



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(18/03/2024-22/03/2024)

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.

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(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3397/24
Application Type Permission
Applicant Board of Management of St Dominic's College, Cabra, Dublin 7
Location St Dominic's College, Cabra, Dublin 7, D07 NX47
Registration Date 19/03/2024

Additional Information

Proposal: PERMISSION is sought for the introduction of a New Access gateway into the Existing Boundary Wall to Abbey Drive, to serve as Student Access to the new pathway and Existing Avenue adjacent to the all-weather GAA pitch together with all ancillary work including resurfacing and pathway lighting. The proposed gateway to be open only between the hours of 7am and 7pm daily at St Dominic's College, Ratoath Road, Dublin 7, D07 NX47 by the Board of Management of St. Dominic's College, Cabra, Dublin 7.

Area Area 3 - Central
Application Number 3398/24
Application Type Permission
Applicant Mountjoy Investment Ltd. (Jersey)
Location Blackchurch View , Mountjoy Street, St. Mary's Place North, Paradise Place, Phibsborough, Dublin 7.
Registration Date 19/03/2024

Additional Information

Proposal: Subsequent to granted planning reference 4691/19 (ABP 307581- 20), are applying for Permission for the Erection of Building Signage, consisting of 3 no. sets of independently individual letters circa 4.00 sq. m total area in the following locations: (A). 1 No. set of horizontal letters fixed to the building façade at the reception entrance on St Mary's Place North (South Elevation) Circa 2.30 sqm area, (B) 1. No. set horizontal letters fixed back to building facade at First floor at corner of Mountjoy Street and St Mary's Place North (West Elevation) Circa 0.85 sqm area, (C) 1. No. set horizontal letters fixed back to building facade at First floor at corner of Paradise Place and St Mary's Place North (East Elevation) Circa 0.85 sqm area including all structures.

Area Area 3 - Central
Application Number 3404/24
Application Type Permission
Applicant Entrust Services Limited
Location Hamilton Gardens, Block D, Carnlough Road, Cabra West, Dublin 7.
Registration Date 20/03/2024

Additional Information

Proposal: The proposed development will consist of the installation of rooftop mounted telecommunications support structure carrying shrouded no. 12 antennae (for two operators), dishes, remote radio units (RRU's), cable trays, rooftop-based equipment cabinets and all associated site development works to provide for high- speed wireless data and broadband services.

Area Area 3 - Central
Application Number 3419/24
Application Type Permission
Applicant Cuisle Properties Ltd.
Location 56, Parnell Square West, Dublin 1
Registration Date 22/03/2024

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for change of use of vacant 4-storey over basement (protected structure) from office use to managed student accommodation to provide 8 no. mix of single, twin and triple bedrooms, 19 no. bed spaces with kitchen, living, dining rooms, study/communal area, sanitary facilities and development of rear yard to provide secure bicycle storage.

Area Area 3 - Central
Application Number GSDZ4543/23
Application Type Permission
Applicant Workday Limited
Location Grangegorman Strategic Development Zone (SD) at Grangegorman, Dublin 7
Registration Date 22/03/2024

Additional Information Additional Information Received

Proposal: Planning permission for the development of an office and mixed-use scheme at a site located within the Grangegorman Strategic Development Zone (SDZ) at Grangegorman, Dublin 7. The specific site of the proposed development is located to the east of the SDZ. The site is bounded by Broadstone (Protected Structure Ref. 2029) and the Luas line to the north/east, Dublin Bus Depot (Protected Structure Ref. 2029) to the south/east and TU Dublin East Quad and Printmaking Workshop and the 'Clock Tower' (Protected Structure Ref. 3288) to the west. The proposed development consists of the demolition of the existing on-site buildings and structures and site clearance for the construction of 2 no. blocks of development (Blocks A and B) of 51,955 sq.m over a single basement. The proposed development will include the following:

- Block A of 30,156 sq.m above ground which ranges in height from 8-12 storeys. The ground floor of Block A will include a lobby, retail/ café uses, community space, office space, storage and bicycle store (14 no. bicycle spaces), post and delivery areas, waste storage and associated building operations facilities including a substation and switch rooms. The upper floors are to be used as offices with ancillary areas including canteens and baristas.
- Block B of 21,799sq.m above ground which ranges in height from 8-12 storeys. The ground floor of Block B will include a lobby, canteen, retail/café use, delivery area and associated building operations facilities including a substation and switch rooms. The upper floors are to be used as offices with ancillary areas including canteens and baristas.
- Each office block includes green and blue roofs with amenity terraces located at the 8th and 10th floors. There are PV panels and plant proposed at roof level.
- Each block will have building signage.
- A total of 51 no. car parking spaces (incl. 3 no. disabled access spaces & 25 no. EV spaces) and 17 no. motorbike spaces are located at basement level with vehicular access via a ramp to the south of Block B. Vehicular access to the development is proposed from Broadstone/ Constitution Hill.
- A total of 564 no. bicycle parking spaces and 36 no. electric scooter charging stands are located at ground and basement levels with bicycle access from ground floor level.
- The basement level will also include a gym and wellness suite, storage and waste areas and associated buildings plant and utilities.
- The proposed development includes the partial delivery of 'St Brendan's Way' and 'Serpentine Walk' within the planning application area. The development includes c. 8,052 sq.m of public open space featuring hard and soft landscaping areas, pedestrian and cycle links, 50 no. external bicycle parking spaces, tree planting, and public lighting.
- The proposal includes all ancillary works and

services necessary to facilitate the construction and operation of the proposed development including tying into permitted infrastructure within the SDZ. • There are no works proposed to any Protected Structure.

Area Area 3 - Central
Application Number WEB1325/24
Application Type Permission
Applicant AGENBITE (T/A MILANO)
Location Milano, Unit 6, Excise Walk, Dublin 1
Registration Date 22/03/2024
Additional Information
Proposal: Permission for the installation of:- 2 sets of halo illuminated fascia text, 1 set of non illuminated fascia text and 4 non illuminated awnings.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3395/24
Application Type Retention Permission
Applicant Garrett Peers & Robbie O Brien
Location 1 Summer Street North, Dublin 1, D01 R3H0
Registration Date 19/03/2024
Additional Information
Proposal: RETENTION planning permission for single storey extension to rear of existing all with associated ancillary works.

Area Area 3 - Central
Application Number 3411/24
Application Type Permission
Applicant Yvone Smith
Location 85 Dingle Road, Cabra, Dublin 7
Registration Date 20/03/2024
Additional Information
Proposal: a. Removal of existing substandard extension to side and replacement with a less obtrusive modern two storey extension. b. Attic conversion incorporating dormer extension to rear, c. All associated site works at No 85 Dingle Road, Cabra, Dublin 7.

Area Area 3 - Central
Application Number WEB1332/24
Application Type Permission
Applicant Alan J. Richards and Maryclaire Ryan
Location 3, Rosemount Road, Dublin 7, D07 AE16
Registration Date 22/03/2024
Additional Information
Proposal: The development will consist of the conversion of the existing attic including the construction of a new rear-facing dormer window.

Area 3 Decisions

Area Area 3 - Central
Application Number 0008/24
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 21/03/2024
Applicant Diarmaid Ó Corrbuí
Location Coleraine House, Coleraine Street, Dublin 7, D07 E8XF.
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Works involving the repair of window frames, not the replacement of any windows. These works would be carried out by an appropriate Conservation Architect who is on the Irish Georgian Society's Traditional Building Skills register.

Area Area 3 - Central
Application Number 0068/24
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 21/03/2024
Applicant Sentosa Premier Trust
Location 43, Dominick Street Lower, Dublin 1
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: (a) Reinstatement of granite plinths to basement area which have been totally lost, (b) Reinstatement of missing and damaged brickwork to house (c) Reinstatement of damaged & missing wrought & cast iron railings, including corner piers.

Area Area 3 - Central
Application Number 3094/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/03/2024
Applicant Johnathan Mc Menamin
Location 1 Springfield, Blackhorse Avenue Dublin 7
Additional Information
Proposal: For first floor extension to front, side and rear of existing house creating additional 2 new bedrooms with attic space converted for storage use only, new dormer window to front roof, internal modifications being made and proposed single storey orangery to rear garden and all associated site works.

Area Area 3 - Central
Application Number 3102/24
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/03/2024
Applicant Clear Channel Ireland Ltd.

Location 121, Dorset Street Upper, Dublin 1

Additional Information

Proposal: Replacement of the 2 no. existing externally illuminated 48 sheet advertising signs (6.096 m high by 6.096m wide by 200mm deep) at first and second floor level at 121 Dorset Street, Dublin 1, with a single LED digital display sign (3.2m high by 4.16m wide by 150mm deep) which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, two no. 48 sheet advertising signs located at 121 Upper Dorset Street, Dublin 1.

Area Area 3 - Central

Application Number 3107/24

Application Type Permission

Decision GRANT PERMISSION

Decision Date 21/03/2024

Applicant Andrew & David Powell

Location 12 Glenarriff Road , off Navan Road, Dublin 7

Additional Information

Proposal: Permission to widen the existing pedestrian entrance to create a vehicular access & driveway to front of No. 12 Glenarriff Road, Navan Road, Dublin 7, D07 AW77.

Area Area 3 - Central

Application Number 3350/24

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 20/03/2024

Applicant Elvis Stanley Bezerra Martins de Almeida

Location 16 Prospect Road, Glasnevin, Dublin 9, D09 A4PO

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 3381/24

Application Type Retention Permission

Decision APPLICATION DECLARED INVALID

Decision Date 19/03/2024

Applicant Brendan White

Location 79, Killala Road, Cabra West, Dublin 7

Additional Information

Proposal: RETENTION: Planning retention permission is sought for projecting dormer window for attic conversion to rear roof for the purpose of additional storage and all associated site works.

Area Area 3 - Central

Application Number 3395/24

Application Type Retention Permission

Decision APPLICATION DECLARED INVALID

Decision Date 22/03/2024

Applicant Garrett Peers & Robbie O Brien
Location 1 Summer Street North, Dublin 1, D01 R3H0
Additional Information
Proposal: RETENTION planning permission for single storey extension to rear of existing all with associated ancillary works.

Area Area 3 - Central
Application Number 3398/24
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 22/03/2024
Applicant Mountjoy Investment Ltd. (Jersey)
Location Blackchurch View , Mountjoy Street, St. Mary's Place North, Paradise Place, Phibsborough, Dublin 7.

Additional Information

Proposal: Subsequent to granted planning reference 4691/19 (ABP 307581- 20), are applying for Permission for the Erection of Building Signage, consisting of 3 no. sets of independently individual letters circa 4.00 sq. m total area in the following locations: (A). 1 No. set of horizontal letters fixed to the building façade at the reception entrance on St Mary's Place North (South Elevation) Circa 2.30 sqm area, (B) 1. No. set horizontal letters fixed back to building facade at First floor at corner of Mountjoy Street and St Mary's Place North (West Elevation) Circa 0.85 sqm area, (C) 1. No. set horizontal letters fixed back to building facade at First floor at corner of Paradise Place and St Mary's Place North (East Elevation) Circa 0.85 sqm area including all structures.

Area Area 3 - Central
Application Number 4110/17/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 19/03/2024
Applicant PI Hotels & Restaurants Ireland Ltd.
Location Twilfit House,137-140 Abbey Street Upper, 57-60 Jervis Street and 1-4 Wolfe Tone Street, Dublin 1, (the site is bounded by Wolfe Tone)

Additional Information

Proposal: EXT. OF DURATION: Planning permission at a 0.127 hectare site. The proposed development comprises of the demolition of the existing 3 storey over basement building and the construction of a new 8 storey over single basement level building to comprise a 218 no. bedroom hotel and a gym at basement and part ground floor level. The proposed hotel includes a reception, bar/restaurant/lobby area including outdoor seating area at ground floor level to the north, and back of house areas at ground floor level, ancillary hotel facilities at part of the basement level, and 218 no. bedrooms from first floor to seventh floor level. An ESB substation and switchroom will be provided at ground floor level to Wolfe Tone Street. 22 no. bicycle parking spaces are provided at ground floor level. The total gross floor area of the proposed development is 9,205sq.m, comprising 1,207sq.m for the gym and 7,998sq.m for the hotel. The proposed development includes proposed signage zones to the south elevation at ground floor level (for the gym) and to the south-east elevation at ground floor level (for the hotel), screened rooftop plant, public realm enhancement to the west side of Jervis Street and to the east side of Wolfe Tone Street, including increased footpath widths, and all associated and ancillary works.

Area Area 3 - Central
Application Number 4331/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/03/2024
Applicant Green Way Estates Sligo Limited
Location 14A, Poplar Row, North Strand, Dublin 3
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
Decision GRANT PERMISSION
Decision Date 21/03/2024
Applicant Greenspace Homes Limited
Location Blackhorse Avenue, Dublin 7
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
Decision GRANT PERMISSION
Decision Date 21/03/2024
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
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 treatments 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
Decision	GRANT PERMISSION
Decision Date	20/03/2024
Applicant	Lenida Developments Limited
Location	Site of No. 86 North King Street, Dublin 7
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	GSDZ3129/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/03/2024
Applicant	Grangegorman Development Agency
Location	Grange Gorman Strategic Development Zone (SDZ), east side of SDZ, Grangegorman, Dublin 7
Additional Information	

Proposal: The proposed development will comprise the demolition of existing on-site buildings and structures and associated site clearance works. The specific site of the proposed development is located to the east of the SDZ. The site is bounded by Broadstone Rail Station (Protected Structure Ref. 2029) and the Luas line to the east, TU Dublin East Quad to the south and Printmaking Workshop and the 'Clock Tower' (Protected Structure Ref. 3288) to the west.

Area Area 3 - Central
Application Number WEB1089/24
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 22/03/2024
Applicant Raul Menendez
Location 37, Bannow Road, Dublin 7
Additional Information
Proposal: RETENTION: Installation of 1no. roof-light on existing hipped roof

Area Area 3 - Central
Application Number WEB1292/24
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/03/2024
Applicant Seamus Delaney
Location 45, Ellesmere Avenue, Dublin 7
Additional Information
Proposal: RETENTION: Retention Planning Permission for widened entrance and all associated site works.

Area Area 3 - Central
Application Number WEB2109/23
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/03/2024
Applicant JCDecaux Ireland Limited
Location Located outside The Hampton by Hilton on the public footpath at the junction between Greek Street and
Additional Information Additional Information Received
Proposal: the replacement of a double-sided Metropanel with single-sided digital Metropanel advertising display with a vinyl back (containing public advertising), including all associated site works and services. The proposed structure has an overall height of 2.882m, a depth of 0.255m and a width of 1.438m. The site is located outside 'the Hampton by Hilton' on the public footpath at the junction between Greek Street and Chancery Place, Dublin 7.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	4643/23
Appeal Type	Written Evidence
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	5022/23
Appeal Type	Written Evidence
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 3 Appeals Decided

Area	Area 3 - Central
Application Number	3166/22
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	22/03/2024
Applicant	Bartra Property (Broombridge) Limited
Location	Tolka Industrial Park, Ballyboggan Road, Dublin 11,

Additional Information

Proposal: Permission for development on a c. 0.637 Ha site at Tolka Industrial Park, Ballyboggan Road, Dublin 11, D11 HF57 (Vacant Site Register Ref. VS-0457). Works are also proposed to discharge wastewater and attenuated surface water via separate 225mm diameter pipe networks of approximately 100m length each to the public wastewater and surface water sewer networks respectively, which are located at the junction with Ballyboggan Road, to the north of the development site. These works will be carried out on existing road carriageway, incorporating an area of c.0.083 Ha. The development site area and drainage works areas will provide a total application site area of c. 0.72 Ha. The development will principally consist of: the demolition of the existing derelict warehouse structure (c. 1,084 sq m) and associated outbuildings (c. 417 sq m) and the construction of a mixed-use development (13,490 sq m) comprising office accommodation (7,353 sq m); a cafe/service unit (252 sq m); and 71 No. apartments (24 No. 1 bed units, 40 No. 2 bed units and 7 No. 3 bed units) with an ancillary residential amenity/work hub (170 sq m). The development is principally provided in 2 No. blocks as follows: Block A (office) to the north of the site will be 6 No. storeys (over part basement) in height; and Block B (residential) to the south of the site will be part 8-part 9 No. storeys in height with external deck access. The development will also include 2 No. single storey bicycle stores; the provision of a vehicular access and a secondary emergency vehicular access to the east of the site; a pedestrian/bicycle connection along the eastern boundary of the site from the Royal Canal towpath to the south to the access road to the east; 40 No. car parking spaces (including 2 No. disabled parking spaces); 2 No. motorcycle spaces; bicycle parking; bin storage; private balconies/terraces on the apartments predominantly facing south and west; public and communal open spaces; hard and soft landscaping; boundary treatments; green roof; PV panels; plant; plant enclosure, lift overrun and stair core at roof level; 2 No. ESB substations and 2 No. switchrooms; lighting; signage; and all other associated site and development works above and below ground. A Natura Impact Statement has been prepared in respect of the proposed development.

Area	Area 3 - Central
Application Number	5020/22
Appeal Decision	ATTACH CONDITIONS
Appeal Decision Date	20/03/2024
Applicant	Kennedy's Public House
Location	Kennedy's Public House, 132 & 134 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 A4P8
Additional Information	Additional Information Received

Proposal: RETENTION PERMISSION: the development consists of the retention of the existing 1No. fire escape door and 2No. roller shutter doors. All doors are situated on the rear west elevation along Victoria Lane.

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Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

SECTION 5 EXEMPTIONS

12/24

(18/03/2024-22/03/2024)

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

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

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

Area Area 3 - Central
Application Number 0052/24
Application Type Section 5
Applicant Yeria Limited
Location 11 Glenarm Avenue,, Drumcondra, Dublin 9, D09 X8F1.
Registration Date 22/03/2024
Additional Information Additional Information Received
Proposal: EXPP: Change of use from use as social care accommodation to use as accommodation for persons seeking international protection as defined in Part 1 of Schedule 2 of the Planning and Development Regulations 2002- Class 20F.

Area Area 3 - Central
Application Number 0102/24
Application Type Section 5
Applicant Grainne Gannon & Brian Farrelly
Location 13 Shandon Drive, Phibsborough, Dublin 7
Registration Date 21/03/2024
Additional Information
Proposal: EXPP: Removal of rear chimney stack

Area Area 3 - Central
Application Number 0106/24
Application Type Section 5
Applicant Riverwalk Estates Ltd
Location 12, North Circular Road, Dublin 7
Registration Date 22/03/2024
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Stripping some of the pitched roofs of their damaged natural slates and reroofing with natural slates salvaged from the subject roofs and others bought in to match; local repairs to the front eaves: painted timber soffit and brackets and repainting.
