sq.m.) including 69,258 sq.m. of office space, 2,371 sq.m. arts/community/cultural uses and 196 sq.m. of retail/café/restaurant space;
- Office accommodation is proposed at lower-ground floor to 15th floor with 4 no. double-height office entrance/receptions areas provided at GF level;
- 3 no. internal arts/community/cultural spaces are provided in total. 1 no. arts/community/cultural space is provided over lower ground and ground floor level in Block A, 1 no. at 1st floor level with a GF entrance space in Block B and an arts/community/cultural use with viewing deck is provided at 16th floor level in Block B;
- External arts/community/cultural space will be provided on the new landscaped park located to the east of the site;
- 1 no. retail/café/restaurant unit is provided at GF level in Block D;
- Outdoor landscaped terraces are provided at 8th, 9th, 10th, 11th, 15th and 16th floor level;
- Provision of winter terraces at 4th, 6th and 9th floor level;
- Provision of a shared atrium between Block B and Block C;
- Green roofs and blue roofs are provided across the scheme;
- Provision of a double basement comprising 30 no. car parking spaces, 923 no. bicycle parking spaces, 6 no. motorbike parking spaces and male & female shower and changing facilities at B1 level and plant across B1 & B2 levels;
- 2 no. car parking spaces located at street level (32 no. total);
- Provision of 2 no. vehicle lifts and 2 no. bike lifts to the basement accessed from Clarion Quay;
- The development includes the fill and cover of existing access ramp to existing basement to provide a landscaped park (including external arts/community/cultural space) to the east of the building connecting North Wall Quay with Clarion Quay. The park will include a pedestrian link from North Wall Quay to Clarion Quay
- Provision of upgrades to existing public realm within application site including public footpaths along North Wall Quay, Commons Street and Clarion Quay;
- All ancillary and associated works to facilitate the development including plant, switch rooms, generators, water tanks, sprinkler plant, ESB substations, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

Area	Area 3 - Central
Application Number	4331/23
Application Type	Permission
Applicant	Green Way Estates Sligo Limited
Location	14A, Poplar Row, North Strand, Dublin 3
Registration Date	21/02/2024
Additional Information	Additional Information Received

Proposal: PERMISSION: For demolition of an existing single-storey commercial building, formerly used as a car garage and the construction of residential apartment development, comprising of five-storey and part-six storey building to accommodate a total of 16 no. X 1 bedroom apartments with balconies; communal open space at fifth floor terrace; bicycle lock-up parking facilities; secure bin-storage facility; flood barrier wall and associated landscaping along Tolka River, roof mounted heat pumps; and associated site works at 14A Poplar Row, North Strand, Dublin 3. This planning application is accompanied by a Natura Impact Statement (NIS).

Area	Area 3 - Central
Application Number	4370/23
Application Type	Permission
Applicant	Greenspace Homes Limited

Location Blackhorse Avenue, Dublin 7
Registration Date 23/02/2024
Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: the site bounds the wall of the Phoenix Park, which is a Protected Structure (Ref. 6781). The development will consist of modifications to planning permission granted under Ref. 3705/20 (ABP Ref. 311000-21). Modifications will include the following Undercroft and ground floor level : adjustments to car parking layout including relocation of disability parking space; relocation of entrance to bicycle store; relocation of bin store from undercroft to replace gym at ground floor level; First to Third Floor Level: removal of 3 no. balconies on northern elevation serving units 1.1 , 2.1 and 3.1; increase size of 3 no. balconies on southern elevation serving units 1.1 , 2.1 and 3.1; minor internal layout changes to comply with Building Regulations; Roof level; reduction in height of lift/store core overrun all associated adjustments to facade and fenestration

Area Area 3 - Central
Application Number 4554/23
Application Type Permission
Applicant Cathedral Leisure Limited
Location 0.212 Ha. site at Nos 133 & 133A Capel Street, Nos. 136A and 136B Capel Street, Nos 7 and 7A Meeting
Registration Date 23/02/2024
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: 0.212 Ha. site at Nos 133 & 133A Capel Street, Nos. 136A and 136B Capel Street, Nos 7 and 7A Meetinghouse Lane and No.23, Little Mary Street, Dublin 1 (all Protected Structures with the exception of No. 7A Meetinghouse, Lane, RPS Nos. 1213, 5064, 8772). Part of the site is also known as the former Boland's Bakery (including structures to the rear opening onto Meeting House Lane) referred to as No133B Capel St. in the Record of Protected Structures (also RPS No. 1213) . The development amends a permitted hotel development (as granted under DCC Reg. Ref. 3274/20 (ABP Reg. Ref. ABP-309470-21) and subsequently amended by DCC Reg. Ref. 3463/22). The proposed amendments will consist of the following modifications change of use of the function room in Building D to restaurant/bar (c.310 sqm); the increase in height of the permitted building C from c. 15.5 metres to c. 24.4 metres including plant (additional 3 no. storeys including rooftop plant) and associated increase in height of the link bridge between building C and building B; the reduction in height of the building connection between building A and Building B from c. 13.6 metres to c. 11.1 metres; revised back of house and core layout to accommodate an ESB substation and switch room at the south of building B; elevation changes including revised materials treatment s and the omission of cantilever terraces and structural projections on the north, west and east elevations of building B from third to seventh floor levels; the extension of the restaurant/bar in building B (c.60 sqm); changes to building B (former car park) including removal of an additional steel beam and building D (former meeting house) in the perforation of the southern wall to accommodate services and for openings and in the widening of a previously permitted opening to the northern wall; internal changes and reconfigurations; additional plant including roof top plant and all associated development works above and below ground. The proposed amendment will increase the gross floor area of the development from 5,449 sqm to 6,051 sqm and will increase the number of hotel bedrooms from 98 no. to 101 no.

Area Area 3 - Central
Application Number 4704/23
Application Type Permission

Applicant Lenida Developments Limited
Location Site of No. 86 North King Street, Dublin 7
Registration Date 22/02/2024
Additional Information Additional Information Received

Proposal: The development will consist of: (i) construction of a five-storey, over-basement level residential development comprising 2 no. residential units (1 no. three-bed unit at basement, ground and first floor levels (Unit No. 1) and 1 no. four-bed unit at second, third and fourth floor levels (Unit No. 2)) with a set-back at fourth floor level. Each unit will be served with private open space with Unit No. 1 provided with terraces to the front and rear elevation at basement and first floor levels and Unit No. 2 provided with terraces to the front and rear elevations at second and fourth floor levels and to the front at the third-floor level. The building will be accessed off North King Street with an external stairwell also provided to the rear. The proposed development also includes; (ii) an external bin store and 8 no. bicycle parking spaces which will be provided to the rear at ground floor level and will be accessible from both of the proposed residential units; (iii) the reinstatement of an existing light well and cast iron railings to the front of the site; and (iv) all associated works, including boundary treatments, landscaping, infrastructure and drainage necessary to facilitate the development.

Area Area 3 - Central
Application Number DSDZ3235/24
Application Type Permission
Applicant KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partne
Location Coopers Cross City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1
Registration Date 19/02/2024

Additional Information
Proposal: Permission for development at a site (c. 1.08 Ha) at Coopers Cross, City Block 3 at Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Mayor Street Upper to the south, Cooper Cross residential scheme to the west, existing Northbank House and Alexandra Terrace to the north and Castleforbes Road to the east. The proposed development seeks revisions to previously permitted commercial scheme, DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' as amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22 & DCC Reg. Ref. DSDZ3573/23 & DCC Reg. Ref. DSDZ4304/23) comprising the change of use at basement level of building 2 from exhibition space (ancillary to overall office use) to a use which includes an exhibition / multi-functional space, artists studio / workshop room, reading room and ancillary retail area (all for items associated with artist or installations); all ancillary accommodation and works. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ4087/19 as amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22, DCC Reg. Ref. DSDZ3573/23 & DCC Reg. Ref. DSDZ4304/23). 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 WEB1174/24
Application Type Retention Permission

Applicant Crestcove Limited
Location 139 Capel Street, Dublin 1, D01 P9K7
Registration Date 19/02/2024

Additional Information

Proposal: RETENTION: Crestcove Limited is seeking retention planning permission for change of use from retail to medical (doctors surgery) of the 145sqm ground floor unit together with associated signage to the east elevation all at No. 139 Capel Street, Dublin 1, D01 P9K7.

**Area 3
DOMESTIC**

Area Area 3 - Central
Application Number 3240/24
Application Type Permission
Applicant Gavin Murrin & Maoibh Keenan
Location 276 Navan Road, Dublin 7
Registration Date 20/02/2024

Additional Information

Proposal: a) Widening of the existing vehicular entrance and provision of 2 No. off street parking spaces; b) conversion of the existing garage to a parent accommodation (granny flat) consisting bedroom, bathroom and kitchen living area; c) a tiled roof side extension over the garage to form master bedroom with en suite bedroom; d) a single storey rear extension to form kitchen, dining, utility and downstairs bathroom with ancillary internal alterations.

Area Area 3 - Central
Application Number 3256/24
Application Type Permission
Applicant Michael Kinsella
Location 30, Iona Road, Dublin 9
Registration Date 21/02/2024

Additional Information

Proposal: The development will consist of the removal of two velux roof lights to the existing main attic roof and the construction of a new Dormer window extension to the same rear roof.

Area Area 3 - Central
Application Number 3259/24
Application Type Permission
Applicant Ruth Kelly
Location 30 Clonliffe Gardens, Drumcondra, Dublin 3
Registration Date 22/02/2024

Additional Information

Proposal: New vehicular access to form new opening in existing railings and new gates to allow for vehicular entrance driveway for off street parking.

Area Area 3 - Central
Application Number 3260/24
Application Type Permission

Applicant Mark Doyle
Location 104 Walsh Road, Drumcondra, Dublin 9, D09W3R2
Registration Date 22/02/2024

Additional Information

Proposal: The development will consist of new single storey porch extension to front of existing dwelling, modifications to existing elevations and internal plan layout. The development also includes widening of front entrance for vehicular access and modifications to existing driveway together with all associated site works.

Area Area 3 - Central
Application Number 3262/24
Application Type Permission
Applicant Emily Sheerin
Location 27 New Cabra Road, Dublin 7
Registration Date 23/02/2024

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for works at 27 New Cabra Road, Dublin 7, a two storey over basement terrace with return, a protected structure. The development consist of the replacement of PVC windows at upper ground and first floor level to the front and rear elevation with new six over six sliding timber sash windows to match original profiles.

Area Area 3 - Central
Application Number WEB1183/24
Application Type Permission
Applicant Niall Ryan & Aoife NicUidhir
Location 17, Enniskerry Road, Phibsborough, Dublin 7, D07 FY27
Registration Date 21/02/2024

Additional Information

Proposal: The development will consist of: (1) The construction of a single storey extension to the rear of an existing two storey terraced house; (2) existing boundary treatment to be removed and replaced with new brickwork boundary walls on all three sides; (3) internal modifications and (4) all external works required to facilitate the development.

**Area 3
SAWs**

Area Area 3 - Central
Application Number 3207/24
Application Type State Authority Works
Applicant OPW
Location 89-94, Capel Street, Dublin 1
Registration Date 19/02/2024

Additional Information

Proposal: SAW: In accordance with the provisions of Part 9, Planning and Development Regulations 2001 (as amended), propose to carry out works at 89-94 Capel Street, Dublin 1, D01 E3C6. This site lies within the Capel Street and Environs Architectural Conservation Area. The proposed works comprises the installation of a security roller shutter to the main entrance of 89-94 Capel Street, Dublin 1. The existing letterbox currently situated to the side of the recessed

entrance shall be relocated to the front façade, fitted into the existing reconstituted stone cladding panel. A desktop Appropriate Assessment Screening was undertaken for the proposed development. It concluded that there will be no likely significant effects on any Natura 2000 sites, either alone or in combination with, any other plans or projects. A Preliminary Examination for Environmental Impact Assessment and was undertaken for the proposed development. It concluded that having regard to the nature, scale and location of the proposed project, neither EIA Screening or an Appropriate Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. The Preliminary Examination for Environmental Impact Assessment conclusion can be viewed on the Office of Public Works website at:<https://www.gov.ie/en/collection/8218f-office-of-public-works-part-9-eia/> Drawings and particulars of the proposed development will be available for inspection during a six-week period by appointment only and with two working day's notice, between 10am and 12.30pm and between 2.30pm and 4.00pm, Monday to Friday. Appointment requests should be sent to gardamaintenance@opw.ie or telephone 046 942 2000 beginning on the date of publication of this notice at: The Office of Public Works, Property Maintenance Services, Head Office, Jonathan Swift Street, Trim, Co. Meath, C15 NX36, Or at The Office of Public Works, Dublin North Regional Office, The Red House, Arbour Hill Gate, Collins Barracks, Dublin, D07 K850 and The Office of Public Works, Property Maintenance Services, Head Office, Jonathan Swift Street, Trim, Co. Meath, C15 NX36. Written submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development is situated, may be made in writing within a period of 6 weeks beginning on the date of publication of this notice to the email address above or to: The Office of Public Works, Property Maintenance Services, Head Office, Jonathan Swift Street, Trim, Co. Meath, C15 NX36.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0024/24
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	19/02/2024
Applicant	Calor Properties Ltd
Location	31A Leinster Avenue, North Strand, Dublin 3.
Additional Information	
Proposal:	SHEC: The development will consist of the adaptive re-use of a former (partially demolished) garage repair (two storey) premises, and the construction of a single storey extension thereof, for use as a dwelling house, with associated and ancillary works and development including single storey domestic shed / store, services, utilities and hard and soft landscaping.

Area	Area 3 - Central
Application Number	0025/24
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	21/02/2024
Applicant	Caroline Murray and Scott Millar
Location	35, St Columba's Road Upper, Dublin 9
Additional Information	

Proposal: SHEC: Erection of 1 no. single storey 2 bedroom dwelling house and associated site works.

Area Area 3 - Central
Application Number 3006/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/02/2024
Applicant Maire Murphy
Location 14 Fairfield Road, Glasnevin, Dublin 9

Additional Information

Proposal: (1) To demolish two storey back return part of the dwelling at rear and outhouses. (2) An Extension at the rear (South Elevation) of the house which is partly two storey and partly single storey. The single storey extension has 4 roof-lights. (3) Attic conversion for use as storage and ancillary accommodation to the house with dormer on East slope of roof and two Velux roof-lights on West Elevation. (4) Internal alterations to the house together with 3 windows at first floor and 4 windows and patio doors at ground floor Side West Elevation. (5) Site works to include garden shed/store, landscaped garden, boundary walls and associated site works.

Area Area 3 - Central
Application Number 3007/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/02/2024
Applicant Aisling and David Moran
Location 23 Cremore Drive, Glasnevin, Dublin 11, D11 K1WF

Additional Information

Proposal: Permission for : 1. demolish existing single storey extensions to front and rear 10.3 sqm2. Construct new 2 storey extension to side of existing end of terrace 2 storey dwelling and all associated site works.

Area Area 3 - Central
Application Number 3203/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/02/2024
Applicant Ruth Kelly
Location 30 Clonliffe Gardens, Drumcondra, Dublin 3

Additional Information

Proposal: Permission for vehicular access to form new opening in existing railings and new gates to allow for vehicular entrance driveway for off street parking.

Area Area 3 - Central
Application Number 3218/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/02/2024

Applicant Keith Lowe and Paul Newman
Location 138/139 Phibsborough Road and Devery's Lane, Dublin 7, D07 PK88

Additional Information

Proposal: Permission for the demolition of the existing single storey building with the construction of a 3-storey building (Block A) comprising of ground floor use as retail/estate agent with associated signage. 2No. 1 bed apartments to the first floor with balconies and 1No. 3 bed apartment to the second floor with balcony. Widening Devery's Lane with the provision of footpaths, 1No. disabled parking space, turning area and street lighting. Construction of a detached 3 storey residential apartment building (Block B) comprising of 5No. 1 bed apartments with external terraces to the ground floor and 5No. 3 bed duplexes to the first and second floors with balconies at first floor. Provision of a standalone bin store with plant room, bicycle store all with associated landscaping and all associated site development works.

Area Area 3 - Central
Application Number 3231/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/02/2024
Applicant Ennisleix Developments Ltd
Location 3 Preston Street, Dublin 1, D01Y3F8

Additional Information

Proposal: PROTECTED STRUCTURE. Planning Permission at No. 3 Preston St., Dublin 1, D01 Y3F8, a Protected Structure RPS no. 6849. The development consists of: (i) three storey over lower ground floor extension to the rear, (ii) relocation of stairwell to the new extension. (iii) change of use of the completed building from residential to hostel type use. (iv) internal layout revisions to accommodate same, (v) removal of later addition overhanging W.C. to the rear elevation (vi) repairs to existing roof and chimney (vii) re-point existing external brick walls (viii) replacement of existing aluminium windows with heritage style timber sash windows, (ix) all associated site works.

Area Area 3 - Central
Application Number 3240/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/02/2024
Applicant Gavin Murrin & Maoibh Keenan
Location 276 Navan Road, Dublin 7

Additional Information

Proposal: a) Widening of the existing vehicular entrance and provision of 2 No. off street parking spaces; b) conversion of the existing garage to a parent accommodation (granny flat) consisting bedroom, bathroom and kitchen living area; c) a tiled roof side extension over the garage to form master bedroom with en suite bedroom; d) a single storey rear extension to form kitchen, dining, utility and downstairs bathroom with ancillary internal alterations.

Area Area 3 - Central
Application Number 3251/24
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID

Decision Date 23/02/2024
Applicant Elvis Stanley Bezerra Martins de Almeida
Location 16 Prospect Road, Glasnevin, Dublin 9, D09A4P0
Additional Information
Proposal: RETENTION - Change of use from Doctor Surgery to Restaurant, make minor material alterations and carry out all ancillary site works and associated services.

Area Area 3 - Central
Application Number 3901/23
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 23/02/2024
Applicant Annie Atkins and Neill Treacy
Location 66 North Circular Road, Dublin 7, D07 HOXR
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Planning Permission is sought for the following: removal of existing concrete apron to front garden and installation of new historic style railings and pedestrian gate on granite plinth as boundary to front garden area, new hedge and soft landscaping, new granite pathway and gravel finish, new timber bin store with planted roof. To the rear permission is sought to break down window cill to lower ground floor window to create new door opening, and to fit new roller shutter gate to secure proposed vehicular rear access parking at bottom of rear garden. Retention permission is requested for the following; removal of section of non-original concrete blockwork to rear boundary wall to create vehicular rear access off existing lane, replacement of previous timber access stairs to rear garden with new raised deck and access stairs, and replacement of non-original PVC window and timber door with new hardwood French door and window.

Area Area 3 - Central
Application Number 4042/23
Application Type Retention Permission
Decision REQUEST AI EXT OF TIME
Decision Date 20/02/2024
Applicant KL Plastering Ltd
Location Lands adjacent to 25A, Rathdown Road, Phibsborough, Dublin 7

Additional Information
Proposal: RETENTION: 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.

Area Area 3 - Central
Application Number 4142/23
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 21/02/2024
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 4643/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/02/2024
Applicant Eircom Limited
Location Open Eir Exchange, River Road, Pelletstown, Dublin 15
Additional Information Additional Information Received

Proposal: PERMISSION: The Development Will Consist of The Installation of An 18m Telecommunications Support Structure Carrying Antennas, Remote Radio Units (RRU'S), GPS Beacon And Associated Equipment, Together With Ground-Based Equipment, Cabinets And All Associated Site Development Works. The Development Will Provide High Speed Wireless Data and Broadband Services.

Area Area 3 - Central
Application Number 4991/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/02/2024
Applicant John O'Connor
Location 39 Carlingford Road, Drumcondra, Dublin 9, D09X921
Additional Information

Proposal: For construction of first floor and ground floor extension to the rear of existing dwelling, comprising of bedroom and bathroom at first floor level and kitchen and living area at ground floor level and all associated site works.

Area Area 3 - Central
Application Number 4994/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/02/2024
Applicant Weian Zhou
Location 22 North Frederick Street, Dublin 1
Additional Information

Proposal: PROTECTED STRUCTURE: For change of use from offices to private residence, rooms to be reinstated for family use, also permission sought for first floor extension over single storey building to rear of site adjoining Frederick Lane, alterations proposed to reduce access doors and provide new window facility, this enhancing the security of the building and all associated site works.

Area Area 3 - Central
Application Number 4998/23
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 20/02/2024
Applicant Dublin HHT Cartography House Limited
Location 145 Parnell Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE (Ref: 6433) : The remodelling of the existing basement and ground floor. The development will consist of internal remodelling of basement interior (28m2) to provide storage space for the ground floor unit (41m2) with change of use from retail use to coffee shop with ancillary takeaway with 5 internal seats and servery with robot coffee machine with new parcel post office with service counter with street access from existing side door and ancillary staff accommodation with retention and making good of existing shopfront with new openable concertina glazed shopfront with service counter with new coffee hatch to side elevation facing North Great Georges Street with new natural ventilation openings to basement and ground floor with new external signage and lighting.

Area Area 3 - Central
Application Number 5002/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/02/2024
Applicant Gresham Hotel Company Limited
Location Gresham Hotel, 20-22, 23-24 Upper O'Connell Street, Dublin 1, D01TW21

Additional Information

Proposal: PROTECTED STRUCTURE: For the internal remodelling of existing gym (66m2) on 1st floor and storage room (23m2) on 6th floor to 4 no. ensuite hotel bedrooms (3no. on 1st floor & 1 no. on 6th floor) to the Gresham Hotel.

Area Area 3 - Central
Application Number 5006/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/02/2024
Applicant Fruit Market Development Company Limited
Location Site bounded by Mary's Lane to the south, Halston Street to the west and Little Green Street to the east, comprising of: -6 & 8 Mary's Lane, Dublin 7 (D07 VEF1 & D07 W985); 21 Halston Street, Dublin 7, (D07PC62); and 2 & 4/5 Little Green Street, Dublin 7

Additional Information

Proposal: PERMISSION: The development will consist of: i) demolition of all existing structures on site (totalling 2,975sq.m), including the existing buildings at: No. 8 Mary's Lane, No.6 Mary's Lane, No. 21 Halston Street, No. 2 Little Green Street and No. 4/5 Little Green Street; ii) construction of a mixed-use development comprising a total of 64 no. apartments (4 no. studio units, 6 no. one-bed units, 12 no. two-bed units and 42 no. three-bed units) and 4 no. commercial units (totalling 447.2sq.m) in 3 no. 6-8 storey blocks (Blocks A-C).Block A comprises a 6-8 storey block over basement level, fronting Mary's Lane and Halston Street, with 2 no. commercial units at ground

floor level (totalling 294.4sq.m) and 2 no.studio apartments and 31 no. three-bed apartments at upper floor level (totalling 33 no. apartments) ; Block B comprises an 8 storey block fronting Little Green Street, with 1 no. commercial unit at ground floor level (totalling 70.2sq.m) and 2 no. studio apartments, 5 no. two-bed apartments and 7 no. three-bed apartments at upper floor levels (totalling 14no. apartments); Block C comprises an 8 storey block fronting Little Green Street, with 1 no. commercial unit at ground floor level (totalling 82.6sq.m) and 6 no. one-bed apartments, 7 no. two-bed apartments and 4 no. three-bed apartments at upper floor levels (totalling 17 no. apartments). Residents of all proposed apartments have access to a private balcony/terrace, a communal central landscaped courtyard which comprises a play space (85sq.m) and 3 no. communal roof gardens (which have a combined area of 530sq,m), and 3 no. communal roof gardens (which have a combined area of 530 sq.m) A total of 222 no.bicycle parking spaces, including 16 no. cargo bicycle parking spaces, are also provided at ground floor level (iii) change of use from commercial to residential land use; and (iv) all associated site and infrastructural works including; foul and surface water drainage; attenuation tank; landscaping; signage; bin stores; plant areas and ESB substations; necessary to facilitate the development.

Area	Area 3 - Central
Application Number	5022/23
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/02/2024
Applicant	Red Rock Foley Street Limited
Location	Site of c. 0.08 ha at nos. 17-21 Foley Street, Dublin 1. The application site is located north of Block B, Joyce's Court, south of Foley Street, east of Joyce's Walk and west of Ulysses House.

Additional Information

Proposal: The development will consist of: A) The demolition of the existing building on site (c. 1,065 sq. m) and the construction of a 10-no. storey tourist hostel (overall height c. 32.5m above ground level to parapet along with plant and lift overrun above (c. 33.0m above ground level) with setbacks provided at sixth and eighth floor level (with a gross floor area proposed of c. 5,724 sqm) B) Provision of a reception area (with pedestrian access from the corner of Foley Street and Joyce's Walk) with ancillary café/bar/restaurant use (c. 260 sqm) at ground floor level, and other ancillary amenities including a gym (c. 66 sqm), kitchen/ dining space (c. 75 sqm), guest laundry room (c. 30 sqm), plant (c. 150sqm) and staff facilities (c. 64 sqm) at first floor level; C) Provision of 140 no. guest rooms in a mixture of accessible (1-bed), 2-bed, 4-bed, 6-bed, 8-bed, and 10 bedrooms across the upper 8 no. floors; and, D) Provision of landscaping to external courtyard (c. 151 sqm) at ground floor level with access to the proposed dedicated, secure cycle parking storage (20 no. spaces), refuse storage (c. 28 sqm), switch room (c. 20 sqm), generator and single MV substation (c. 13 sqm) utilities located to the rear of the courtyard, with green/blue roof/PV panels at roof level and all associated works to facilitate the development.

Area	Area 3 - Central
Application Number	5024/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	22/02/2024
Applicant	Christopher Sheehan

Location Nos. 64, 65 and 66 Gardiner Street Lower and all associated sites to the rear addressing Moland, Place

Additional Information

Proposal: PROTECTED STRUCTURES : Amendments to a permitted development under Reg. Ref.: 4014/20 at Nos. 64, 65 and 66 Gardiner Street Lower and all associated sites to the rear addressing Moland Place, Dublin 1. Nos. 64, 65 and 66 Gardiner Street Lower are Protected Structures. Nos. 64, 65 and 66 Gardiner Street Lower are Protected Structures (RPS Ref. Nos. 3065, 3066 and 3067). The proposed amendments consist of: •Omission of the basement level to the permitted hotel to the rear of the site addressing Moland Place; • The provision of a new stair core to the rear of the permitted hotel addressing Moland Place; • Revised internal layouts at ground, first, second, third and fourth floor levels; • The provision of a new substation and plantroom/water storage area at ground floor level; • Revised doors and windows on the Moland Place elevation at ground floor level; • Removal of two permitted windows to the rear elevation at ground floor level; • No amendments are proposed to the permitted development within the protected structures, Nos. 64, 65 and 66 Gardiner Street Lower and; • All associated site development works, and elevational changes as a result of the amendments and associated site development works.

Area Area 3 - Central
Application Number 5026/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/02/2024
Applicant Lindmar Limited
Location Rear of No. 13 Gardiner Street Upper (Along Kelly's Row), Dublin 1, D01K6C9

Additional Information

Proposal: PROTECTED STRUCTURE Proposed mews development situated to the Rear of No. 13 Gardiner Street Upper (Along Kelly's Row), Dublin 1, D01K6C9 (a Protected Structure registered under RPS No. 3101). The development consists of: The partial demolition of the existing mews building to the rear of No. 13 Gardiner Street Upper to provide for the development of a two-storey apartment building comprising two studio units with 6.4 sqm of private amenity space for Unit No. 1 and Unit No. 2 in the form of balcony/terraces (totalling 12.8sqm), communal open space and 6 no. bicycle parking spaces and bin storage to the rear, 2 no. rooflights, and all associated ancillary drainage and landscaping works necessary to facilitate the development.

Area Area 3 - Central
Application Number 5029/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 22/02/2024
Applicant Hill Street Family Resource Centre
Location 1 Hill Street, Rotunda, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE (RPS. 3880) : permission for development at this site that is bounded by Hill Street to its west and Temple Lane North to its north that includes the Hill Street Family Resource Centre that abuts the Tower of the former church (which is a protected structure - RPS Ref. no. 3880) on the overall site at 1 Hill Street, Rotunda, Dublin. The development will consist of : demolition of the existing two storey family resource centre (357 sqm) and removal of existing basketball court to its south and playground at the north-west corner of the site;

construction of a new three storey family resource centre (839sqm), that will contain a 1st and 2nd floor that will oversail the ground floor along the Hill Street elevation and will include pre-school classrooms, crèche, play therapy, counselling, staff areas and training spaces as well as ancillary and circulation spaces across all three floors and will include an external staircase incorporating a balcony at both 1st and 2nd floor level of the southern elevation and PV panels on the southern slope of the roof . The new family resource centre will be served by (i) an outdoor play area to its south that will be separated from the remaining Dublin City Council playground by a new 3m high metal fence, and (ii) a community garden at the north west corner of the site, pedestrian access to the family resource centre will be via the exiting pedestrian entrance off Hill Street. A new gate in the internal metal railing will provide pedestrian access to the proposed community garden. No works area proposed in the area enclosed by the entrance gate on Hill Street, the tower (a protected structure) and the existing metal railings, a sliding meshed screen will secure the recessed part of the Hill Street elevation of the centre at ground floor level to create a secure barrier when the centre is not in use, modification to the existing metal railing boundary along Temple Lane North to create a new pedestrian emergency access gate to the Family Resource Centre, and all associated site development and landscape works.

Area	Area 3 - Central
Application Number	5030/23
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	22/02/2024
Applicant	Donut C & B Ltd
Location	6 O'Connell Street Upper, Dublin 1

Additional Information
Proposal: RETENTION: the development consists of the retention of an existing external awning over the front entrance of the unit located on the ground floor, the retention of the external outdoor seating which include 4 no. tables and 10 no. chairs and the retention of circa 1.8m surrounds bounding the external outdoor seating.

Area	Area 3 - Central
Application Number	5034/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/02/2024
Applicant	Leksar Foods Ltd
Location	71 Middle Abbey Street, Dublin 1, D01 E7K5

Additional Information
Proposal: Permission for the removal of existing shopfront and fascia and replacement with new shopfront and fascia at 71 Middle Abbey Street, Dublin 1, D01 E7K5.

Area	Area 3 - Central
Application Number	5047/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	23/02/2024
Applicant	Global Media and Entertainment (Ireland) Limited
Location	17-22 Parkgate Street, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE Global Media and Entertainment (Ireland) Limited is applying for planning permission for the replacement of 1 no. existing trivision advertising display (15.48m x 3.0m, surface area 46.44m²) with 1 no. LED advertising display (11.84m x 2.88m, surface area 34m²) and the lowering of existing boundary wall cladding, along with associated works at the south-facing boundary wall of 17-22 Parkgate Street, Dublin 8. 17-22 Parkgate Street, Dublin 8 is a Protected Structure (Record of Protected Structures Ref. No. 6314).

Area	Area 3 - Central
Application Number	5052/23
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	23/02/2024
Applicant	Pat Rooney
Location	1-2 Saint Joseph's Avenue, Drumcondra, Dublin 9, D09 YV00 & D09 EK46

Additional Information

Proposal: The development will consist of : (a) the demolition of the existing single storey light industrial buildings on the site, (b) the construction of 6 no. three storey, 2 bedroom, terraced townhouses to the rear of the site inclusive of all, roof terraces, roof lights, drainage, bicycle spaces and associated site works, (c) the construction of a semi-basement single storey building to the front of the site, comprising shared bin stores, storage and garage with 3 no. car lifts, to accommodate 6 no. cars, with a shared terrace over at first floor level, (d) the widening of the existing vehicular access to St. Joseph's Avenue along with pedestrian and bicycle access onto St. Joseph's via the adjoining mews lane. On completion the development will comprise 6 no. dwelling units, car spaces and bicycle spaces respectively.

Area	Area 3 - Central
Application Number	5061/23
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/02/2024
Applicant	The July Dublin Capel Street Limited
Location	162-164a (inclusive) Capel Street and 33-36 (inclusive) Strand Street Little, Dublin 7

Additional Information

Proposal: Permission for modifications to planning permission granted under Ref. 3609/20 (ABP-309215-21) to facilitate reconfiguration as a 105-suite aparthotel at 162-164a (inclusive) Capel Street and 33-36 (inclusive) Strand Street Little, Dublin 7. Proposed modifications include the following: Basement o Internal reconfigurations at permitted basement level to include revisions to plant and inclusion of a wellness lounge with sauna; Ground Floor o Alterations to the rear of the ground floor of No.162 Capel Street, providing access to the aparthotel and an enclosed courtyard/events space in this location; o Relocation of bicycle parking from basement level to ground floor with access to same from the laneway located on Strand Street Little; o Relocation of ESB substation to provide direct access to the substation from Strand Street Little; o Internal reconfigurations at ground floor to include 2 no. meeting rooms and dedicated co-working space; o General layout modifications to the reception/restaurant/bar area to activate the street frontage; o Inclusion of a serving hatch from the bar/restaurant area fronting Capel Street; Upper Floors o Internal layout changes from first to eight floor to facilitate 105 no. aparthotel suites and ancillary service areas in lieu of 142 no. hotel bedrooms; o The aparthotel suites include 23 no. interlinkable

rooms; o Build out of setback to building line at fifth to eight floor levels on western elevation (rear of Capel Street) and northern elevation (rear of Strand Street Little); o Part build out of setback at fifth to eight floor levels on eastern elevation; o Inclusion of private glazed balconies on the southern side at seventh floor level; Amendments to façade at street level, including the provision of retractable awnings on both the Capel Street and Strand Street Little frontages; Amendments to façade above street level to include brick at 1st to 4th floor and cladding at 5th to 8th floor; Amendments to fenestration at all levels; Installation of solar PV panels at roof level; • All associated amendments to plant, site works and services.

Area Area 3 - Central
Application Number WEB1152/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/02/2024
Applicant Ioan Bologna
Location 53, Dowth Avenue, Cabra East, Dublin 7, D07 W5P9
Additional Information
Proposal: Two-storey extension to the rear. Attic conversion for storage with dormer to the rear.

Area Area 3 - Central
Application Number WEB1166/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/02/2024
Applicant JCDecaux Ireland Limited
Location On the public footpath outside the Telus Building on East Wall Road, near the junction with Sheriff Street, Dublin 1

Additional Information
Proposal: To apply for planning permission for the installation of a double sided digital Metropole advertising display and associated works and services on the public footpath outside the 'Telus' Building on East Wall Road, near the junction with Sheriff Street, Dublin 1. The proposed structure has an overall height of 5.45m. The display case has a width of 3.32m, a height of 2.65m and a depth of 0.4m and is mounted on an offset leg.

Area Area 3 - Central
Application Number WEB1174/24
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/02/2024
Applicant Crestcove Limited
Location 139 Capel Street, Dublin 1, D01 P9K7

Additional Information
Proposal: RETENTION: Crestcove Limited is seeking retention planning permission for change of use from retail to medical (doctors surgery) of the 145sqm ground floor unit together with associated signage to the east elevation all at No. 139 Capel Street, Dublin 1, D01 P9K7.

Area Area 3 - Central
Application Number WEB2120/23
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/02/2024
Applicant Lisa and Duncan McNab
Location 12, Daneswell Road, Dublin 9, D09 T9C3
Additional Information
Proposal: A part single storey part two storey extension to the rear of an existing dwelling, the addition of windows to the side elevation and all associated site works.

Area Area 3 - Central
Application Number WEB2145/23
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 23/02/2024
Applicant Rory van Vuuren
Location 7, Conor Clune Road, Dublin 7, D07 K209
Additional Information
Proposal: PERMISSION & RETENTION: Retention of removal of existing bathroom window and installation of Velux window to existing rear roof pitch above bathroom and Permission for development of attic conversion to existing dwelling roof with dormer to rear pitch and 3 No. Velux windows to front pitch at 7 Conor Clune Road, Dublin 7, D07K209

Area 3 Appeals Notified

Area Area 3 - Central
Application Number 4811/23
Appeal Type Written Evidence
Applicant Wayne Kenny & Nikita Murphy
Location 9 Glenmore Road, Dublin 7, D07 H1F6
Additional Information
Proposal: RETENTION PERMISSION for dormer attic bedroom with ensuite and link to first floor office area with W.C. including courtyard area all to rear of 9 Glenmore Road, Dublin 7, D07 H1F6

Area Area 3 - Central
Application Number 4815/23
Appeal Type Written Evidence
Applicant Ormond Hospitality Limited
Location 21 Ormond Quay Upper, Dublin 7, D07 X76K & the 2nd and 3rd floors of No. 20 Ormond Quay Upper, Dublin 7 D07TK75

Additional Information
Proposal: PROTECTED STRUCTURE: PERMISSION: The Development will consist of; (a) The complete restoration and refurbishment of the B&B buildings to the front of the site, comprising; i. The reroofing of the front roof of the property in natural slate and the renewal of all existing roof lights. ii. Removal of the existing metal fire escape and the repointing of the traditional brickwork to

the rear and eastern side of the facade of the property in a NHL 2.0 flush point finish. iii. The replacement of the existing non-original uPVC windows with traditional slim line double glazed up and down sash windows to the front and rear of the property. iv. The restoration of removed historic fabric to the interior of the property including internal doors, shutters, timber linings, traditional plasterwork, new electrical, heating and fire safety installations throughout and the upgrading of the floors, walls and doors to meet structural, servicing and fire safety standards throughout. v. The complete restoration of the shopfront to the front of the property. vi. Various new internal openings, Internal fit out elements, pavilions, linings and partitions to the ground and upper floors of the property, all ancillary to the existing B&B use. vii. The complete refurbishment of the basement to the front of the property, the lowering of the existing floor, damp proofing works and the provision of a storage area ancillary to the primary B&B use over. (b) The partial demolition and extension of the existing two storey health building to the rear of the property comprising; i. The change of use of the existing and extended building to the rear of the property from Health to B&B use. ii. The partial demolition of the existing building, chimney and defunct water tanks. iii. The construction of a new extension to provide for 12 bedrooms within a completed 5 storey building. iv. The relocation of the existing pedestrian access to the rear of the property from Ormond Place. (c) All associated drainage, roof lights, enabling and site works. On completion the proposed development will provide for 27 B&B rooms between the front and rear buildings of the development.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	4772/22
Appeal Decision	GRANT PERMISSION & RETENTION PERMISSION
Appeal Decision Date	20/02/2024
Applicant	Michael Hatton
Location	183 Botanic Road, Glasnevin, Dublin 9, D09 DR02 and 181 Botanic Road, Glasnevin, Dublin 9, D09 R6Y4
Additional Information	Additional Information Received
Proposal:	PERMISSION AND RETENTION PERMISSION: the development will consist of retention permission for the change of use of the first floor of no. 183 Botanic Road, Glasnevin, D09 DR02 from previous use as residential apartment to use as office, staff area and store for ancillary use by the veterinary clinic, retention permission for change of opening hours from previously permitted times of 9am to 9pm Monday to Friday and 9am to 1pm Saturday to additional days and times of 8am to 8pm Monday to Friday , 9am to 5pm Saturday and 9am to 4pm Sunday; permission for the demolition of 64sq of existing buildings to the rear of 183 and side of 181 including demolition of 30sqm of unauthorised development demolition of rear chimney to no. 183, provision of new 214sqm two storey extension to existing veterinary clinic to consist of 111sqm at ground floor and 103sqm on first floor to the rear of no. 183 and side and rear of no. 181, provision of new pedestrian entrance between no. 181 and 183 Botanic Road, provision of new 1.8m boundary to the rear of 183 and all associated site works.

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

08/24

(19/02/2024-23/02/2024)

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

Area	Area 3 - Central
Application Number	0056/24
Application Type	Section 5
Applicant	BIG Property Investments Ltd
Location	67, Dorset Street Upper, Dublin 1
Registration Date	20/02/2024

Additional Information

Proposal: EXPP: The proposal is to maintain the current use on the ground floor as a restaurant/ take away, where food will be sold & eaten off the premises. Limited seating is proposed at the front of the unit as this will be used as a waiting area. There will be no breach in planning with regards to the front façade as there is no proposal to alter it, maintaining the character of the structure and the neighbouring properties.
