



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(13/05/2024-17/05/2024)

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.**

<b>Area</b>	<b>Contact Number</b>	<b>Meeting Location</b>
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** 3334/24  
**Application Type** Permission  
**Applicant** Kiko Cosmetics Ireland Limited  
**Location** 2 Henry Street, Dublin City, Dublin 01  
**Registration Date** 14/05/2024  
**Additional Information** Additional Information Received

**Proposal:** PERMISSION The development will consist of the removal of the existing shopfront and shopfront signage and replacing it with a new proposed glazed shopfront and associated works consisting of: (a) New white metal fascia and pilaster panels together with new proposed "KIKO MILANO" signage consisting of back illuminated, individually cut lettering (circa 1400mm wide x 500mm high) fixed to fascia; and (b). Installation of 2 no. new proposed LED graphic display screens (circa 1100mm wide by 2200mm high), located internally, on ground floor level behind shopfront windows.

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**Area** Area 3 - Central  
**Application Number** 3577/18/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Paul Clinton, Bachelor Inn Trading Co. Ltd  
**Location** 3, Bachelors Way, and The Bachelor Inn (a Protected Structure), 31 Bachelors Walk, Dublin 1  
**Registration Date** 14/05/2024

**Additional Information**

**Proposal:** EXT OF DURATION: PROTECTED STRUCTURE: The development will consist of the subdivision of the 2 upper floors and part of the ground floor of the existing 'Smallmans Warehouse' into hotel bedrooms including relocation of entrance, with new canopy, on Bachelors Way. The conversion of the remainder of the Ground Floor of the warehouse into kitchen facilities connected to 'The Bachelor Inn' (a Protected Structure) Licensed premises. The conversion of the 2 upper floors of 'The Bachelor Inn' (a Protected Structure) from function rooms to hotel rooms. The construction of an additional 2nd floor to the existing 2 storey middle portion of the property for hotel accommodation. The conversion of the existing first floor of the middle portion from Licensed Premises to hotel accommodation. Alterations to the existing stairs in 'The Bachelor Inn' (a Protected Structure) and the relocation of the toilets to the basement. Alterations to the shopfront to improve the entrance from The Bachelors Walk.

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**Area** Area 3 - Central  
**Application Number** 3670/24  
**Application Type** Permission  
**Applicant** Flutter Entertainment Plc  
**Location** 93/94 Dorset Street Upper, Dublin 1, D01 T688  
**Registration Date** 13/05/2024

**Additional Information**

**Proposal:** The development will consist of (a) the removal of the existing fascia signage, (b) the installation of green powder coated aluminium cladding panels overlaid on the existing shopfront, (c) the installation of a new double glazed Crittall framed glazing and entrance door complete with repairs to the shopfront, (d) the installation of new internally illuminated fascia signage, (e) the installation of a new internally illuminated projecting sign, (f) all associated site works

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**Area** Area 3 - Central  
**Application Number** 3674/24  
**Application Type** Permission  
**Applicant** Heatons Limited  
**Location** 46-47 and 54-62 Henry Street, Dublin 1  
**Registration Date** 14/05/2024

**Additional Information**

**Proposal:** The site is bounded by Coles Lane to the east and the ILAC Shopping Centre to the north. The development will consist of the change of use of retail/café floorspace to gymnasium (c. 2,559 sq m) at third floor level and including internal alterations at ground level floor to accommodate the provision of a new entrance to Cole Lanes, an entrance lobby, bicycle parking and circulation areas (c. 118 sq m). The development will also consist of signage elements as follows: 2 No. new digital screens (2500mm x 2000mm each), 5 No. internal new illuminated static lightboxes (2 No. 2500mm x 2000mm and 3 No. 1250mm x 2000mm) and 7 No. new internally illuminated suspended window signs (3 No. 800mm x 358mm, 2 No. 787mm x 287mm, 1 No. 889mm x 250mm and 1 No. 1014mm x 250mm), all located internally on the southern elevation, fronting Henry Street, at ground floor level. 2 No. new internally illuminated suspended window signs (1 No. 800mm by 358mm and 1 No. 788mm x 287mm), 3 No. new illuminated static lightboxes (1 No. 2500mm x 2000mm, 1 No. 3000mm x 2000mm and 1 No. 1500mm x 2000mm), 2 No. vinyl brand logos sets (500mm x 2000mm each) and 2 No. vinyl graphics (1 No. 3663mm x 4148mm and 1 No. 7988mm X 4158mm), 1 No. vinyl sign adjacent to the proposed gym entrance (600mm x 800mm) and 1 No. internally illuminated sign located centrally above the proposed gym entrance (1900mm x 1900mm), all located internally on the eastern elevation at ground floor level, fronting Coles Lane. 1 No. illuminated, externally mounted sign (1852mm x 830mm) located centrally above the existing main entrance (c. 3.7m above the finished floor level), 6 No. internally illuminated suspended signs hung within the existing void of corner feature window (1 No. 3083mm x 1382mm, 1 No. 1885mm x 1885mm, 1 No. 810mm x 210mm, 1 No. 810mm x 405mm, 1 No. 760mm x 515mm and 1 No. 760mm x 525mm) and 8 No. illuminated brand logos sets fret cut on either side of the entrance (500mm x 2000mm each), all located to the south- east of the site, at the corner of Henry Street and Coles Lane junction 2 No. existing double-sided blade signs (1698mm x 8617mm each) located above ground floor level on the southern (Henry Street) and eastern elevations (Coles Lane) | to be reskinned with new replacement internally illuminated lettering. The development will also include: the removal of the existing glazing system, bulkhead, canopy and alcove entrance and replacement with extended height glazing, a new entrance doorset, and new emergency access at ground level on Henry Street; the provision of new aluminium external cladding (including associated signage) to the existing main entrance at ground floor level to the south-east of the site, at the junction of Henry Street and Coles Lane; the removal and replacement of ancillary plant equipment at roof level; the provision of LED window lighting and all ancillary above and below ground.

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**Area** Area 3 - Central  
**Application Number** 3678/24  
**Application Type** Permission  
**Applicant** The Communications Workers Union  
**Location** The Communication Workers Union No. 575 North Circular Road, Dublin 1  
**Registration Date** 14/05/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development will consist of (1) the removal and

storage of the existing natural stone boundary wall at St. Joseph's Terrace and part of St. Margaret's Avenue for reuse and rebuilding, (2) the removal of the existing security fence to the top of the wall (3) the construction of a new parapet masonry upstand and coping in lieu of the security fence to align with the previous planning 4319/09, (4) All associated ancillary and remedial works to the adjoining footpath along St. Joseph's Terrace, North Circular Road, Dublin 1.

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**Area** Area 3 - Central  
**Application Number** 3684/24  
**Application Type** Permission  
**Applicant** Riverside Property Investments  
**Location** 7 Berkeley Road, Phibsborough, Dublin 7  
**Registration Date** 15/05/2024

**Additional Information**

**Proposal:** PERMISSION The works comprise the provision of a rear, first floor bedroom extension to the existing duplex accommodation which sits above a vacant ground floor commercial unit. The works also propose an adaptation of the roof to the existing first floor annex to the rear, which forms part of the duplex accommodation, in order to facilitate improved headroom. Ground floor works will consist of a Change of Use from established commercial use to a self-contained 2 Bed residential apartment. It is proposed to construct the necessary ground floor accommodation predominantly within the existing commercial footprint to the rear with only moderate additional infill extension works required together with the partial subdivision of the entrance hall, internally off Berkeley Road and all associated external site works.

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**Area** Area 3 - Central  
**Application Number** 3690/24  
**Application Type** Permission  
**Applicant** St Laurence O'Toole Catholic Social Care CLG T/A  
Crosscare  
**Location** Crosscare, Clonliffe Family Hub (former Mater Dei Institute), 204-206 Clonliffe Road, Dublin,, D03PD86  
**Registration Date** 15/05/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE. PERMISSION & RETENTION St. Laurence O'Toole Catholic Social Care CLG, trading as Crosscare, intend to apply for Retention Permission for development consisting of: 1) The change of use from third level education (former Mater Dei Institute) to a family hub providing short term emergency accommodation to homeless families and altered internal layout to provide accommodation units (50 family units/133 bed spaces), 2) Retention of associated works i.e. the provision of new facilities within the existing building including; in the existing 2 Storey block new indoor recreation, play areas and study areas at first floor level, and new family accommodation units, laundry, & gym facilities at ground floor level; while in the three storey central block, new family accommodation units, staff offices and domestic kitchen facilities, together with, in the existing single storey chapel a new quiet room, store, counselling room and staff offices. Externally the replacement of all existing single glazed /panelled units with new double glazing /panelled units. 3) Retention of extensions to the existing two storey western block (former lecture block): consisting of infill modifications and extensions at ground floor level to the existing under-croft to provide family accommodation, i.e. 18m<sup>2</sup> at the north end in two small infills, and 102m<sup>2</sup> at the south end consisting of 80m<sup>2</sup> of infill & 22m<sup>2</sup> of extension beyond the original under-croft; together with alterations to the existing fenestration on all sides of this block. 4) Retention of extensions to the existing three storey block, to the east an additional 34m<sup>2</sup> at ground level to provide family accommodation units and on its new flat roof a new terrace to the existing

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first floor dining room, including a new external stair to the existing garden area; to the south a new three storey external fire escape stairs; to the west some additional kitchen plant equipment beside the kitchen back door and on the north elevation a new kitchen extract duct up on to the roof. 5) Retention of extensions to the existing single storey block, externally to the south a new 3m<sup>2</sup> entrance lobby and internally a new 10m<sup>2</sup> first floor counselling room in the existing double height space, resulting in a combined total extension area of 167m<sup>2</sup> to the building, bringing the total area of accommodation in the building to 2,532m<sup>2</sup> including the extensions. 6) Retention of new free standing external structures, a 9m<sup>2</sup> storeroom, a 44m<sup>2</sup> covered play area, pedestrian ramps, external children's play area, and associated site development works including two 12m<sup>2</sup> metal storage sheds and adjacent bin storage facility and one 15m by 2.4m container as a temporary storage area. The Development Proposed for Planning Permission will consist of 52 new bicycle stands, i.e. 26 open spaces & 26 covered bicycle spaces. The existing car park provides 30 spaces, immediately in front of the building, and the family hub has full access to the existing Clonliffe Road entrance car park with its 46 spaces. All at Crosscare, Clonliffe Family Hub (former Mater Dei Institute), 204-206 Clonliffe Road, Dublin, D03 PD86, which is within the curtilage of the Protected Structure of the former Holy Cross College.

**Area** Area 3 - Central  
**Application Number** 3696/24  
**Application Type** Retention Permission  
**Applicant** Mr. Charles Chawke  
**Location** The Oval Public House, 78 Middle Abbey Street, Dublin 1  
**Registration Date** 16/05/2024

**Additional Information**

**Proposal:** PROTECTED STRUCTURE / RETENTION: retention planning permission is sought for the continuance of the previously approved time limited table and chairs permission reg ref 4126/16, including the erection of a wind barrier with umbrellas and approximately 4 to 6 tables and up to 20 chairs in an area approximately 20sq. m. to the front of The Oval public house at number 78 Middle Abbey Street, Dublin 1, a protected structure RPS No. 17. The wind barrier is steel and glass self supporting and demountable, bearing the logo The Oval Bar.

**Area** Area 3 - Central  
**Application Number** 4042/23  
**Application Type** Retention Permission  
**Applicant** KL Plastering Ltd  
**Location** Lands adjacent to 25A, Rathdown Road, Phibsborough, Dublin 7  
**Registration Date** 15/05/2024

**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** 4526/23  
**Application Type** Permission  
**Applicant** Irish United Nations Veterans Association

**Location** IUNVA House, Mount Temple Road, Arbour Hill, Dublin 7, D07 VP73  
**Registration Date** 14/05/2024  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE (RPS No. 247): the development will consist of the construction of a new extension to the south side of the existing museum building to contain a multipurpose meeting/class room, with all associated site and ancillary works.

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**Area** Area 3 - Central  
**Application Number** 4871/23  
**Application Type** Permission  
**Applicant** KCP Developments Ltd.  
**Location** 12, Arbour Place, Stoneybatter, Dublin 7  
**Registration Date** 14/05/2024  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** PERMISSION for the demolition of existing two-storey dwelling house, and the construction of a new three storey apartment block consisting of 2 no. one-bedroom apartments, 2 no. two-bedroom apartments and 1 no. three-bedroom apartment plus associated site works. All at 12 Arbour Place, Stoneybatter, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** 5006/23  
**Application Type** Permission  
**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  
**Registration Date** 13/05/2024  
**Additional Information** Additional Information Received  
**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

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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.

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**Area** Area 3 - Central  
**Application Number** 5029/23  
**Application Type** Permission  
**Applicant** Hill Street Family Resource Centre  
**Location** 1 Hill Street, Rotunda, Dublin 1  
**Registration Date** 14/05/2024  
**Additional Information** Additional Information Received

**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.

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**Area** Area 3 - Central  
**Application Number** 4790/23  
**Application Type** Permission  
**Applicant** Phibsborough D7 Development Ltd  
**Location** No's 36-40 Dominick Street Upper, Dublin 7 (The Hendrons Building), The site includes protected structures under RPS Ref.: 8783 Hendrons: main building and original, historic western railings only and RPS Ref.: 8483 Stone walls enclosing, Western Way from  
**Registration Date** 14/05/24  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION: The site has frontages to Palmerston Place, Dominick Street Upper and Western Way. The proposed development will consist of the following: Demolition of the existing vacant warehouse buildings, the boundary wall fronting Palmerston Place and the existing dwelling at no. 36 Dominick Street Upper, with a combined Gross Floor Area (GFA) of c. 2,359.6sqm; The construction of a mixed-use development of 93 no.



apartments in 3 no. residential blocks (Blocks A to C), including a residential amenity area in Block B and a café/retail unit in Block A; extension Block A includes adaptive re-use of and related works to the existing Hendrons building, a protected structure under RPS Ref.: 8783, for residential and café/restaurant development, and an extension fronting onto Palmerston Place and wrapping around the back of the existing Hendrons Building. Along Palmerston Place, Block A ranges in height from 3-5 storeys. Works to the protected structure include retention of the existing 'Hendrons' signage, the construction of an additional storey (resulting in a 5 no. storey building), alterations and additions, including removal of original and non-original internal dividing walls, construction of new and alterations of existing openings within the original walls on the front, rear and side elevations to accommodate new doors and windows; removal of 2 no. external emergency exit stairs, re-fenestration of original window openings on the front elevation and retention and repair of the existing glass blocks to window openings on the side elevations, and retention and repair of the original railings, ladder and lift shaft; Block A will accommodate 36 no. apartments (18 no. 1 beds, 13 no. 2 beds and 5 no. 3 beds) from ground to fourth floor level, a café/retail unit of 261.7 sq.m at ground floor level and 48.1 sq.m of plant / storage area at basement level;-Block B is part 6 to part 7 no. storeys and will accommodate a residential amenity area at ground floor level and 39 no. apartments (6 no. 1 beds, 21 no. 2 beds and 12 no. 3 beds) from ground to sixth floor level;- Block C is part 4 to part 5 no. storeys and comprises 18 no. apartments (4 no. 1 beds and 14 no. 2 beds) from ground to fourth floor level; 86 of the apartments are provided with balconies / terraces on the south, western, eastern and northern elevations of the building;- External amenity space (total area of c. 652 sqm) is provided in the form of 1 no. roof terrace on Block B (sixth floor level with an area of c. 251 sq.m) and within a central courtyard and secondary communal area, including outdoor seating and play areas (with an area of 401 sqm); The development includes bike stores containing 175 no. spaces at ground floor level, 50 no. surface level cycle parking spaces, a bin store and plant room. An ESB substation and switchroom is proposed in Block A; -The proposal includes alterations to Dominick Street Upper, including adjustment of existing kerb alignments, removal of entrance/adjustment of loading bay, replacement of footpath, and provision of cycle parking, and consolidation and repair as necessary of the boundary wall to Western Way (a Protected Structure under RPS Ref.: 8483); and The proposal includes the provision of a public plaza of 193 sq.m on the corner of Dominick Street Upper and Western Way, hard and soft landscaping, site lighting, green blue roofs, PV panels, connections to foul and surface water drainage, signage zones, hard and soft landscaping, boundary treatments and associated and ancillary works.

### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3709/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Lucy Collins & Niall Donnelly
<b>Location</b>	4, Cremore Road, Glasnevin, Dublin 11 , D11Y2E5
<b>Registration Date</b>	17/05/2024

**Additional Information**

**Proposal:** Planning permission for proposed 1) single and 2 storey extension to rear. 2) 1st floor extension to side. 3) New dormer roof and window at attic level to rear. 4) Demolition of existing single storey kitchen area to rear - 8.5 sq. M and all associated site works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1584/24

**Application Type** Permission  
**Applicant** Ion Grigore Moldovan and Cornelia Handru  
**Location** 13, Langrishe Place, Summerhill, Dublin 1, D01 E6C1  
**Registration Date** 13/05/2024  
**Additional Information**

**Proposal:** The development will consist of proposed 2 storey rear extension (34m<sup>2</sup>), demolition of existing single storey outbuilding at the rear and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1585/24  
**Application Type** Retention Permission  
**Applicant** James Donnelly  
**Location** 2, Derrynane Parade, Phibsborough, Dublin 7, D07 H9R0  
**Registration Date** 13/05/2024  
**Additional Information**

**Proposal:** RETENTION: Retention is sought for the 1st floor extension to rear of existing dwelling.

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**Area** Area 3 - Central  
**Application Number** WEB1590/24  
**Application Type** Retention Permission  
**Applicant** Suzanne Beecher  
**Location** 195, Clonliffe Road, Drumcondra, Dublin 3, D03 YY11  
**Registration Date** 15/05/2024  
**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the conversion of existing 25sqm rear garage to a habitable room and associated private laneway and courtyard elevational changes including high-level window and door to lane.

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**Area** Area 3 - Central  
**Application Number** WEB1597/24  
**Application Type** Permission  
**Applicant** John Mulvaney  
**Location** 13, Chapel Crescent, Riverston Abbey, Dublin 7, D07 TH56  
**Registration Date** 16/05/2024  
**Additional Information**

**Proposal:** Permission is sought for new dormer window extension to rear of existing attic conversion with 2No. of Velux rooflights to front roof elevation, new window to side gable, internal modifications and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB1604/24  
**Application Type** Permission  
**Applicant** Eoin Magee & Aisling de Brit  
**Location** 40 Rathdown Road, Grangegorman, Dublin 7, D07 KW90  
**Registration Date** 17/05/2024  
**Additional Information**

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**Proposal:** Alterations to the roof of the two-storey terraced house involving the partial removal of the rear roof and construction of a new dormer attic room with stair access from the first floor landing.

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**Area** Area 3 - Central  
**Application Number** WEB1608/24  
**Application Type** Retention Permission  
**Applicant** Suzanne Beecher  
**Location** 195, Clonliffe Road, Dublin 3  
**Registration Date** 17/05/2024

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the conversion of existing 25sqm rear garage to a habitable room and associated private laneway and courtyard elevational changes including high-level window and door to lane.

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**Area** Area 3 - Central  
**Application Number** WEB1864/23  
**Application Type** Permission  
**Applicant** Sally Maguire  
**Location** 149, Ratoath Road, Dublin 7  
**Registration Date** 13/05/2024

**Additional Information** Additional Information Received

**Proposal:** Planning permission for a one-storey pitch roof front porch/ living room extension and a new external window above the porch on the first floor, all at the front of the existing two-storey terrace type house. To the rear of the house, a proposed two-storey pitch roof extension with three skylights on the pitch roof, flat roof canopy above the patio area at ground floor. Finally on the existing house pitch roof one skylight to the front and one skylight to the rear and any other associated renovation work/external works.

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### Area 3 Decisions

**Area** Area 3 - Central  
**Application Number** 0137/24  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 13/05/2024  
**Applicant** Tribanner Property Ltd  
**Location** Pillar Guest House, 7 Talbot Street, D01 W702

**Additional Information**

**Proposal:** EXPP: Applicant seeks a Section 5 declaration that the use of the established guest house to accommodate internationally protected applicants is exempted development, on the basis that both uses fall within class 6, Part 4, Schedule 2 of SI 600/2001.

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**Area** Area 3 - Central  
**Application Number** 0145/24  
**Application Type** Section 5

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**Decision** ADDITIONAL INFORMATION  
**Decision Date** 16/05/2024  
**Applicant** Michael Teahan on behalf of Gambetto Ltd  
**Location** Lands within the former Holy Cross College, Clonliffe Road, Drumcondra, Dublin 3

**Additional Information**

**Proposal:** EXPP: The development consists of the laying out and use of lands as playing pitches. It is proposed to layout and use lands for playing pitches. The proposed playing pitch areas will be levelled, and the playing surface prepared through placement of soil excavated from lands that are to be developed under 3270/21 locate adjacent to the proposed playing fields that are within the boundary of the former Holy Cross College and under the ownership of Gambetto Limited. The use of the playing pitched are for recreational use only and no charge is made for admission of the public to the land.

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**Area** Area 3 - Central  
**Application Number** 0432/23  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 15/05/2024  
**Applicant** Gavin Ward  
**Location** 36, Findlater Street, Dublin 7  
**Additional Information** Additional Information Received

**Proposal:** EXPP: Proposal is to retain existing flat roof and support new heat pump on it, as space is very limited in the rear garden.

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**Area** Area 3 - Central  
**Application Number** 3231/18/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 16/05/2024  
**Applicant** Guiseppe Masturzo  
**Location** 131, North Circular Road, Dublin 7  
**Additional Information**

**Proposal:** EXT. OF DURATION:PROTECTED STRUCTURE: The development will consist of : (A) Construction of 39.5m2 first floor extension to the existing single storey garage to rear of property, including 4 no. new roof-lights.

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**Area** Area 3 - Central  
**Application Number** 3428/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 15/05/2024  
**Applicant** Digby Otto Ltd,  
**Location** "The SPAR Shop", 49/50 Lower Talbot Street, Dublin 1 (D01 E9X4)

**Additional Information**

**Proposal:** RETENTION:Of a single doorway, located on the Amiens Street Side of the above

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property. In addition retention is sought for the relocated internal stairways from Basement to Ground Floor and from Amiens Street Doorway to first floor, all at the above referenced property.

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**Area** Area 3 - Central  
**Application Number** 3441/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/05/2024  
**Applicant** Carlos Fimino  
**Location** Unit 6 of the JERVIS House on JERVIS Street and  
Byrne's Lane Dublin 1

**Additional Information**

**Proposal:** Seeks Change of Use, Planning Permission from Dublin City Council for a ground floor dental surgery in what had previously been in use as a printing shop (originally Snap Printing).

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**Area** Area 3 - Central  
**Application Number** 3655/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/05/2024  
**Applicant** Bernard Farrell  
**Location** Clonliffe House, 43/44 Ballybough Road, Dublin 3

**Additional Information**

**Proposal:** For modifications to the rear yard (southeast) of the existing public house comprising of: (a) 1 no. 75sqm retail unit; (b) 2 no. community function rooms auxiliary to the public house (104sqm and 171sqm); (c) new 32sqm WC block; (d) 45sqm internal courtyard. The proposed development will also include the removal of metal roof structures in the rear yard, improvements to existing WC units and the provision of bin/waste storage together with associated works.

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**Area** Area 3 - Central  
**Application Number** 3664/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/05/2024  
**Applicant** Cradleglen Limited  
**Location** No. 19B, C, D, Clonliffe Avenue, Dublin 1

**Additional Information**

**Proposal:** PERMISSION & RETENTION: For Residential refurbishment development. This is; To retain the Change of use of the Ground Floor accommodation from shops to residential accommodation and to redesign the present conversion of 3 apartments to 2 apartments.

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**Area** Area 3 - Central  
**Application Number** 4820/23  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 15/05/2024  
**Applicant** P.J. Armstrong

**Location** 61 Bolton Street, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE / RETENTION for change of use from cafe / deli to hairdresser/ beauty salon at ground floor and basement level only, no alterations to shop front or front elevation and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 5034/23  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/05/2024  
**Applicant** Leksar Foods Ltd  
**Location** 71 Middle Abbey Street, Dublin 1, D01 E7K5  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 3 - Central  
**Application Number** WEB1332/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/05/2024  
**Applicant** Alan J. Richards and Maryclaire Ryan  
**Location** 3, Rosemount Road, Dublin 7, D07 AE16  
**Additional Information**  
**Proposal:** The development will consist of the conversion of the existing attic including the construction of a new rear-facing dormer window.

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**Area** Area 3 - Central  
**Application Number** WEB1333/24  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/05/2024  
**Applicant** Tyrone Falls  
**Location** 10, Stella Avenue, Glasnevin, Dublin 9  
**Additional Information**  
**Proposal:** The removal and infill of the ground floor front entrance-hall window, the removal of a rear conservatory and the construction of a two storey extension to the rear of the dwelling.

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**Area** Area 3 - Central  
**Application Number** WEB1334/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/05/2024  
**Applicant** Gary Marshall & Natalie Culligan  
**Location** 58, Nephin Road, Dublin 7  
**Additional Information**

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**Proposal:** Second storey extension over existing side annex of existing dwelling at 58 Nephin Road, Dublin 7.

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**Area** Area 3 - Central  
**Application Number** WEB1344/24  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 16/05/2024  
**Applicant** JCDecaux Ireland Limited  
**Location** On the public footpath on the northern side of East Wall Road, adjacent to Aldi and opposite the jun

**Additional Information**

**Proposal:** The retention of the existing scrolling internally illuminated double sided 'Metropole' advertising display case mounted on an offset leg.

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**Area** Area 3 - Central  
**Application Number** WEB1577/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/05/2024  
**Applicant** Suzanne Beecher  
**Location** 195 Clonliffe Road, Drumcondra, Dublin 3, D03 YY11

**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the conversion of existing 25sqm rear garage to a habitable room and associated private laneway and courtyard elevational changes including high-level window and door to lane.

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**Area** Area 3 - Central  
**Application Number** WEB1578/24  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 15/05/2024  
**Applicant** Star Stone Property Investments Ltd  
**Location** 26-27 Dorset Street Lower, Rotunda, Dublin 1, D01 PT66

**Additional Information**

**Proposal:** PERMISSION The development will consist of • the subdivision and change of use of existing commercial (office) space of No. 26 at first, second and third floors to provide 4no. Short Term Tourist Rental Accommodation studio units. • Division of ground floor existing office use (GWD Estate Agents) of Nos. 26 and 27 to accommodate new retail space and reception/entrance to Short Term Tourist Rental Accommodation on upper floors. • Works will also include alterations to existing shopfront and signage to No. 26 with new / reinstated entrance, all associated internal, elevation alterations, site and drainage works.

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**Area** Area 3 - Central  
**Application Number** WEB1584/24

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**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/05/2024  
**Applicant** Ion Grigore Moldovan and Cornelia Handru  
**Location** 13, Langrishe Place, Summerhill, Dublin 1, D01 E6C1  
**Additional Information**

**Proposal:** The development will consist of proposed 2 storey rear extension (34m<sup>2</sup>), demolition of existing single storey outbuilding at the rear and all ancillary site works.

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**Area** Area 3 - Central  
**Application Number** WEB1590/24  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/05/2024  
**Applicant** Suzanne Beecher  
**Location** 195, Clonliffe Road, Drumcondra, Dublin 3, D03 YY11  
**Additional Information**

**Proposal:** RETENTION: The development consists of the retention of the conversion of existing 25sqm rear garage to a habitable room and associated private laneway and courtyard elevational changes including high-level window and door to lane.

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### Area 3 Appeals Notified

**Area** Area 3 - Central  
**Application Number** 3274/24  
**Appeal Type** Written Evidence  
**Applicant** NWQ Devco Limited  
**Location** CitiGroup Building, 1 North Wall Quay, Dublin 1, D01T8Y1

**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, D01 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.

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### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4202/23
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	14/05/2024
<b>Applicant</b>	The Health Service Executive
<b>Location</b>	St. Mary's Hospital, Acres Road, Phoenix Park, Dublin 20, D20 TY72

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE - RETENTION: : RPS: 6755 : the proposed development consists of permission for the extension and amendment of the existing car parking area serving the Cuan Aoibheann building to provide 32 car parking spaces (25 of which are new spaces proposed to be constructed with grass concrete permeable surface) and covered cycle parking and associated external lighting and retention permission for an existing hardcore stone access road originally constructed as park of Covid 19 emergency works which will be improved to an approved road standard with a permeable asphalt surface and all associated site works necessary to complete the works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4939/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	13/05/2024
<b>Applicant</b>	Ahmer Shah Khan
<b>Location</b>	Dublin Central Inn, 95-98, Talbot Street, Dublin 1, D01 HR68

#### **Additional Information**

**Proposal:** The development will consist of the internal demolition and refurbishment of the existing hotel from ground floor to fourth floor level and extension by 2no. floors to provide an overall 7-storey hotel development of c. 29.2m in height consisting of 162 bedrooms (c. 5,224sqm GFA) over existing ground floor commercial development. The development will include amendments to

the front elevation including new shop front (excluding the shopfront at No.95), removal of existing balcony railings and new signage. Internally the development will include front of house, bike store and bin storage area, and associated back of house facilities including, linen store, staff rooms, changing areas and associated uses. The development will include an ESB Switch Room of 19.1sqm and LV Room of 14.0sqm at ground floor level and 323.6sqm of plant at 7th floor level. A Green roof of 239.4sqm is provided at roof top level and the development includes all associated site development and site excavation works above and below ground.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

20/24

(13/05/2024-17/05/2024)

## WEEKLY PLANNING LISTS

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

**Area** Area 3 - Central  
**Application Number** 0174/24  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Ruadhan Mac Aodhain and Marie O'Connor  
**Location** Rear of 10, Prospect Road, Glasnevin, Dublin 9  
**Registration Date** 15/05/2024

**Additional Information**

**Proposal:** SHEC: Construction of a 2 storey house with hall, kitchen, dining, living rooms at ground floor level and two bedrooms at first floor level with bathroom and side access passage to No. 10 Prospect Road.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

20/24

(13/05/2024-17/05/2024)

## WEEKLY PLANNING LISTS

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



**Area** Area 3 - Central  
**Application Number** 0171/24  
**Application Type** Section 5  
**Applicant** Pat Rooney Jnr  
**Location** 24-25, Phibsborough Road, Dublin 7 and rear garden of  
26 Phibsborough, Dublin 7.  
**Registration Date** 13/05/2024

**Additional Information**

**Proposal:** EXPP: 1. The change of use of the existing light industrial building to Institutional Residential as defined under Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) as amended. 2. Renovations works and internal fit-out and subdivision of the existing structure to provide for temporary accommodation facilities across the existing floors.3. Repairs to the existing roof along with the addition of rooflights and light wells. 4. A new external escape stairs to the rear of the structure, 5. The introduction of a temporary laundry structure to rear of the site and associated patio area. 6. All associated ancillary screens, enabling and site works.

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