

Natura Impact Statement

Industrial Emissions (IE) Licence (W0232-01) Review

Dublin Waste to Energy

Project number: 60587300

11 May 2022

Quality information

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Revision history

Revision	Revision date	Details	Authorized	Name	Position
0	19 February 2019	Draft for client review	Yes	Robert Fennelly	Principal Ecologist
1	22 March 2019	Final	Yes	Robert Fennelly	Principal Ecologist
2	20 August 2020	Competent authority amended to An Bord Pleanála	Yes	Emma Boston	Principal Ecologist
3	21 October 2020	Amended following legal review	Yes	James Riley	Technical Director (of Ecology)
4	11 Mayl 2022	Amended following EPA request for NIS	Yes	Barry Sheridan	Technical Director

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1. Introduction

1.1 Background

AECOM was commissioned by Dublin Waste to Energy to carry out an Appropriate Assessment Screening in relation to a proposal to increase by 15% the amount of waste the facility can receive on an annual basis (hereafter this is referred to as the 'proposed project'). The Appropriate Assessment Screening Report (AECOM, 2020) concluded that, on the basis of objective scientific information, there were no likely significant effects from the proposed project on European sites, either alone or in-combination with other plans or projects.

Having reviewed the Appropriate Assessment Screening Report and other information made available to them, An Bord Pleanála (ABP) in granting the development planning permission agreed that there were no likely significant effects from the proposed project, and thus no requirement to proceed to the next stage of Appropriate Assessment and preparation of a Natura Impact Statement (NIS).

On 24 February 2022, the Environmental Protection Agency (EPA) as part of licence review for the facility to facilitate the development consented by ABP formally advised that they did wish to undertake an Appropriate Assessment. They therefore requested that a Natura Impact Statement should be submitted. The correspondence provided by EPA did not identify any lacunae or gaps in the work previously undertaken or request any additional information. In response to the EPA request, AECOM has prepared this NIS for the proposed project using the technical analyses and information previously submitted for planning. A desktop study was carried out by AECOM to obtain relevant information in April 2020, which was updated in October 2020 and in March 2022. This NIS does not involve the introduction of any mitigation measures to avoid significant effects on any European site as no such effects are identified.

1.2 Description of the proposed project and existing DWtE site

This Section provides a brief overview of the proposed project and a summary description of the existing DWtE site.

1.2.1 Proposed project

The proposed project is an increase of annual waste tonnage capacity of the DWtE site from 600,000 tonnes per year to 690,000 tonnes per year (an increase of 15%).

1.2.2 Existing DWtE site

The DWtE site is located on the Poolbeg Peninsula in Dublin Bay on the eastern side of Dublin City (Figure 1). The nearby intertidal extents of Dublin Bay are designated as the South Dublin Bay SAC (site code 210) and the South Dublin Bay and River Tolka SPA (site code 4024). Most of the site is located south of Pigeon House Road with a portion extending north of Pigeon House Road. The overall DWtE site is bounded by Dublin Port to the north, Shellybanks Road to the west and Ringsend Wastewater Treatment Plant (WwTP) to the east. A public footpath, roadway and the shoreline of Dublin Bay lie to the south. Irishtown Nature Park (which is not within a European site) is located directly south-east of the site.

There is significant industrial activity surrounding the DWtE site including the Electricity Supply Board (ESB) and Ringsend WwTP located to the east and All Away Waste and Dublin Bay Power Station located to the west. Ecocerm Ireland is located c. 50 m north of the DWtE site and Hammond Lane Metal Recycling is located c.150 m northwest of the DWtE site. There are residential areas c. 1 km to the west of the DWtE site.

1.2.2.1 Operation of existing DWtE site

In December 2021 (Planning Reference ABP-309812-21), An Bord Pleanála determined 'by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such Sites, and that a Stage 2 Appropriate Assessment is not, therefore, required'

All processing carried out at the DWtE site is completed within the process building. This is where waste is received and processed. A site security building and a small pump station for cooling water are also present.

Waste materials are transported to the DWtE site on a daily basis (8:00 am until 10:00 pm Monday through Saturday). Access and egress for waste vehicles is via the existing entrance on Pigeon House Road. Vehicles

proceed to the waste reception hall which has 12 unloading bays with a green/red traffic signal system to control the traffic movement.

1.2.2.2 Main process building

The building has two identical waste-to-energy lines, each with separate boilers and flue gas cleaning.

The two lines supply steam to one high-voltage turbine/generator that is connected to the electrical grid. Cooling of the exhaust steam from the turbine takes place in a seawater-cooled condenser. The net power output from the DWtE site is approximately 62-63MW although this could increase to 69 MW if consent is granted for the 15% increase in waste volumes.

1.2.2.3 Waste

Waste materials are accepted at the site as feedstock for the energy recovery process. The DWtE site is currently permitted by the EPA to accept up to 600,000 tonnes of non-hazardous residual, commercial and industrial waste per year. The current permitted waste types (by LoW code) are detailed in Appendix A. Ash and residue is generated from the incineration process.

Bottom ash remains at the end of the grate after the burnout of the waste and is classified as a non-hazardous material. Bottom ash is stored on-site in the bottom ash bunker and exported for recycling and/or reuse in accordance with waste legislation. DWTE is investigating local alternatives for recovery of bottom ash material.

Flue gas treatment residues are removed from the flue gases in the treatment processes. Flue gas treatment residues are collected and stored in an enclosed system. The flue gas treatment residue is classified as hazardous. The residue is transported offsite in sealed containers for appropriate recovery.

1.2.2.4 Cooling water

Cooling water supply from the River Liffey estuary is required to cool the steam from the boiler. The water is extracted at a rate of approximately 3.5 m³/sec. after which it is returned to the estuary (in accordance with specific IE licence conditions) on the northern side of the Poolbeg Peninsula through an existing outfall channel, located c.60 m from the DWtE site entrance. The outfall point is c. 750 m upstream of the nearest European site (South Dublin Bay and River Tolka SPA).

Hypochlorite is added to the cooling water system to prevent marine growth. Cooling water discharge is via emission point SW-1 and is limited to 14,040 m³ per hour under the IE licence. The permitted temperature difference between the intake water and the discharged water is limited to 9°C under the IE licence.

1.3 Legislative context

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, which is more commonly known as 'the Habitats Directive', requires Member States of the European Union (EU) to take measures to maintain or restore, at favourable conservation status, natural habitats and wild species of fauna and flora of Community interest. The provisions of the Habitats Directive require that Member States designate SACs for habitats listed in Annex I and for species listed in Annex II.

Similarly, Directive 2009/147/EC on the conservation of wild birds (more commonly known as 'the Birds Directive') provides a framework for the conservation and management of wild birds. It also requires Member States to identify and classify SPAs for rare or vulnerable species listed in Annex I of the Birds Directive, as well as for all regularly occurring migratory species. Collectively, SACs and SPAs are known as 'European sites'.

In Ireland, the habitats and/or species which are the reason(s) for designation of an SAC are referred to as the 'Qualifying Interest(s)' (QI) of that site. In relation to SPAs, the bird species for which a particular site is designated are referred to as the 'Special Conservation Interests' (SCI).

Under Article 6(3) of the Habitats Directive, any plan or project which is not directly connected with or necessary to the management of a European site, but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, must be subject to an Appropriate Assessment (AA) of its implications for the SAC / SPA in view of the site's conservation objectives.

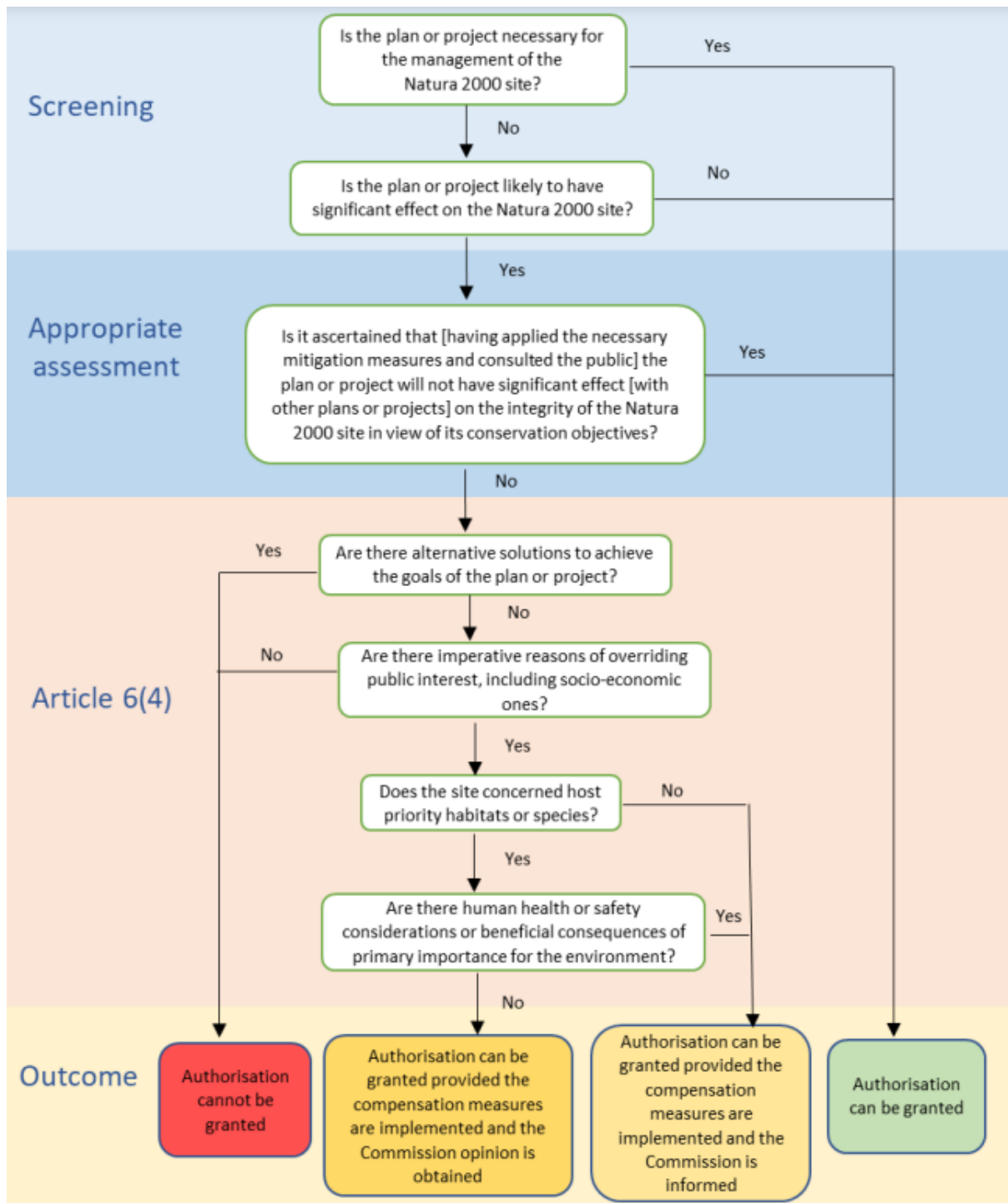
In the Republic of Ireland, the requirements of Article 6(3) are transposed into national law through Part XAB of the Planning and Development Act 2000 (as amended) (known as the 'PDA') for planning matters, and by the European Communities (Birds and Natural Habitats) Regulations 2011 as amended (the "Habitats Regulations 2011") in relation to other relevant approvals / consents, including EPA licences. The legislative provisions for AA Screening for licence revision applications are set out in Regulation 42 of the Habitats Regulations 2011.

The competent authority, which is responsible for determining decisions regarding AA, is the relevant consenting body for each plan or project, which in this case is the EPA, pursuant to Regulation 42 of the Habitats Regulations 2011.

1.4 Overview of the Appropriate Assessment process

The process required by Articles 6(3) and 6(4) of the Habitats Directive is stepwise and must be followed in sequence. Diagram 1 below outlines the stages of Appropriate Assessment according to current European Commission (EC) guidance (EC, 2021). The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations, and any relevant changes to the project until no significant adverse effects remain.

Diagram 1: The stages of Appropriate Assessment (taken from EC, 2021)



The first step in the sequence of tests is to establish whether an AA is required. This is often referred to as 'AA Screening'. The purpose of AA Screening is to determine, in view of best available scientific knowledge, whether a plan or project, either alone or in combination with other plans or projects, could have likely significant effects on a European site, in view of that site's conservation objectives. For this purpose and as a result of case law 'likely' means 'possible'.

Regulation 42 (1) of the Habitats Regulations 2011 provides "*A screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.*"

If the competent authority determines that there are no likely significant effects (including 'in combination' effects from other plans or projects), then no further assessment is necessary and the plan or project can, subject to any other issues, be taken forward. If, however, the competent authority determines that there are likely significant effects, or if there is reasonable scientific doubt, then the next step in the process must be initiated and a detailed AA be undertaken.

Case law has established that Appropriate Assessment is not a technical term (see Table 1). It refers to whatever level of assessment is appropriate to form a conclusion regarding effects on the integrity (coherence of structure and function) of European sites. As such, it has no pre-ordained methodology. The work involved is essentially identical to that of the Appropriate Assessment Screening stage but involves more detail and the methodology is tailored specifically to the impact pathways and the European sites being assessed.

The purpose of the stage of Appropriate Assessment is to further explore the potential impacts and effects and to determine whether or not it can be excluded, on the basis of objective scientific information, that the project, individually or in combination with other plans or projects will have adverse effects on the integrity of any of the 'screened in' European sites, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites.

One of the key considerations during the stage of Appropriate Assessment is whether there is available mitigation that would entirely address potential effects.

1.5 Sources of guidance

This NIS has been prepared in accordance with the EC guidance document *Assessment of Plans and Projects Significantly affecting Natura 2000 Sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC* (EC, 2021).

In addition, the following sources of guidance have also been used when preparing this NIS:

- Appropriate Assessment of Plans and Projects in Ireland (DoEHLG, 2010);
- Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC (EC, 2018);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular Letter NPWS 1/10 & PSSP 2/10 (NPWS, 2010);
- Guidance document on the strict protection of animal species of Community interest under the Habitats Directive 92/43/EEC (EC, 2007); and,
- Guidance on the Strict Protection of Certain Animal and Plant Species under the Habitats Directive in Ireland (NPWS, 2021).

2. Methodology

2.1 Data sources

A desktop study was carried out by AECOM to obtain relevant information in April 2020 (updated in October 2020 and re-checked March 2022), using the following sources:

- information on the existing operations of the DWtE (and the proposed project) provided by DWtE;
- information on all relevant European sites in Ireland and their QI for which sites are designated (i.e. non-bird species and habitats), and SCIs (bird species and habitats) available online from NPWS website;
- information on ranges of mobile QI populations (i.e. the area over which mobile species are known to occur) in Status of EU Protected Habitats and Species in Ireland, Volume 1 (NPWS, 2019);
- mapping of relevant European site boundaries and known locations of QIs and SCIs in Conservation Objective mapping for relevant European sites available online from the NPWS¹; and,
- distribution records for QI populations held online by the National Biodiversity Data Centre (NBDC)², and data including surface water quality (including transitional waters) and groundwater quality status, and river catchment boundaries available from the online database³ of the Environmental Protection Agency (EPA)³.

A check has been undertaken that confirms the continued relevance of the information obtained from the desktop study.

2.2 Establishing the potential zone of influence

When seeking to identify relevant European sites, consideration was given primarily to identified impact pathways and the source-pathway-receptor approach, rather than adopting a purely 'zones'-based approach. The source-pathway-receptor approach is a standard tool in environmental assessment. In order for an effect to occur, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism means there is no likelihood for an effect to occur. Furthermore, even where an impact is predicted to occur, it may not result in significant effects.

Department of the Environment, Heritage and Local Government guidance (DoEHLG, 2010) states that European sites with the potential to be affected by a plan or project should be identified taking into consideration the potential for direct, indirect and/or cumulative (in-combination) effects. It also states that the specific approach in each case is likely to differ depending on the scale and likely effects of the plan or project. However, it advises that the following sites should generally be included:

- all European sites within or immediately adjacent to the plan or project area;
- all European sites within the likely 'zone of impact' of the plan or project; and,
- adopting the Precautionary Principle (UNESCO, 2005), all European sites for which there is doubt as to whether or not such sites might be significantly affected.

The likely zone of impact (also referred to as the likely 'zone of influence' (Zol)) of a plan or project is the geographic extent over which significant ecological effects are likely to occur. In the case of projects, the DoEHLG guidance acknowledges that the zone of influence must be devised on a case-by-case basis with reference to the following criteria: the nature, size / scale and location of the project, sensitivity of ecological features under consideration and cumulative effects.

The process of determining which (if any) European sites are within the potential Zol of the proposed project is a progressive process that effectively 'screens in' European sites if they are considered to be within the Zol of a particular effect. This process has been carried out in Section 4.

¹ Available from <https://www.npws.ie/maps-and-data>. Accessed April 2020.

² Available from <http://maps.biodiversityireland.ie/#>. Accessed April 2020.

³ Available from <http://gis.epa.ie/Envision>. Accessed October 2020.

3. Site and local baseline information

3.1 Terrestrial habitats

The DWtE site, is located entirely on made ground (Figure 1). Recent satellite mapping available from Google maps (www.google.com/maps) (accessed October 2020, re-checked March 2022) indicates there are no significant semi-natural vegetated areas within the DWtE site. There are a number of existing short 'defunct' treelines (i.e. with breaks) along each side of the Shellybanks Road, which partially screen the existing and proposed project from nearby roadways.

3.2 Water environment

Analysis of data from the EPA's Envision web-based mapping application (<https://gis.epa.ie/EPAMaps/>) (accessed October 2020, checked for relevance March 2022) indicates there are no surface water features within or directly adjacent to the DWtE site footprint. The nearest surface water feature is the River Liffey Estuary, located approximately 230 m to the north of the DWtE site at its nearest point. The Liffey Estuary is not designated as a European site. According to the EPA's Envision web-based mapping application and based on the Water Framework Directive (WFD) monitoring data from 2013 – 2018, the Liffey Estuary is considered to have "good" water status. Cooling water from the DWtE site is discharged to the Liffey Estuary through an existing outfall.

The fully tidal estuarine area of Dublin Bay is located c. 220 m south of the DWtE site.

4. Zones of Influence

This exercise considers whether a pathway for an effect on European sites exists and the nature of any effect (if any) on relevant receptors (comprising QI, SCI, or the ecological features/processes supporting them for which an impact pathway exists). This effectively establishes the potential Zol of the proposed project for each impact source, and any European sites (if any) within the potential Zol are stated.

In this case, the proposal to increase the amount of waste which can be processed does not require any change to or expansion of the facility, which does not lie within a European site. Consequently, direct loss of European site habitat will not occur, but indirect effects could. Noise and vibration disturbances associated with this type of activity are relatively minor and would operate over short distances – the SCI bird species of nearby European sites are waterbirds, for which noise and visual disturbance typically does not exceed 300 m (see, for example, Cutts *et al.* (2013); vibration dissipates more quickly than sound, and the associated Zol would be expected to be smaller. Therefore, the potential Zol for noise, visual disturbance and vibration is not likely to exceed 300 m. The study area for worst-case effects from airborne emissions is stated in the EIA air quality chapter (Chapter 7 of the EIA; AECOM, 2021) to be 10 km, which is the maximum area over which effects (including those upon ecological features) from stack emissions are considered possible; traffic emissions would not be significant beyond 200 m (see for example Smithers, 2016). Waterborne pollution may travel significant distances, but cannot travel upstream and is very strongly diluted by the estuarine environment in the immediate and seaward direction, therefore the potential Zol for waterborne pollution is also taken as up to 2 km. There is also no habitat outside of European sites (which includes the compensatory grassland strip) near the DWtE site that could be used as functional land for QI/SCI species from the adjacent or more distant European sites (e.g. fields that might be used by SCI waterbirds for roosting/foraging). Therefore, the maximum Zol for the DWtE site is 10 km, for airborne stack emissions.

4.1 Summary of European sites within zone of influence

This section identifies all European sites within the Zol. It should be read in conjunction with Figure 1. QI/SCI species/habitats and associated conservation objectives for the relevant European sites closest to the DWtE site (i.e. South Dublin Bay and River Tolka Estuary SPA, South Dublin Bay SAC, North Dublin Bay SAC, and North Bull Island SPA) are listed in Appendix B. In all cases, the conservation objective is “to maintain favourable conservation condition”.

4.1.1 South Dublin Bay and River Tolka Estuary SPA

The nearest European site to the DWtE site is the South Dublin Bay and River Tolka Estuary SPA, part of which adjoins the proposed project. This part of the SPA comprises a narrow strip of managed grassland, located between the Ringsend WwTP to the north, and the scrubby hill comprising the Irishtown Nature Park to the south. This area, known to the Ringsend WwTP (and in ecology reports relating to same) as ‘*the compensatory grassland*’, was provided as a winter-feeding area for light-bellied Brent geese *Branta bernicla hrota*, as a planning condition of the 1997 planning permission for the Dublin Bay Project extension to Ringsend WwTP. The existing DWtE site does not impinge upon this compensatory grassland: the south-eastern corner of the DWtE Site is separated from the inland end of the compensatory grassland strip by an existing (permanent) paladin boundary fence. Surveys from 2007 to 2014 (Mayes 2012, Mayes 2014) found that this area holds significant SCI feeding populations of light-bellied Brent goose, and occasionally other SCI waders such as curlew *Numenius arquata*, and black-tailed godwit *Limosa limosa*.

However, the vast majority of the SPA occupies large parts of Dublin bay itself, extending around the industrial areas northwards and southwards, and southwards beside other parts of Dublin, up to approximately 6 km from the DWtE Site.

4.1.2 South Dublin Bay SAC

The next nearest European site to the proposed project is the South Dublin Bay SAC which covers the area of fully tidal mudflat within Dublin Bay, at closest situated approximately 100 m south of the DWtE site. The SAC is designated for coastal habitats including QI mudflat habitat. A portion of scrub-covered brownfield land forms a visual barrier between the DWtE Site and this estuarine area. This SAC is largely coincident with part of South Dublin Bay and River Tolka SPA.

According to the latest version of Conservation Objectives available at the time of writing (NPWS, 2014), there are no roosting SCI populations in the vicinity of the DWtE Site, although the estuarine habitats within the Dublin Bay and River Tolka SPA are used by SCI light-bellied brent goose, nine species of wintering wader and wintering

black-headed gull *Chroicocephalus ridibundus*. All these species feed in the estuarine areas within 100 m of the DWtE site; NPWS data (NPWS, 2014) indicates black-headed gull and light-bellied Brent goose roost in nearby intertidal areas. NPWS data (2014) also records relatively small numbers of roosting oystercatcher *Haematopus ostralegus* and turnstone *Arenaria interpres* roosting on grassy and manmade habitats on the upper shoreline on ESB lands approximately 200 m to the east of the DWtE site.

The SPA is also designated for breeding colonies of common tern *Sterna hirundo*, roseate tern *Sterna dougalii* and Arctic tern *Sterna paradisaea* which breed on man-made, off-shore structures to the north of the Pigeon House peninsula, and feed in estuarine and offshore areas in summer and autumn (see Figure 1). These tern populations feed throughout Dublin Bay and form a large post-breeding colony on the strand at Merrion Gates in late summer several kilometres to the south of the proposed project.

4.1.3 Other European Sites

There are a number of other European sites in the wider Dublin Bay to the north and east within the potential Zol, which are listed below:

- **North Dublin Bay SAC (site code 0206)**

Closest distance is 2.7 km north-east of the proposed project.

QIs for this site are mudflats and sandflats not covered by seawater at low tide, annual vegetation of drift lines, *Salicornia* and other annuals colonising mud and sand, Atlantic and Mediterranean salt meadows, embryonic shifting dunes, shifting dunes along the shoreline with *Ammophila arenaria*, fixed coastal dunes, humid dune slacks and petalwort *Petalophyllum ralfsii*.

- **North Bull Island SPA (site code 4006)**

Closest distance is 2.7 km north-east of the proposed project.

SCIs for this site are waterbirds including light-bellied brent goose, shelduck *Tadorna tadorna*, teal *Anas crecca*, pintail *Anas acuta* and shoveler *Anas clypeata*.

- **Rockabill to Dalkey Island SAC (site code 3000)**

Closest distance is 6.8 km east of the proposed project.

QIs for this site are reefs and harbour porpoise *Phocoena phocoena*.

- **Howth Head SAC (site code 0202)**

Closest distance is 7.2 km north-east of the proposed project.

QIs for this site are vegetated sea cliffs of the Atlantic and Baltic coasts and European dry heaths.

- **Baldoyle Bay SAC (site code 0199)**

Closest distance is 7.4 km, north-east of the proposed project.

QIs for this site are mudflats and sandflats not covered by seawater at low tide, *Salicornia* and other annuals colonising mud and sand, and Atlantic and Mediterranean salt meadows.

- **Baldoyle Bay SPA (site code 4016)**

Closest distance is 7.4 km north-east of the proposed project.

SCIs for this site are light-bellied brent goose, ringed plover *Charadrius hiaticula*, golden plover *Pluvialis apricaria*, grey plover *Pluvialis squatarola* and bar-tailed godwit.

- **Dalkey Islands SPA (site code 4172)**

Closest distance is 9.5 km north-east of the proposed project.

SCIs for this site are roseate tern *Sterna dougalii*, common tern *Sterna hirundo* and arctic tern *Sterna paradisaea*.

4.2 Summary of impact pathways

The potential impact sources for likely significant effects have been set out above when defining the potential ZOI. The primary impact requiring consideration is air pollution emissions. Other possible impacts which could give rise to likely significant effects are noise, visual and vibration disturbance, and waterborne pollution emissions.

It remains the view of AECOM that no likely significant effects have been identified, notwithstanding this the EPA has requested an NIS which is furnished in this document. The rest of this report therefore consists of a Natura Impact Statement with the information in respect of all potential impact pathways to enable the EPA to undertake an Appropriate Assessment.

5. Natura Impact Statement

5.1 Air Quality

The increase in air emissions from the DWtE stacks, associated with the tonnage increase, is expected to remain well within the Emission Level Values (ELVs) for the existing IE Licence. This is because the facility has not been operating close to the limit of its permitted emissions and this will remain the case even with the 15% increase in tonnage. The ELVs are set by EPA for protection of the environment and it is a legal requirement in issuing Licences that impacts on European sites are considered by the regulator. Therefore, the ELVs have already taken into account the presence of European sites and will have been set at appropriate levels to avoid significant effects. The EIA air quality assessment (Chapter 7 of the EIA) also notes that the ELVs are in accordance with the Industrial Emission Directive (IED) (2010/75/EU) and well within recent EC best available techniques guidance (Pinasseau *et al.*, 2018). The highest quantity of emitted pollutant of ecological concern is that of NO_x. However, as noted in the EIA air quality assessment and associated appendix (Chapter 7 of the EIA), the standard itself will not be exceeded, and the impact of the proposed project on NO_x will not exceed 1% of the Irish air quality standard (30 ug m⁻³), except to a negligibly small degree (1.05%) at Irishtown Nature Reserve (which is not a European site) adjacent to the DWtE Site – the vast majority of areas encompassed by European sites are further afield and would be subject to lower emissions. The 1% threshold has become widely used throughout the air quality assessment profession (for example, being referenced in Institute of Air Quality Management guidance and in the UK Environment Agencies permitting guidelines), to define a reasonable quantum, based on best scientific knowledge, of long-term pollution which is not likely to be discernible from fluctuations in background measurements. This can therefore be deemed a nugatory and imperceptible change to the existing operation, with no possibility of an effect on QI/SCI species or habitats of any European sites.

Other pollutant concentrations are slight and well below critical loads for environmental protection (given for example at <http://www.apis.ac.uk/>). For example, the concentrations of NH₃ and SO₂ attributable to the proposed project are 0.45% and 0.30% respectively. Again, the vast majority of the adjacent European sites is further afield and can be expected to experience lower concentrations.

In respect of other pollutants, such as heavy metals, emissions are less than 10% of the allowable licensed concentrations. Traffic-related increases in emissions will also be negligible given the small increase of 20 vehicular waste deliveries and that the vast majority of the area encompassed by the adjacent European sites is more than 200 m from the relevant roads and DWtE site and would therefore be unaffected by traffic emissions. Moreover, when translated into air quality results (NO_x concentrations and nitrogen deposition rates) this would be inconsequential even in-combination with any other projects and plans (nearby project and plans listed in Appendix C) for the following reasons:

- daily traffic flows are not fixed numerals but fluctuate from day to day. The annual average daily traffic (AADT) for a given road is an annual average (specifically, the total volume of traffic for a year, divided by 365 days). It is this average number that is used in air quality modelling, but the 'true' flows on a given day will vary around this average figure. Very small changes in average flow lie well within the normal variation (known as the standard deviation or variance) and would not result in a statistically significant difference in the total AADT; and,
- when converted into NO_x concentrations, or nitrogen deposition rates, the experience of AECOM's air quality modelling team is that very small changes in AADT would only affect the third decimal place. The third decimal place is not normally reported in air quality modelling to avoid false precision. For this reason, pollution is generally not reported to more than 2 decimal places (0.01). Anything smaller is simply reported as less than 0.01 (< 0.01) i.e. probably more than zero but too small to model with precision.

In view of this information, it is concluded that the airborne emissions from the proposed project are nugatory and that there are no likely significant effects from airborne emissions on any European sites.

5.2 Disturbance

The DWtE site is not one that produces large amounts of noise, visual disturbance or vibration. These factors can potentially affect mobile relevant species sensitive to them, including SCI birds. However, there will not be any alteration to or expansion of the facility and vehicles supplying the increased waste are expected to rise in frequency by a modest 20 trips per day (currently, there are 95 such vehicular trips per day) and will utilise existing road infrastructure. For example, a 50% increase in total traffic flows on a road is required to increase noise levels by 3 dB(A), the minimum change perceptible as a change. For these reasons, noise, visual

disturbance and vibration would affect a far smaller area than the 300 m possible ZoI established above. Moreover, SCI bird species including brent goose, curlew and black-tailed godwit are known to occur on the compensatory grassland habitat strip immediately adjacent to the DWtE site and other industrial sites, indicating low levels of noise, visual disturbance (if any) and vibration from the DWtE site and other adjacent industrial sites, to which the birds are evidently habituated. Furthermore, there will be no change to the access used by waste disposal vehicles, which will still access the site via the Pigeon House Road, and the compensatory grassland strip is visually screened from this access by intervening structures. There are not known to be any other SCI birds within 300 m of the DWtE site (see Figure 1 which shows records of other nearby SCI birds), nor would there be likely to be any given the adjacent land uses of industry and the small Irishtown Nature Reserve (containing rough grassland, dune and scrub habitats, which are not favoured habitats of the SCI bird species). Consequently, there are considered to be no likely significant effects from noise, visual disturbance and vibration on any European sites.

5.3 Water quality

There will be no significant change to water emissions and the facility will continue to operate within the ELVs set by the existing IE Licence. A toxicity survey carried out in 2019 (Heffernan, 2020) found the results to be as expected for estuarine waters with no possibility of adverse effects on marine biota. There will be no change to the way the existing operational facility interacts with the marine environment (see Section 1.2.2.4). Therefore, the proposed project will not deteriorate water quality, or jeopardise the attainment of the objectives set out under the Water Framework Directive, and there are no adverse effects arising from water emissions on the integrity of any European sites.

5.4 Summary

It is concluded that, on the basis of objective information, there will be **no adverse effect on the integrity of any European site from the proposed project alone, in view of the conservation objectives of all relevant European sites, and best scientific knowledge.**

5.5 In-combination effects

Cumulative effects can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location (CIEEM, 2018). Effects which arise in-combination with other projects or plans must be considered as part of AA process, including

- completed projects;
- projects which are approved but not completed;
- proposed projects (i.e. for which an application for approval or consent has been made, including refusals subject to appeal and not yet determined);
- proposals in adopted plans; and
- proposals in finalised draft plans formally published or submitted for consultation or adoption.

Projects and plans that are not yet proposed do not generally need to be considered in the assessment of in-combination effects. The exception to this is where the project is considered to be functionally interdependent with the development being put before the competent authority.

Review of the planning portal, ABP register, Section 5 declarations, Part 8 development, foreshore licenses/leases, regional spatial economic strategies, the area development plan, national planning framework etc. identified a number of consented projects and projects in planning but not yet determined in the surrounding area. Those within 1 km of the DWtE site are detailed in Table C.1 in Appendix C. Planned and consented projects identified within 5 km of the DWtE site are summarised in Table C.2 in Appendix C. The majority of planning applications for the adjoining lands and on lands situated within approximately 1 km of the Facility relate to industrial development on Poolbeg Peninsula. Small scale and residential developments have not been included in this search due to their negligible effects and the impossibility that they could combine with the DWtE project.

As discussed above, the only change to the current operation is a 15% increase in tonnage and even with that increase the emissions from the facility would remain within the levels deemed acceptable by the EPA when the Licence for the facility was granted. The ELVs are set by EPA for protection of the environment and it is a legal requirement in issuing Licences that impacts on European sites are considered by the regulator. Therefore, the

ELVs have already taken into account the presence of European sites and will have been set at appropriate levels to avoid significant effects. Moreover, the Irish standard for NO_x will not be exceeded even with the increase in throughput. There are also several reasons why other projects or plans would be prevented from having adverse effects:

- the results of the air quality modelling show there will be absolutely no possibility of in-combination effect with any plan or project;
- any projects or plans would be subjected to screening for AA, and if necessary AA with appropriate mitigation;
- other projects involving emissions would similarly be subject to ELVs set by the EPA, which is statutorily required to protect the environment when determining licence applications;
- there are a number of ongoing initiatives to monitor and protect the European sites within the bay. For instance, the Dublin Bay Birds Project is a programme of monthly waterbird counts and observations within Dublin Bay to define the most important areas used by waterbirds and to examine their ecological requirements. BirdWatch Ireland and Dublin City Council are implementing the Dublin City Birds Project, with the aim to implement many of the key measures identified in the Action Plan for Urban and Suburban Birds in Ireland 2011-2020 throughout Dublin City (including waterbird usage of urban parklands);
- there is a suite of policy commitments in the Dublin City Development Plan 2016-2022, the Dun Laoghaire-Rathdown County Development Plan 2016-2012 and the Fingal Development Plan 2011-2017 targeted towards ensuring conservation of waterbird habitats during planning and development, providing checks to protect QI/SCI of European sites in Dublin Bay. Note that there are no physical changes to the DWtE site required by the proposed project, and minimal traffic increase, and the proposed project does not breach any policy within these plans;
- Irish Water, which has a national statutory remit for wastewater and drinking water services, has committed to a 25-year programme of improvements to wastewater impacts on surface waters in their Water Services Strategic Plan (WSSP); and,
- there are binding obligations on all Irish local authorities including Dublin City Council to achieve good status of surface waters under the terms of the EU Water Framework Directive.

It is therefore possible for the competent authority to conclude in undertaking its appropriate assessment that there is **no possibility of the proposed project acting in-combination with other projects or plans to result in adverse effects on the integrity of any European site**, in view of the conservation objectives and in light of best scientific knowledge.

6. Conclusion

In line with the study area defined for worst-case effects from airborne emissions as stated in the EIA air quality chapter, the potential Zol was taken, on a precautionary basis, to include all European sites within 10 km of the proposed project.

On this basis, a total of nine European sites were deemed to be within the potential Zol of the proposed project:

- South Dublin Bay and River Tolka Estuary SPA;
- South Dublin Bay SAC;
- North Dublin Bay SAC;
- North Bull Island SPA;
- Rockabill to Dalkey Island SAC;
- Howth Head SAC;
- Baldoyle Bay SPA; and,
- Dalkey Islands SPA.

Consideration was given to the possibility of adverse effects arising on these European sites from air pollution, noise, visual or vibration disturbance, or from waterborne pollution of habitats / species.

It was determined that these impacts would have no adverse effect on the integrity of any European site, when considering the proposed project in isolation. Furthermore, the same conclusion was drawn when considering the possibility of in-combination effects to arise with other projects or plans.

This NIS therefore concludes that, on the basis of objective information, the proposed project will not result in adverse effects on any European site, either individually or in-combination with other plans or projects, in view of the conservation objectives and best scientific knowledge.

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Appendix A List of Wastes Accepted at the Facility

Waste Type	European Waste Catalogue (EWC)
Non-hazardous Residual Waste	
Mixed municipal waste	20 03 01
Waste from markets	20 03 02
Street cleaning residues	20 03 03
Bulky waste	20 03 07
Wastes from aerobic treatment of solid waste	19 05 01
Combustible waste (refuse derived fuel)	12 12 10
Sludges from treatment of urban wastewater	19 08 05
Commercial & Industrial Wastes	02 01 03, 02 01 04, 02 01 07 ⁴ 02 02 02, 02 02 03, 02 03 02, 02 03 03, 02 03 05, 02 05 01, 02 06 01, 02 06 02, 02 07 01, 02 07 02, 02 07 03, 02 07 04, 02 07 05, 03 01 01, 03 01 05, 03 01 03, 03 01 07, 03 03 08, 04 02 09, 04 02 10, 04 02 15, 04 02 17, 04 02 21, 04 02 22, 06 05 03, 07 02 13, 08 01 12, 12 01 05, 15 01 09, 15 02 03, 16 01 03, 16 01 19, 16 01 22, 16 03 04, 16 03 06, 19 02 03, 19 02 10, 19 05 02, 19 05 03, 19 08 01, 19 08 09, 19 10 04, 19 10 06, 19 12 01, 19 12 04, 19 12 07, 19 12 08, 19 12 12. 07 02 12, 07 05 12 ⁴ 18 01 04, 18 01 09 ⁵

Note: Maximum annual quantity to be accepted shall not exceed 600,000 tonnes.

⁴ Technical Amendment 2019

⁵ Technical Amendment 2020. The acceptance of this LoW code is limited to the date specified in the Health Act 1947 (Section 31A -Temporary Restrictions) (Covid 19) Regulations 2020 (S.I. No. 121 of 2020), as amended, and in accordance with Condition 8.2.3.

Appendix B Conservation Objectives of European Sites Described in Report

Table A. Conservation Objectives for Special Areas of Conservation

Site (Code)	Qualifying Interest(s)	Conservation Objective
South Dublin Bay SAC (0210) Conservation Objectives: NPWS (2013b)	Mudflats and Sandflats	To Maintain Favourable Conservation Condition
	Annual vegetation of drift lines	To Maintain Favourable Conservation Condition
	Salicornia and other annuals colonising mud and sand	To Maintain Favourable Conservation Condition
	Embryonic shifting dunes	To Maintain Favourable Conservation Condition
North Dublin Bay SAC (0206) Conservation Objectives: NPWS (2013a)	Mudflats and sandflats	To Maintain Favourable Conservation Condition
	Annual vegetation of drift lines	To Maintain Favourable Conservation Condition
	Salicornia and other annuals colonising mud and sand	To Maintain Favourable Conservation Condition
	Atlantic salt meadows	To Maintain Favourable Conservation Condition
	Mediterranean salt meadows	To Maintain Favourable Conservation Condition
	Embryonic shifting dunes	To Maintain Favourable Conservation Condition
	Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)	To Maintain Favourable Conservation Condition
	Fixed coastal dunes with herbaceous vegetation (grey dunes)	To Maintain Favourable Conservation Condition
	Humid dune slacks	To Maintain Favourable Conservation Condition
Petalwort	To Maintain Favourable Conservation Condition	

Table B. Conservation Objectives for Special Protection Areas

Site (Code)	Qualifying Interest(s)	Scientific Name	Population	Conservation Objective
South Dublin Bay and Tolka Estuary SPA (4024) Conservation Objectives:	Arctic tern	<i>Sterna paradisaea</i>	Breeding/passage	To Maintain Favourable Conservation Condition
	Bar-tailed godwit	<i>Limosa lapponica</i>	Wintering	To Maintain Favourable Conservation Condition
	Black-headed gull	<i>Chroicocephalus ridibundus</i>	Wintering	To Maintain Favourable Conservation Condition
	Common tern	<i>Sterna hirundo</i>	Breeding/passage	To Maintain Favourable Conservation Condition
	Dunlin	<i>Calidris alpina</i>	Wintering	To Maintain Favourable Conservation Condition

Site (Code)	Qualifying Interest(s)	Scientific Name	Population	Conservation Objective
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NPWS (2015b)	Grey plover	<i>Pluvialis squatarola</i>	Wintering	To Maintain Favourable Conservation Condition
	Knot	<i>Calidris canutus</i>	Wintering	To Maintain Favourable Conservation Condition
	Light-bellied Brent goose	<i>Branta bernicla hrota</i>	Wintering	To Maintain Favourable Conservation Condition
	Oystercatcher	<i>Haematopus ostralegus</i>	Wintering	To Maintain Favourable Conservation Condition
	Redshank	<i>Tringa totanus</i>	Wintering	To Maintain Favourable Conservation Condition
	Ringed plover	<i>Charadrius hiaticula</i>	Wintering	To Maintain Favourable Conservation Condition
	Roseate tern	<i>Sterna dougalii</i>	Breeding/passage	To Maintain Favourable Conservation Condition
	Sanderling	<i>Calidris alba</i>	Wintering	To Maintain Favourable Conservation Condition
	Wetlands and waterbirds	N/A	N/A	To Maintain Favourable Conservation Condition
North Bull Island SPA (4006)	Bar-tailed godwit	<i>Limosa lapponica</i>	Wintering	To Maintain Favourable Conservation Condition
	Black-headed gull	<i>Chroicocephalus ridibundus</i>	Wintering	To Maintain Favourable Conservation Condition
Conservation Objectives: NPWS (2015a)	Black-tailed godwit	<i>Limosa limosa</i>	Wintering	To Maintain Favourable Conservation Condition
	Curlew	<i>Numenius arquata</i>	Wintering	To Maintain Favourable Conservation Condition
	Dunlin	<i>Calidris alpina</i>	Wintering	To Maintain Favourable Conservation Condition
	Golden plover	<i>Pluvialis apricaria</i>	Wintering	To Maintain Favourable Conservation Condition
	Grey plover	<i>Pluvialis squatarola</i>	Wintering	To Maintain Favourable Conservation Condition
	Knot	<i>Calidris canutus</i>	Wintering	To Maintain Favourable Conservation Condition
	Light-bellied Brent goose	<i>Branta bernicla hrota</i>	Wintering	To Maintain Favourable Conservation Condition
	Oystercatcher	<i>Haematopus ostralegus</i>	Wintering	To Maintain Favourable Conservation Condition
	Pintail	<i>Acuta acuta</i>	Wintering	To Maintain Favourable Conservation Condition
	Redshank	<i>Tringa totanus</i>	Wintering	To Maintain Favourable Conservation Condition
	Sanderling	<i>Calidris alba</i>	Wintering	To Maintain Favourable Conservation Condition
	Shelduck	<i>Tadorna tadorna</i>	Wintering	To Maintain Favourable Conservation Condition
	Shoveler	<i>Anas clypeata</i>	Wintering	To Maintain Favourable Conservation Condition
	Turnstone	<i>Arenaria interpres</i>	Wintering	To Maintain Favourable Conservation Condition
	Wetland and Waterbirds	N/A	N/A	To Maintain Favourable Conservation Condition

Appendix C Plans and Projects

Table C.1. Consented Projects and Projects in Planning but not yet Determined within 1 km of the DWtE site

Reference	Proposed Development	Status
3207/21	<p>Permission for development for a mixed use development on a site of 15.3 hectares (including some 0.2 hectares of public domain on Sean Moore Road and the junction with Pine Road), focused primarily, but not exclusively, on a net site area of 2.4 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone Planning Scheme (April 2019).</p> <p>The overall site is bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270-19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting, streets, transportation, water services and utilities' infrastructure, public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.</p> <p>The proposed development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.4 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,310 sq m (53,048 sq m above basement, together with a basement undercroft area of 8262 sqm, comprising 4 No. blocks (identified as Blocks O, M and K (with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 600 No. apartment units and associated residential amenity facilities; a childcare facility; café restaurant unit; and two retail units; together with associated infrastructural works on the overall site.</p> <p>The 600 No apartment units will consist of: 304 No. apartment units; 144 No. 'Build-To-Rent' apartments (including resident support facilities and resident services and amenities (as per the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020)); 90 No. affordable housing apartments; and 62 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)</p> <p>The proposed development will consist of:</p> <ul style="list-style-type: none"> • Blocks K, M and O ranging in height from 3 - 16 storeys over basement undercroft to provide 600 No. apartment units (with balconies terraces to be provided on all elevations at all levels for each residential block, consisting of: 32 No. studio units; 267 No. 1-bedroom units; 245 No. 2-bedroom units; and 56 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); • The provision of 804 sq m of residential amenity facilities (to include a gym, lounge, meeting room, cinema room and other private amenities.) 	Granted by Dublin City Council on 24/03/2022

Reference	Proposed Development	Status
	<ul style="list-style-type: none"> • A childcare facility (458 sq m) located at the ground floor of Block k providing c.80 No. childcare places, and an outdoor play area of c.200 sq m; • 2 No. retail units located at the ground floor of Block K (314 sq m (82 sq m and 232 sqm); • 1 café restaurant located at the ground floor of Block K (97 sq m); • A total of 166 No. car parking spaces (with 128 No. located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces); • Provision of 961 No. bicycle parking spaces (911 No. long-stay bicycle parking spaces located at basement and surface level; and 50 No. short-stay bicycle parking spaces located at surface level); • Plant rooms and resident storage spaces located at basement level; • Landscaped open spaces to comprise 4052 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (8th & 16th Floor); and • 1 No. ESB substation located within each of the ground floors of Block O (32 sqm) and M (32 sq m), and 2 No. ESB substations located within the ground floor of Block K (64 sq m). <p>The proposed development will also include the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction and operation.</p>	
3469/22	<p>Planning permission for the continuation of use of an existing concrete batching plant and associated facilities (previously granted under Reg. Refs. No 2482/19; 2209/13 & ABP Ref. No PL29S.241965; 1420/04 & ABP Ref. No. PL29S.207144) for a temporary period of five years at South Bank Road, Irishtown, Dublin 4. The application is located within the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme area.</p>	<p>Registered with Dublin City Council on 08/03/2022</p> <p>Decision Pending</p>
3406/22	<p>Permission for development for a mixed use development (Referred to as Phase1B) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily, but not exclusively, on a net site area of 0.76 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019).</p> <p>The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park.</p> <p>The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets, transportation,</p>	<p>Registered 02/03/2022</p> <p>Decision Pending</p>

Reference	Proposed Development	Status
	<p>water services and utilities' infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.</p> <p>The overall site is also the subject of an application for planning permission (Phase 1 RFI Scheme) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase 1 RFI Scheme is located directly adjacent to the proposed Phase 1B development within the overall site. Access and servicing of the proposed Phase 1B development will be by way of the central boulevard and adjoining side street as included in the Phase 1 RFI Scheme application for planning permission (PWSDZ3207/21) which also seeks to amend the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) amongst other things.</p> <p>The proposed Phase 1B development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 0.76 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the permitted vehicular and basement access point, materials, urban tree locations and landscaping, and changes in level for the permitted streets, village green and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 43,944 sq m (37,020 sq m above basement, together with a basement/undercroft area of 6,924 sq m, comprising 1 No. block (identified as Block L) to provide: 356 No. apartment units and associated residential amenity facilities; ground floor retail unit; together with associated infrastructural works on the overall site.</p> <p>The 356 No. apartment units will consist of: 264 No. apartment units; 55 No. affordable housing apartments; and 37 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)</p> <p>The proposed Phase 1B development will consist of:</p> <ul style="list-style-type: none"> • The building will range in height from 5 – 18 storeys over basement/undercroft to provide 356 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block, consisting of: 89 No. 1-bedroom units (2no. studio 1-bedroom 1 person and 87 no. 1-bedroom 2 persons); 213 No. 2-bedroom units; and 54 No. 3-bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); • The provision of 844 sq m of residential amenity facilities (to include a lounge, meeting area, and other private amenities); • Retail space located at the ground floor (310 sq m); • A total of 69 No. car parking spaces (incl. 6 No. car share spaces) located at basement level with vehicular access from the street level along the north-western elevation and the new adjacent side street, and the provision of 11 No. on-street car parking spaces (incl. 2 No. EV on-street car parking spaces) (Note the 11 No. on-street car parking spaces is inclusive of 2 No. on-street car parking spaces proposed as part of the Phase 1 Residential application for planning permission (PWSDZ3207/21)); • Provision of 610 No. bicycle parking spaces (550 No. long-stay standard bicycle parking spaces located at basement level); 38 No. short-stay standard bicycle parking spaces located at surface level; 17 No. cargo bicycle parking spaces located at basement level; and 5 No. cargo bicycle parking spaces located at surface level); • plant rooms and resident storage spaces located at basement level; • Landscaped open spaces to comprise c.2441 sq m of residential communal courtyards (incl. children's play areas), and roof terraces (6th, 8th, 10th & 17th Floors); and • 1 No. ESB double substation and associated LV switch rooms located at ground floor along the south elevation. 	

Reference	Proposed Development	Status
	<p>The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation.</p>	
4121/21	<p>PERMISSION and RETENTION: Permission for development to amend the Parent Permission and for retention permission for development on a site of c. 15.06 hectares on lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4. The site is located within the "A Lands' sector" of the Poolbeg West Strategic Development Zone Planning Scheme (April 2019) The overall site includes some 4.3 hectares of land for which a ten year permission for enabling and infrastructural works was granted in January 2020. (Reg. Ref. PWSDZ3270/19; the "Parent Permission") The element of the scheme for which retention permission for development is sought consists of the removal of two sections of tree cover cumulatively-consisting of some 100 No. trees. The first section of tree cover (some 9 No. trees) was located along South Bank Road running east to west along the northern site boundary, whilst the second section (some 91 No. trees) was located internally within the centre of the site running south to north parallel to the east and west site boundaries (a mixture of primarily of Lawson Cypress and Lombardy Poplar). Whilst the Planning Scheme facilitates and the Parent Permission permitted the removal of some trees, these two sections of additional tree cover were removed in contravention of Condition No. 22 of Planning Permission Reg. Ref. PWSDZ3270/19. The element of the scheme for which permission for development is sought will consist of: amendments to the "Parent Permission" (PWSDZ3270/19) to provide temporarily: three rows of tree cover and associated landscaping consisting of some 100 No. native trees (a mixture of Crab Apple, Field Maple, Hawthorn, Rowan, Wild Cherry and Black Alder); 1,183 sq m of native understory whip mix (a mixture of Blackthorn, Crab Apple, Elderberry, Hazel, Holly, Spindle and Hawthorn); and 1,498 sq m of native wild flowers, located within the boundary of the permitted Village Green, to mitigate against the biodiversity loss associated with the removal of trees on site (the temporary measure to be in place until the resolution of Condition No. 19 of Planning Permission Reg. Ref. PWSDZ3270/19, which requires agreement between the Planning Authority and the Applicant in relation to the final landscape design of the permitted Village Green);the erection of rabbit-proof fencing around the proposed trees and 2 No. associated maintenance access gates; and for all associated works above and below ground.</p>	Additional Information requested by Dublin City Council on 18/02/2022
3647/20	<p>Planning permission for development on a c. 6.1 ha site to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2, and bounded by South Bank Road to the south. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements: (a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.6 m high with a c. 30 m high stack; (b) ancillary buildings including: c. 9 sq.m., c. 5 m high demineralised water forwarding pumps building; c. 90.1 sq.m., c. 4.7 m high plant control module (PCM); c. 39.6 sq.m., c. 3 m high compressed air and fire suppression building; c. 90.1 sq.m., c. 4.7 m high control & instrumentation (C&I) communications module; c. 90.1 sq.m., c. 4.7 m high welfare facilities building; c. 90.1 sq.m., c. 4.7 m high electrical equipment module; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 48 sq.m., c. 6 m high gas reducing building; c. 128 sq.m., c. 6 m high gas compressor building; c. 12.6 sq.m., c. 2.4 m high continuous emissions monitoring system (CEMS) hut; (c) industrial/electrical plant including: c. 3 sq.m., c. 2.4 m high liquid fuel forwarding skid; c. 3.8 sq.m., c. 3.3 m high lube oil skid; demineralised water tank (c. 14.4 m high and 1,923 cubic metre capacity); c. 1,309 sq.m., c. 6.5 m high fenced transformer compound; c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; fire ring main; banded liquid fuel tank (c. 9 m high and 477 cubic metre capacity); c. 28 sq.m., c. 4 m high gas compressor cooler; c. 11.1 sq.m., c. 2.2 m high gaseous fire suppression cabinet; c. 97 sq.m., c. 5 m high fin fan coolers; c. 7.5 sq.m., c. 1.8 m high water wash cart; c. 11 sq.m., c. 3.7 m high water injection skid; c. 21 sq.m., c. 6.6 m high generator circuit breaker; c. 10.9 sq.m., c. 2.5 m high banded house transformer; (d) Removal of existing fencing and gates, and installation of various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), chainlink (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, pipe bridges, onsite drainage, temporary construction laydown area; and (f) connections to site services including telecommunications, gas, electrical, liquid fuel, water supply, surface water drainage, and wastewater. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref.</p>	Granted by Dublin City Council on 06/08/2021

Reference	Proposed Development	Status
	<p>P0486-02] and being a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Liquid fuel connections are also proposed including into the existing National Oil Reserves Agency (NORA) Ltd site, Shellybanks Road, Ringsend, Dublin 4 (this being an Upper Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015); and between the aforementioned Dublin Bay Power Station fuel oil storage tanks and the aforementioned National Oil Reserves Agency Ltd (NORA) site. Access will be via the two existing access points located on the southern boundary, from South Bank Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for the construction of connections to site services, relates to development in the Poolbeg West Strategic Development Zone (SDZ). The proposed development is for the purposes of an activity requiring a licence from the Environmental Protection Agency under the Industrial Emissions Directive.</p>	
3646/20	<p>Planning permission for development on a c. 3.5 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of: A 30 MW capacity battery energy storage system (BESS) facility within a secured compound and will include the following elements: (a) Up to 11 battery container unit arrangements comprising: (1) 6 Concrete plinths (c. 110 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (2) 5 Concrete plinths (c. 123 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (b) a c. 135 sq. m., c. 4.7 m high control building; (c) industrial/electrical plant including: (i) SCADA communications mast (c. 18 m high); (ii) c. 1,309 sq. m., c. 5.6 m high fenced transformer compound; (iii) VAR support unit on a concrete plinth (c. 24 sq. m., c. 3.4 m high); (iv) 4 lightning monopoles (c. 20 m high); (v) c. 19.8 sq. m., c. 3 m high banded house transformer; (vi) cable trays and associated service connections; (vii) pole mounted security cameras (8.3 m high); (d) Removal of existing fencing and gates, and installation of: various boundary and internal fencing and gates with different treatments including palisade specification (c. 2.6 m high), chainlink specification (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and (f) connections to site services networks including telecommunications, electrical, water supply, surface water drainage / attenuation, and ancillary cabling. These encompass connections within the aforementioned Dublin Bay Power Station (licensed by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Access will be from South Bank Road on the southern boundary and via the existing access to the east from Shellybanks Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for access, relates to development in the Poolbeg West Strategic Development Zone (SDZ).</p>	Granted by Dublin City Council on 06/08/2021
3624/20	<p>The Electricity Supply Board (ESB) intends to apply for planning permission for development on a c. 5.6 ha site located within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licensed by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03].</p> <p>The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements:</p> <p>(a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.6 m high with a c. 30 m high stack;</p> <p>(b) ancillary buildings including: c. 128 sq.m., c. 6 m high gas compressor building; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 80 sq. m., c. 5 m high fire fighting pumps building; c. 209 sq. m., c. 5.4 m high water treatment plant building; c. 48 sq. m., c. 6 m high gas reducing building; c. 12.6 sq. m., c. 2.7 m high continuous emissions monitoring (CEMS) hut; c. 90.1 sq. m., c. 4.7 m high electrical equipment module; c. 90.1 sq. m., c. 4.7 m high control & instrumentation (C&I) communications module; c. 90.1 sq. m., c. 4.7 m high plant control module (PCM); c. 90.1 sq. m., c. 4.7 m high welfare facilities building; c. 39.6 sq. m., c. 3 m high fire suppression and compressed air system building;</p> <p>(c) industrial/ electrical plant including: c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; c. 28 sq.m., c. 4 m high gas compressor cooler; de-mineralised water tank (c. 12 m high, c. 1,540 cubic metre capacity); c. 36 sq.m., c. 2.6 m high spare parts storage container;</p>	Granted by Dublin City Council on 22/06/2021

Reference	Proposed Development	Status
	<p>bunded liquid fuel tank (c. 9 m high, c. 182 cubic metre capacity); raw / fire water tank (c. 14 m high, c. 2,044 cubic metre capacity); c. 11.1 sq. m., c. 2.2 m high fire suppression cabinet; c. 3 sq. m., c. 2.4 m high liquid fuel forwarding skid; c. 7.5 sq. m., c. 1.8 m high water wash cart; c. 3.8 sq. m., c. 3.3 m high lube oil skid; c. 1,309 sq. m., c. 6.5 m high fenced transformer compound; c. 21 sq. m., c. 6.6 m high generator circuit breaker; c. 97 sq. m., c. 5 m high fin fan coolers; c. 11 sq. m., c. 3.7 m high water injection skid; c. 10.9 sq. m., c. 2.5 m high bunded house transformer;</p> <p>(d) various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), and chainlink (c. 2.7 m high);</p> <p>(e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, pipe bridges, onsite drainage and attenuation, temporary construction laydown area; and connections to site services networks including: telecommunications, gas, liquid fuel, electrical, water supply, surface water drainage/ attenuation, and wastewater. The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the site. The proposed development is for the purposes of an activity requiring a licence from the Environmental Protection Agency under the Industrial Emissions Directive.</p> <p>An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application.</p> <p>A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.</p>	
3625/20	<p>Planning permission for development on a c. 5.3 ha site located within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03].</p> <p>The development will consist of:</p> <p>(a) The demolition of three existing disused modern buildings with a combined floor area of 3,240 sq.m. comprising:</p> <ol style="list-style-type: none"> (1) a single storey [up to 3.6 m high], c. 166 sq.m. Safety Centre (Pavilion) building; (2) a single storey [up to 4.5 m high], c. 463 sq. m. Store building; (3) a multi-storey [up to 20 m high], c. 2,611 sq.m. Store / Workshop building; <p>(b) Works including:</p> <ol style="list-style-type: none"> (1) remediation and cladding of exposed northern façade of 5-storey [up to 20.4 m high], redundant former Administration building; (2) cladding of exposed western façade of turbine hall building on eastern boundary of development site; (3) ancillary site clearance, grading and surfacing; <p>(c) Construction and operation of a 75 MW capacity battery energy storage system (BESS) facility within a secured compound including the following elements:</p> <ol style="list-style-type: none"> (1) Up to 24 battery container unit arrangements comprising: 24 Concrete plinths (c. 110 sq. m. , c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (2) a c. 126 sq. m., c. 4.7 m high control building; (3) industrial/ electrical plant including: <ol style="list-style-type: none"> (i) 3 lightning monopoles (c. 20 m high); (ii) SCADA communication mast (c. 18 m high); (iii) VAR support unit on concrete plinth (c. 24 sq. m., c. 3.4 m high); (iv) 2 bunded house transformers (c. 19.8 sq. m., c. 3.2 m high); (v) spare parts storage container (c. 36 sq. m., c. 2.6 m high); 	Granted by Dublin City Council on 22/06/2021

Reference	Proposed Development	Status
	<p>(vi) fenced transformer compound (c. 1,309 sq. m., c. 5.6 m high);</p> <p>(vii) cable trays (and associated service connections);</p> <p>(viii) pole mounted security cameras (c. 8.3 m high);</p> <p>(4) Removal of existing fencing and gates, and installation of: various boundary and internal fencing and gates with different treatments including palisade specification (c. 2.6 m high), and chainlink specification (c. 2.7 m high);</p> <p>(5) ancillary development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and connections to site services networks including: telecommunications, electrical, water supply, surface water drainage/ attenuation, and ancillary cabling.</p> <p>The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the Poolbeg Generating Station.</p>	
3872/20	The site is adjacent to Breakwater Road and Jetty Road. The development consists of removal of twelve bitumen & lubricant oil storage tanks with total capacity 3,105m ³ , removal of the associated equipment and removal of a control room building, followed by the installation of a new bitumen storage tank of 28m in diameter and 13.45m in height with a volume of approximately 8,275m ³ and installation of a pump platform.	Granted by Dublin City Council on 25/05/2021
PC29N.310268	Development of port lands on Poolbeg Peninsula, construction of a Southern Port Access Route comprising of a new bridge across the river Liffey	Lodged on 14/05/2021 Consultation has yet to be concluded
2071/20	Planning Permission for development at this site address: Circle K Yard 3, Alexandra Road, Dublin Port, Dublin 1. This site is regulated by the Major Accidents Directive. The development will consist of: Increasing the containment volume of the existing bund. Modifications will include raising the height of the existing bund wall by circa 0.5m, extending the bund to the east and lowering the ground level in the area of this bund extension from approximately 4.07m to 3.8m. The site's storm water, fresh water and foul sewer drainage will be modified to accommodate the bund extension.	Granted by Dublin City Council on 12/03/2020
3669/19	The development will consist of 1.) Construction of a single storey ESB Substation & Switchroom located adjacent to the existing terminal entrance/exit gate onto Shelly Banks Road. 2.) All associated site works. These works are sought as an addition to the existing planning permission ref 2656/16 previously granted on the site. These development works will result in the site being upgraded to Upper Tier under the SEVESO regulations.	Granted by Dublin City Council on 27/02/2020
0042/21	EXPP: Install a trailer of 6m behind timber boards/trellis, fully movable. The trailer will be 3m high and used for household storage by me. The site has been used for illegal dumping.	Exemption Certificate Refused by Dublin City Council on 25/02/2021
4429/19 (Appeal reference ABP-308201-20)	PROTECTED STRUCTURE: The Minister for Education & Skills intends to apply for planning permission for development on a 2.11 ha site approximately at Roslyn Park, Beach Road, Sandymount, Dublin 4. (Roslyn Park House, also known as the Gandon Villa, is a Protected Structure – see RPS Ref. No. 496). The development, which will comprise a new educational campus, delivered on a phased basis, will include the phased demolition/removal of the existing educational/institutional buildings on the site including the two storey Roslyn College, the link element between the two storey rear extension to Roslyn Park House and Roslyn College, the two storey Sandymount Park House and the existing temporary accommodation to the rear of Sandymount Park House. The development will consist of the provision of 1 no. two storey over basement 24 classroom primary school (Shellybanks Educate Together National School: Roll No. 20441S) with a gross floor area of 3,830 sq m, including all ancillary teacher and pupil facilities, and 1 no. part-three storey over double basement 1,000 no. pupil post-primary school (Sandymount Park Educate Together Secondary School: Roll No. 68305F), which will include the part of the site currently occupied by the temporary school as permitted under An Bord Pleanála Ref: ABP-300989-18; Dublin City Council Reg. Ref. 4023/17, with a gross floor area of 11,116 sq m, including all ancillary teacher and pupil facilities; the re-	Appeal decided. Granted by ABP on 29/01/2021

Reference	Proposed Development	Status
	configuration and revision of the existing internal layout of the rear extension of Roslyn Park House for educational and related administrative uses and the refurbishment and upgrade of the existing vacant building at No. 12 Seafort Avenue for educational and related uses. Vehicular access to the site will be from the widened Newgrove Avenue entrance (as previously permitted under An Bord Pleanala Ref: ABP-300989-18; Dublin City Council Reg. Ref. 4023/17) with egress onto Beach Road by way of a one-way system through the campus. Pedestrian and cycle access to the site will be from Newgrove Avenue, Seafort Avenue and Beach Road. The development will include the provision of bicycle and scooter parking; hard and soft play areas (including rooftop area); piped infrastructure and ducting; plant; landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation and 2 no. substation access doors to the site boundary wall on Newgrove Avenue; privacy screens; ancillary ramps and stairs; signage; attenuation tank; changes in level and all associated site development and excavation works above and below ground.	
PWSDZ3270/19	Permission for development at a site forming part of the former Irish Glass Bottle and Fabrizia sites, Poolbeg West, Dublin 4. The application site is located within the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme 2019 area. The proposed development will consist of: streets, transportation, water services and utilities infrastructure; public realm and public amenity spaces; and, temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme will also include for: earth works, excavation and the remediation of material within the application boundary; construction of new access roads and public spaces built up over existing ground and associated signage and signalling temporary hoarding to internal and external boundaries; and, the temporary landscaping of the school site identified in the Planning Scheme.	Granted by Dublin City on 28/01/2020
4152/19	The development consists of: Removal of three bitumen storage tanks of size 60 tonne, 80 tonne & 500 tonne and installation of four bitumen storage tanks of size 50 tonne, 235 tonne, 235 & 15 tonne. Also included is the modification of an existing electrical plant building, modifications include installation of a staircase and additional floor to the building. The new floor of the building will be used as an electrical plant room and will raise the height of the building from approximately 4 metres to 7.3 metres.	Granted by Dublin City Council on 14/01/2020
3176/19	The development will consist of: a c.189m long, c.10m wide approach way and ramp; 1 no. office and staff facilities building (c.193 sq.m and 7.7m in height); 1 no. control kiosk (c.6 sq.m and 2.3m in height); 1 no. control cabin (c.20 sq.m and 2.3m in height); new lighting (including 18 no. lighting columns 10m high); demolition of 5 no. existing staff facilities buildings with a combined area of c.329 sq.m; building 1 has an area of c.198 sq.m, building 2 has an area of c.10.7 sq.m, building 3 has an area of c.35.5 sq.m, building 4 has an area of c.42.4 sq.m, building 5 has an area of c.42.4 sq.m; and associated site works to include 15 no. tug parking spaces, drainage, utility services, fencing 2.4m in height and pedestrian gate 2.4m in height on a site of approx. 1.3 hectares. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application.	Granted by Dublin City Council on 09/09/2019
3711/18	Permission is sought for development that will consist of: construction of a bridge to span the existing cooling water outfall channel, adjacent to Pigeon House Road; construction of a new junction opposite the entrance to the Ecocem Ireland Plant; hard surfacing; site drainage and outfall; the use of lands for the storage of port-related maintenance and service equipment, construction project materials, contractor's site compound and project cargo; amendments to boundaries; and all associated services and site development works.	Granted by Dublin City Council on 12/08/2019
2771/19	The development will consist of: Demolition of an existing single storey building and construction of a new two storey building with a footprint of 14.9m by 5.6m. The building will consist of concrete foundations, blockwork walls, an external cladding and plaster finish, a trapezoidal roof, an internal concrete stairs and an external steel stairs. The building will be subdivided into a production area and store at ground floor level and an office and store rooms at first floor level. The building will be connected to the site's existing storm drainage and electrical services.	Granted by Dublin City Council on 18/07/2019
2804/19	Planning permission for development at our existing molasses storage terminal at the corner of South Bank Road and Pigeon House Road, Ringsend, Dublin, D04 TC98. The development will consist of the construction of a new molasses storage tank within the existing bund at the existing molasses storage terminal.	Granted by Dublin City Council on 18/07/2019

Reference	Proposed Development	Status
2482/19	PERMISSION & RETENTION: Permission for the continuation of use of an existing concrete batching plant and associated facilities (previously granted under File Ref. No. 1420/04 & ABP Ref. No. PL29S.207144 and File Ref. No. 2209/13 & ABP Ref. No. PL29S.241965), along with the retention permission for an existing concrete reclaimers all for a temporary period of five years.	Granted by Dublin City Council on 13/06/2019
3373/18	The development will consist of a c. 30 MW capacity battery storage facility within a secured compound on a 1.06 Ha site and will, subject to detailed design, commercial and technical considerations, include: (a) up to 12 No. battery storage units [each typically comprising: a containerised battery (c.12.2m x 2.5m x 3.2m), HVAC (c.2.7m x 2.7m), inverter (c.3m x 3m) and transformer (c.3.3m x 3.3m)](b) a 279sq.m. single-storey control building; (c) ancillary electrical plant including 2 no. transformers, var support unit and cable sealing ends (d) a c.15.6m high lightning mast; (e) a 2.6m high palisade boundary fence and new access gates at the two existing vehicular entrances from South Bank Road, and on the northern boundary where access will be via the existing Dublin Bay Power Station; (f) ancillary site works including the installation of site services.	Granted by Dublin City Council on 01/03/2019
3878/18	The development consists of the erection of a proposed 4m high acoustic screen fence, consisting of a steel frame, timber infill with concrete ballast base supports. The proposed fence will be erected adjacent to the existing 1.8m metal palisade fence at existing site boundary.	Granted by Dublin City Council on 29/01/2019
3638/18	The development will consist of a unified State services facility including: 2 no. Inspection Sheds (each 207sq.m and 7.5m in height), 2 no. single storey State Service office blocks (each 266sq.m and 3.5m in height), 5 no. Immigration Control Booths with a total floor area of 66sq.m and including canopy (293sq.m and 7.7m in height) and 4 no. gateways, control point comprising canopy (216sq.m and 7.7m in height) and 4 no. gateways, 24 no. staff car parking spaces, 20 no. car parking spaces, 18 no. HGV parking spaces, new 20m vehicular access onto Tolka Quay Road, 4 no. CCTV poles (18m high), new lighting (including 3 no. lighting columns 30m high and 8 no. lighting columns 12m high), 2.4m palisade fencing along sections of the northern and eastern site boundary and Alexandra Road, demolition of existing boundary wall along Tolka Quay Road and boundary fencing along Alexandra Road and, all associated site works. The development also includes modifications to check-in facilities and internal roads and circulation which will consist of: Demolition of existing freight office (612sq.m and 9.8m in height) and 3 no. check in booths with a total floor area of 32sq.m and associated site works and resurfacing to tie in with adjacent stacking areas, removal of Terminal Road West including associated fencing and resurfacing to tie in with adjacent stacking areas, realignment and lane alteration of Terminal Road South at junction with Terminal Road West; provision of signage gantry on Terminal Road South, extension of HGV check-in area including 6 no. booths with a total area of 60sq.m, 6 no. weighbridges and canopy (416sq.m and 7.8m in height). Associated site works including drainage, utility services, fencing, gates and bollards. All development to take place on a site of approx. 7.8 hectares.	Granted by Dublin City Council on 15/01/2019
2858/18	The development of the two-storey extension of the existing stadium will consist of indoor running track, gym, meeting rooms, changing rooms and associated facilities (927.4 Sq. M.); 2 No. external wall-mounted signs; also alterations to the existing building to form a new link corridor. The development will be served by the existing car and cycle parking provision.	Granted by Dublin City Council on 16/10/2018
3314/18	The development will comprise of works to the existing Breakwater Road North and Breakwater Road South to upgrade access to the Dublin Port Operations Centre and the Dublin Ferryport Terminals (DFT), to consist of: re-alignment of traffic lanes and modification of Alexandra Road and Tolka Quay Road junctions to include pedestrian crossings, signage, traffic signals, flexible bollards, barriers, relocation of gate and removal of existing traffic island; provision of Optical Character Recognition system to include traffic lights, camera, barriers and gantry; 2.4m high palisade security fence along the western boundary of the DFT entrance; DFT check points with associated barriers, kiosks and traffic signals and; associated site works including underground drainage and electricity infrastructure. The proposed development will modify lane alignment on Breakwater Road North and Breakwater South, layout of the Breakwater Road North / Tolka Quay Road and the Breakwater Road South / Alexandra Road junctions, remove a bus stop from Breakwater Road North and, relocate a gantry to the north on Breakwater Road North. (As permitted under Reg. Ref. 3084/16) All development shall take place on a total area of c.1.1ha.	Granted by Dublin City Council on 18/09/2018

Reference	Proposed Development	Status
2130/18	Demolition of existing two-storey administration building (534 sq.m); construction of a new two-storey building (563 sq.m) containing an administration area, staff facilities and a non-ferrous metals recovery area; 2 no. 18 m long weighbridges; 1 no. dry wheelwash; car parking; all associated site development works all on a site of 1.79 Ha. This application relates to a development which comprises an activity for which an Industrial Emissions License under Part IV of the EPA 1992 (as amended) is required.	Granted by Dublin City Council on 30/04/2018
3454/17	The development will consist of the construction of a new two storey permanent steel gantry structure to allow for safe inspection and repair of refrigeration engines on shipping containers & all associated site works.	Granted by Dublin City Council on 23/10/2017
2492/17	The demolition of 3 no. existing buildings comprising Building A (c. 283sq.m), Building B (c. 303sq.m) and Building C (c. 112sq.m) and removal of all structural and infrastructural elements, vegetation, plinths, fences etc; new concrete surface treatment across entire site including underground drainage and electricity infrastructure; 4 no. CCTV (approx. 18m); new lighting (including 6 no. lighting towers (approx. 30m)); new approx. 4m high security fence to northern, eastern and southern (Tolka Quay Road) boundaries; and new substation. An existing substation on site will be retained. The development also includes the closure of the existing (eastern) vehicular entrance and widening of the existing western entrance to provide a 12m sliding gate on Tolka Quay Road. All development to take place on site of approx. 2.8 hectares.	Granted by Dublin City Council on 21/07/2017
2234/17	The development will consist of the creation of a new vehicular entrance to the southern boundary of ESB lands from South Bank Road including the erection of a new 4.5m wide 2.6m high entrance gate in the existing 2.6m high palisade boundary fence. The works shall also include the infilling of low lying areas within the development boundary of the site (1.13 ha) to a depth of up to c. 4 metres above Ordnance Datum and subsequent use for open storage within ESB Lands and all ancillary site and development works at ESB lands known as Area 'B', forming part of Dublin Bay Power Plant, bounding South Bank Road & Shellybanks Road, Ringsend, Dublin 4.	Granted by Dublin City Council on 18/05/2017
2656/16	The development will consist of the construction of a new single storey operational control room, complete with electrical switch room to ESB specifications. A transformer will be sited adjacent to the North side of the new control room. The new control room is to be located adjacent to the existing terminal entrance/ exit gate onto Shelly Banks Road. The construction of a new pump-pad, truck loading gantry complete with a weather proof enclosure, above ground interceptor, horizontal marker dye tank with associated bund, impervious upgrade of existing bund areas and tank refurbishment. The installation of new pipe-work, pumps, fire protection system including firewater tank and other associated works. These development works will result in the site being upgraded to UPPER TIER under the SEVESO regulations.	03/02/2017
3794/16	The development will consist of the reinstatement of the recessed vehicular access, fencing and gates on the line of the original access to the ESB Station lands at Poolbeg. The works include the removal of 100m of existing 2.6m high palisade fence, 110m of chain link fence and 120m of 1.2m high pedestrian hand rail. This will be replaced with 4.5m wide 2.6m high palisade entrance gates and 100m of 2.6m high palisade fencing to create a splayed entrance along the original fence line. Development will also include works to the footpath with road markings at the entrance and all ancillary site and development works.	Granted by Dublin City Council on 11/01/2017
3387/16	The development will consist of: the demolition of 5 no. existing buildings comprising Building A - Bord na Mona Shed (c. 3,236sq.m.), Building B - Rubb Shed (c. 3,042sq.m.), Building C - Doyle Shipping Group Offices (c. 380sq.m.), Building D - Toilet Block (c. 33sq.m.); and Building E - Substation (c. 148sq.m); and; the removal of structural and infrastructural elements, reinstatement works and all associated site development works on a site area of 4.54 hectares.	Granted by Dublin City Council on 21/10/2016
3084/16	The development comprises of works to the Port's private internal road network and includes works on public roads at East Wall Road, Bond Road and Alfie Byrne Road. The development will consist of: a) Construction of new roads and enhancements to existing roads within the Dublin Port estate north of River Liffey; b) Construction of enhanced landscaping and amenity route along the northern boundary; c) Construction of new pedestrian and cycle overbridge at Promenade Road;	Granted by Dublin City Council on 04/09/2016

Reference	Proposed Development	Status
	<p>d) Construction of access ramps to pedestrian and cycle overbridge at Promenade Road;</p> <p>e) Construction of new pedestrian and cycle underpass at Promenade Road;</p> <p>f) Construction of 11 no. new signage gantries;</p> <p>g) Ancillary construction works, including site clearance, demolitions, earthworks, pavement construction, construction of verges, modifications to accesses, construction of new and amended drainage services, diversion and installation of utility services, installation of road markings and signs and accommodation works;</p> <p>h) Works to existing boundaries and construction of new boundaries;</p> <p>i) Construction of minor works to the junctions of East Wall Road with Tolka Quay Road and East Wall Road with Alexandra Road.</p> <p>The application is for a 10 year planning permission.</p>	
2596/15	The development will consist of the relocation of the existing vehicular and pedestrian entrances off Breakwater Road South to a new location off Breakwater Road South, alterations to the existing layout of the road and pavements and all ancillary site works.	Granted by Dublin City Council on 10/07/2015

Source: www.myplan.ie / www.dublincity.ie

Table C.2 Summary of Consented Projects and Projects in Planning but not yet Determined Within 5 km Radius			
<p>Source: https://data.gov.ie/dataset/national-planning-applications, accessed on 14/10/2020. Updated on 28/04/2022</p> <p>Small scale and residential developments have not been included in this search.</p>			
Reference	Proposed Development	Decision	Grant Date
3570/20	<p>PROTECTED STRUCTURE: Permission for development at lands at 3 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 3 Henrietta Street, Dublin 1. The development will consist of the construction of a 4 level apartment building, setback from the boundary to 4 Henrietta Lane and accessed from Henrietta Lane. The development sets back to a 3 level building as it faces the rear structure to 3 Henrietta Street. The development will consist of 9no. apartments, comprising of 3no. studio units, 6no. 2-bed units. Ancillary residential functions including bin storage and bicycle storage are accommodated at ground level. The total development area is 734sqm.</p>	Granted	11/04/2022
3581/20	<p>PROTECTED STRUCTURE: Planning Permission for development to amend the permitted development (Reg. Ref. 4628/18 and 4476/19) at a c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, including 2,3,4,5,6,7 and 8 Charlemont Street; 16,17,18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b and 7a Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7a Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development.</p> <p>The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351), 7 Charlemont Street (RPS Ref. 1352); 8 Charlemont Street (RPS Ref. 1353).</p> <p>The development consists of the following:</p> <ul style="list-style-type: none"> (i) Provision of an additional floor, to provide for a ten storey over two level basement office development; (ii) Reconfigurations of floorplates including internal layouts and core locations; (iii) Revisions to elements of all permitted elevations of the new development; (iv) No Alterations are proposed to the four protected structures from that permitted; (v) Increase in GFA of the cafe/ restaurant to Charlemont Street from 84 sq.m. to 121 sq.m.; (vi) Increase in secure bicycle parking at basement level to 328 no. (not including 22 no. visitor bicycle parking at street level); (vii) Overall, the proposal increases the development by 3,814 sq.m. to a total 36,845 sq.m.; (viii) All associated site development works and consequential amendments to the permitted development. 	Granted	26/02/2021

3586/20	<p>PROTECTED STRUCTURE: Permission is sought for renovation of the existing interior and façade treatments to support a change of use from a pub/nightclub to a Medical Office for Irish Rail. The works will include the provision of a new interior fit out incorporating partitioning of the vaults to provide a series of individual office, treatment and ancillary rooms and spaces as necessary to accommodate a medical office; provision of new floor mounted structural steel framing to support the new partitioning, ceilings and services; new powder coated aluminium curtain walling, doors and ventilation louvres to replace existing windows and louvres at the existing façade opes to Harbour Master Place; raising of the existing brick arch to the central façade ope to allow provision of a new powder coated aluminium glazed entrance door; blocking up of existing façade opes along the adjacent concourse between Amiens Street and Harbour Master Place, and the provision of a new powder coated aluminium glazed fire exit door; reuse of existing water and drainage connections; and all associated services installations.</p>	Granted	22/04/2021
3617/20	<p>Permission for the construction of a single storey expansion to the existing Emergency Department (to include 3no. Rapid Assessment/ Treatment Bays, a Ct Scanner and support accommodation) and other minor associated works including roof top platform. The development is located at the Hospital level 0 immediately adjoining and connected to the existing Emergency Department in the Whitty Wing to the eastern side of the Campus at Eccles Street, Dublin 7 and has a total floor area of 324m². The works form part of the ongoing enabling works for the development of the Hospital's Facilities.</p>	Granted	10/02/2021
3616/20	<p>Planning permission for the construction of a roof top extension of the Whitty Wing to include a Coronary Care Unit, 18 bed expansion of the existing associated Out Patients Clinics and support accommodation and other minor associated works including roof top plantroom. The demolition of an existing skylight and removal of a roof top garden will be required to facilitate the development. The development is located at the Hospital Level 2 and directly over the North Circular Road main entrance to the north of the campus with a link connection back to the Whitty Wing. This is all within the Mater Hospital Campus and has a total floor area of 1,201 m². The works form part of the ongoing enabling works for the development of the Hospital's facilities.</p>	Granted	06/08/2021
3618/20	<p>Planning permission for the construction of a four storey clinical extension to accommodate the expansion to Operating Theatres Department (Level 3), Radiology Unit expansion (Level 2), Outpatients Clinic expansion (Level 1) and Ophthalmic Clinic expansion (Level 0), all including support accommodation and other minor associated works including roof top plantroom. The partial demolition of existing floor slabs, 640m², and facades and removal of various mechanical plant will be required to facilitate the development. The development is located at the hospital in the external courtyard between the McGivney Wing to the west and the Whitty Wing to the east and will connect to both wings. This is within the centre of the Mater Hospital Campus and has a total additional floor area of 1,323.50 m². The works form part of the ongoing enabling works for the development of the hospitals facilities.</p>	Granted	10/02/2021

<p>3624/20</p>	<p>The Electricity Supply Board (ESB) intends to apply for planning permission for development on a c. 5.6 ha site located within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03].</p> <p>The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements:</p> <p>(a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.6 m high with a c. 30 m high stack;</p> <p>(b) ancillary buildings including: c. 128 sq.m., c. 6 m high gas compressor building; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 80 sq. m., c. 5 m high fire fighting pumps building; c. 209 sq. m., c. 5.4 m high water treatment plant building; c. 48 sq. m., c. 6 m high gas reducing building; c. 12.6 sq. m., c. 2.7 m high continuous emissions monitoring (CEMS) hut; c. 90.1 sq. m., c. 4.7 m high electrical equipment module; c. 90.1 sq. m., c. 4.7 m high control & instrumentation (C&I) communications module; c. 90.1 sq. m., c. 4.7 m high plant control module (PCM); c. 90.1 sq. m., c. 4.7 m high welfare facilities building; c. 39.6 sq. m., c. 3 m high fire suppression and compressed air system building;</p> <p>(c) industrial/ electrical plant including: c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; c. 28 sq.m., c. 4 m high gas compressor cooler; de-mineralised water tank (c. 12 m high, c. 1,540 cubic metre capacity); c. 36 sq.m., c. 2.6 m high spare parts storage container; banded liquid fuel tank (c. 9 m high, c. 182 cubic metre capacity); raw / fire water tank (c. 14 m high, c. 2,044 cubic metre capacity); c. 11.1 sq. m., c. 2.2 m high fire suppression cabinet; c. 3 sq. m., c. 2.4 m high liquid fuel forwarding skid; c. 7.5 sq. m., c. 1.8 m high water wash cart; c. 3.8 sq. m., c. 3.3 m high lube oil skid; c. 1,309 sq. m., c. 6.5 m high fenced transformer compound; c. 21 sq. m., c. 6.6 m high generator circuit breaker; c. 97 sq. m., c. 5 m high fin fan coolers; c. 11 sq. m., c. 3.7 m high water injection skid; c. 10.9 sq. m., c. 2.5 m high banded house transformer;</p> <p>(d) various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), and chainlink (c. 2.7 m high);</p> <p>(e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, pipe bridges, onsite drainage and attenuation, temporary construction laydown area; and connections to site services networks including: telecommunications, gas, liquid fuel, electrical, water supply, surface water drainage/ attenuation, and wastewater. The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the site. The proposed development is for the purposes of an activity requiring a licence from the Environmental Protection Agency under the Industrial Emissions Directive. An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application.</p> <p>A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.</p> <p>The EIAR and NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of the planning authority.</p> <p>The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application.</p>	<p>Granted</p>	<p>22/06/2021</p>
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<p>3625/20</p>	<p>Planning permission for development on a c. 5.3 ha site located within the existing Poolbeg Generating Station, Pigeon House Road, Dublin 4 (Eircode D04 XD82), which is licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0577-03].</p> <p>The development will consist of:</p> <p>(a) The demolition of three existing disused modern buildings with a combined floor area of 3,240 sq.m. comprising:</p> <p>(1) a single storey [up to 3.6 m high], c. 166 sq.m. Safety Centre (Pavilion) building;</p> <p>(2) a single storey [up to 4.5 m high], c. 463 sq. m. Store building;</p> <p>(3) a multi-storey [up to 20 m high], c. 2,611 sq.m. Store / Workshop building;</p> <p>(b) Works including:</p> <p>(1) remediation and cladding of exposed northern façade of 5-storey [up to 20.4 m high], redundant former Administration building;</p> <p>(2) cladding of exposed western façade of turbine hall building on eastern boundary of development site;</p> <p>(3) ancillary site clearance, grading and surfacing;</p> <p>(c) Construction and operation of a 75 MW capacity battery energy storage system (BESS) facility within a secured compound including the following elements:</p> <p>(1) Up to 24 battery container unit arrangements comprising: 24 Concrete plinths (c. 110 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high);</p> <p>(2) a c. 126 sq. m., c. 4.7 m high control building;</p> <p>(3) industrial/ electrical plant including:</p> <p>(i) 3 lightning monopoles (c. 20 m high);</p> <p>(ii) SCADA communication mast (c. 18 m high);</p> <p>(iii) VAR support unit on concrete plinth (c. 24 sq. m., c. 3.4 m high);</p> <p>(iv) 2 banded house transformers (c. 19.8 sq. m., c. 3.2 m high);</p> <p>(v) spare parts storage container (c. 36 sq. m., c. 2.6 m high);</p> <p>(vi) fenced transformer compound (c. 1,309 sq. m., c. 5.6 m high);</p> <p>(vii) cable trays (and associated service connections);</p> <p>(viii) pole mounted security cameras (c. 8.3 m high);</p> <p>(4) Removal of existing fencing and gates, and installation of: various boundary and internal fencing and gates with different treatments including palisade specification (c. 2.6 m high), and chainlink specification (c. 2.7 m high);</p> <p>(5) ancillary development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and connections to site services networks including: telecommunications, electrical, water supply, surface water drainage/ attenuation, and ancillary cabling.</p> <p>The primary access will be via the existing Poolbeg Generating Station entrance at Pigeon House Road with a temporary construction access via the existing entrance off the road immediately south of the Poolbeg Generating Station.</p> <p>An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application.</p>	<p>Granted</p>	<p>22/06/2021</p>
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	A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.		
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<p>3654/20</p>	<p>PROTECTED STRUCTURE: The Provost, Fellows, Foundation Scholars and the other members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin. The proposed development consists of permission for development of the Rubrics Building (a Protected Structure ref. 2004 and Recorded Monument, ref. DU018-020419), Trinity College, Dublin 2. The Rubrics Building located in the historic Campus, construction dates from circa 1699, has an area of 1715 sq m, and entails the refurbishment of the entire structure and the change of use of some rooms within the building (the area of change of use is 667 sq m or 31% of total floor area). External works are a new underground plant room of 43 sq m and a number of boreholes to provide sustainable heating, located to the east of the Rubrics; paving, site connections and landscaping works.</p> <p>The development will consist of the following works: The refurbishment of the existing structure to provide the following accommodation: 22 no. studio/one bed residential units. 12 no study bedrooms with communal living/dining/kitchen facilities 204 sq m of research/study accommodation</p> <p>Change of use of the following units from office to residential: 22.0.01A, 22.2.01, 23.1.02, 24.1.02, 25.1.01, 25.2.02, 25.3.01, 25.3.02, 25.3.03, 25.3.04, 26.0.01, 26.1.01, 26.3.01, 26.3.02 (totaling 499 sq m) Change of use of the following unit from communication equipment room to residential: 22.0.01B (10 sq m) Change of use of the following units from office to study/research accommodation: 23.0.01, 24.0.01, 24.0.02, 25.0.02 (158 sq m)</p> <p>Ground Floor: Removal of non-historic partitions, forming 5 no. new door openings in historic fabric, removal of non-historic concrete paving flags in entrance halls and replacement with cut-stone York Stone flagstones; construction of new partitions to form new accommodation, replacement of 5no. house entrance doors, replacement of 2 no. passageway doors. Thermal insulation layer to be installed on the substrate below the suspended floors. Historic floor vents to be repaired.</p> <p>Floors 1-3: Removal of non-historic partitions and construction of new partitions to form new accommodation. Form 14 no. door opes in walls at second & third floor levels. Form communication equipment room on the third floor.</p> <p>Attic: Installation of new fire break partitions, new replacement access hatches and timber walkways. Remedial works to roof truss bearing pads at chimneys.</p> <p>Roof: removal the existing friable slates, nails and battens; Provision of insulation, a membrane, battens and counter battens, new natural slates, existing ridge tiles, new insulation batts between rafters and a semi-permeable membrane lining to the underside of the rafters; Existing rainwater goods, which were installed c.2008/9, will be repositioned to ensure that they sit below the eaves slates appropriately. Renewal of valley leadwork and flashings. Installation of new vent cowls.</p> <p>West Elevation: Removal of cement rendered plinth course and renewal in lime render; localised repointing as necessary with lime mortar. Obsolete vents to be removed; Lead flashing to be installed to top of passageway openings; Installation of card access reader to two new passageway doors.</p> <p>East Elevation: Removal of mid-20th century pebbledash; Application of a new coat of insulating cork lime render and finishing layer. Painted with a breathable mineral paint; Localised repointing to 3rd floor brickwork; Obsolete vents to be removed, new air vents to be installed.</p> <p>North and South Elevations: New air vents to be installed.</p>	<p>Granted</p>	<p>17/02/2021</p>
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	<p>Stairs: Previously painted surfaces will be re-painted. Historic layers of paint will be retained underneath but the top coat will receive a light sanding so that the new paintwork can adhere.</p> <p>Floors: Removal of non-historic coverings and flooring material. Lath and plaster ceilings to be tied up with stainless steel wires and straps. Historic joists, pugging, floorboards and skirting boards to be retained/re-used. Repairs to original and early historic flooring including floorboards, strut supports, joists, pugging and down stand beams. Damaged or rotten timber floorboards and other members will be replaced. Previous plywood infill will be replaced with timber floorboards. Upgrading to achieve required fire rating including insulation to be installed between floor joists, plywood layer to be installed over joists to halt smoke penetration. Remedial structural works to mid span floor beams where required.</p> <p>Doors: The extant battened doors and panelled inner entrance doors to each apartment and panelled doors to kitchens or side rooms within apartments will be retained and upgraded to provide appropriate fire rating.</p> <p>Windows: Removal of sash and casement windows to facilitate repair or replacement of decayed rails and other timbers as necessary. Renewal of staff and parting beads, sash cords and weights where necessary. Draught-proofing with "Ventrolla-style" system to sash windows, reinstallation of existing glazing with appropriate putty. Localised repair/replacement of window lintels as required.</p> <p>Joinery: Window joinery including architraves, window-backs, elbows, shutters and soffits retained and repaired or eased to facilitate use, Plywood, MDF board replaced with timber where appropriate; Early extant skirting's and dado rails repaired and repainted; Removal of inappropriate skirting's and dado rails.</p> <p>Ceilings: lath and plaster ceilings repaired as necessary and repainted. Plasterboard ceilings repaired as necessary and repainted. Retention of run-in-situ cornices retained as down stands following removal of partitions.</p> <p>Wall plasterwork: retention and repair as necessary with appropriate materials of historic lime plaster. Non-original non-breathable paint to be removed and replaced with breathable paint.</p> <p>Fireplaces: Paintwork to be cleaned from historic fireplaces following trials; 1960's brick fireplaces to be removed.</p> <p>Replacement of existing services. Provision of new heating, power, lighting, emergency lighting, fire alarm and IT systems.</p> <p>Historic cobbles to be re-bedded, generally to match existing on campus.</p> <p>Adjustment to ground level and drainage at northern end of east side of building. New French drain to be installed.</p> <p>Adjustment to the existing concrete swale running along the east elevation. New French drain to be installed.</p> <p>A new underground plant room of 43 sq m containing heat pumps and electrical switch room to the east of the Rubrics building in an open space, connected to the Rubrics building via underground connections, including access hatch and stairs with surrounding railing.</p> <p>New foul and storm water drainage system connections. Existing downpipes to west elevation to connect directly to the drainage system. New slot drains to north & south elevations.</p> <p>Associated site developments and landscaping.</p>		
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<p>3646/20</p>	<p>Planning permission for development on a c. 3.5 ha site bounded by Shellybanks Road to the east and by South Bank Road to the south; being also to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2. The development will consist of: A 30 MW capacity battery energy storage system (BESS) facility within a secured compound and will include the following elements: (a) Up to 11 battery container unit arrangements comprising: (1) 6 Concrete plinths (c. 110 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (2) 5 Concrete plinths (c. 123 sq. m., c. 0.5 m high) typically supporting battery containers (c. 2.6 m high); air conditioning (A/C) unit (c. 1.8 m high); inverter unit (c. 3.8 m high); battery transformer unit (c. 3.3 m high); ring main unit (RMU) (c. 3.3 m high); (b) a c. 135 sq. m., c. 4.7 m high control building; (c) industrial/electrical plant including: (i) SCADA communications mast (c. 18 m high); (ii) c. 1,309 sq. m., c. 5.6 m high fenced transformer compound; (iii) VAR support unit on a concrete plinth (c. 24 sq. m., c. 3.4 m high); (iv) 4 lightning monopoles (c. 20 m high); (v) c. 19.8 sq. m., c. 3 m high banded house transformer; (vi) cable trays and associated service connections; (vii) pole mounted security cameras (8.3 m high); (d) Removal of existing fencing and gates, and installation of: various boundary and internal fencing and gates with different treatments including palisade specification (c. 2.6 m high), chainlink specification (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding, internal access roads, onsite drainage and attenuation, temporary construction laydown areas; and (f) connections to site services networks including telecommunications, electrical, water supply, surface water drainage / attenuation, and ancillary cabling. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Access will be from South Bank Road on the southern boundary and via the existing access to the east from Shellybanks Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for access, relates to development in the Poolbeg West Strategic Development Zone (SDZ). An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.</p>	<p>Granted</p>	<p>06/08/2021</p>
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<p>3647/20</p>	<p>Planning permission for development on a c. 6.1 ha site to the south of the existing Dublin Bay Power Station, Pigeon House Road, Dublin 4, D04 Y5N2, and bounded by South Bank Road to the south. The development will consist of a 75 MWe (electrical output) aero derivative gas fired turbine for the generation of electricity and will include the following elements: (a) c. 240 sq.m. aero derivative gas fired turbine module up to c. 15.6 m high with a c. 30 m high stack; (b) ancillary buildings including: c. 9 sq.m., c. 5 m high demineralised water forwarding pumps building; c. 90.1 sq.m., c. 4.7 m high plant control module (PCM); c. 39.6 sq.m., c. 3 m high compressed air and fire suppression building; c. 90.1 sq.m., c. 4.7 m high control & instrumentation (C&I) communications module; c. 90.1 sq.m., c. 4.7 m high welfare facilities building; c. 90.1 sq.m., c. 4.7 m high electrical equipment module; c. 18 sq.m., c. 5 m high liquid fuel forwarding pumps building; c. 48 sq.m., c. 6 m high gas reducing building; c. 128 sq.m., c. 6 m high gas compressor building; c. 12.6 sq.m., c. 2.4 m high continuous emissions monitoring system (CEMS) hut; (c) industrial/electrical plant including: c. 3 sq.m., c. 2.4 m high liquid fuel forwarding skid; c. 3.8 sq.m., c. 3.3 m high lube oil skid; demineralised water tank (c. 14.4 m high and 1,923 cubic metre capacity); c. 1,309 sq.m., c. 6.5 m high fenced transformer compound; c. 22.2 sq.m., c. 2.6 m high emergency diesel generator; fire ring main; bunded liquid fuel tank (c. 9 m high and 477 cubic metre capacity); c. 28 sq.m., c. 4 m high gas compressor cooler; c. 11.1 sq.m., c. 2.2 m high gaseous fire suppression cabinet; c. 97 sq.m., c. 5 m high fin fan coolers; c. 7.5 sq.m., c. 1.8 m high water wash cart; c. 11 sq.m., c. 3.7 m high water injection skid; c. 21 sq.m., c. 6.6 m high generator circuit breaker; c. 10.9 sq.m., c. 2.5 m high bunded house transformer; (d) Removal of existing fencing and gates, and installation of various boundary and internal fencing and gates with different treatments including securi-mesh (c. 2.4 m high), palisade (c. 2.6 m high), chainlink (c. 2.7 m high), and wall mounted blunt top railing and gates (c. 2.6 m high); (e) ancillary site clearance and development works including provision of areas of hardstanding and car parking, internal access roads, pipe bridges, onsite drainage, temporary construction laydown area; and (f) connections to site services including telecommunications, gas, electrical, liquid fuel, water supply, surface water drainage, and wastewater. These encompass connections within the aforementioned Dublin Bay Power Station (licenced by the Environmental Protection Agency (EPA) under an Industrial Emissions (IE) Licence [Ref. P0486-02] and being a Lower Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015). Liquid fuel connections are also proposed including into the existing National Oil Reserves Agency (NORA) Ltd site, Shellybanks Road, Ringsend, Dublin 4 (this being an Upper Tier COMAH site and therefore falling under the requirements of the Control of Major Accident Hazard (COMAH) Regulations, 2015); and between the aforementioned Dublin Bay Power Station fuel oil storage tanks and the aforementioned National Oil Reserves Agency Ltd (NORA) site. Access will be via the two existing access points located on the southern boundary, from South Bank Road. A minor part of the application – being a minor area of land identified for use as a temporary construction laydown area and for the construction of connections to site services, relates to development in the Poolbeg West Strategic Development Zone (SDZ). The proposed development is for the purposes of an activity requiring a licence from the Environmental Protection Agency under the Industrial Emissions Directive. An Environmental Impact Assessment Report (EIAR) which complies with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018) will be submitted to the Planning Authority with the application. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.</p>	<p>Granted</p>	<p>06/08/2021</p>
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<p>3688/20</p>	<p>The proposed development consists of dismantling a portion of the Terminal 2 site including a redundant building and a repair shop which will allow new entrance gates and associated boundary works to be carried out to accommodate for two entrance lanes for retail commercial loading tankers. Existing equipment including pumps, samples room, lab, and dye tanks will be relocated as part of the works. A new 30m3 additive tank will be provided. The existing Vapour Recovery Unit in Terminal 2 will be refurbished. Improved information signage for drivers at entrance and loading gantry will be installed and new internal road markings will be painted to identify parking spaces. The Major Accidents Directive is applicable to the site and as such a significant modification assessment has been completed.</p>	<p>Granted</p>	<p>23/02/2021</p>
<p>3703/20 ABP-310081-21</p>	<p>The proposed development will consist of the refurbishment and upward extension of the existing mixed-use building from 4-5 storeys to 6-7 storeys to accommodate a total of 131 no. residential apartments in 3 conjoined blocks A, B and C. The development provides for the demolition of 13 no. units at third and fourth floors and the provision of 71 no. units, resulting in a net gain of 58 no. units. The development also includes small infill extensions at ground floor and for the change of use of part of the ground and basement levels to accommodate a gymnasium and associated amenities.</p> <p>The newly constructed units will comprise 17 no. studios, 29 no. 1-bedroom and 25 no. 2-bedroom units, all with private balconies. The overall mix of units in the development (existing and proposed) will be 17 no. studios, 36 no. 1-bedroom, 72 no. 2-bedroom units and 6 no. 3-bedroom units. The development will comprise:-</p> <ul style="list-style-type: none"> • Reconfiguration and partial change of use of existing basement to provide gymnasium space, 55 no. car parking spaces, bicycle parking, refuse stores and plant; • Change of use of existing (vacant) commercial unit and part of permitted (vacant) crèche to accommodate gymnasium space at ground floor; • Change of use and reconfiguration of remaining part of permitted crèche area at ground floor to provide 1 no. 1-bedroom apartment and a new entrance foyer / concierge area accessed via a new entrance on the southern elevation; • Partial demolition of existing third floor level (10 no. units), construction of 16 no. units comprising 4 no. studios, 4 no. 1-bedroom and 8 no. 2-bedroom apartments and extensions to 4 no. existing units; • Demolition of existing fourth floor level (3 no. units) and construction of new fourth floor accommodating 24 no. units comprising 6 no. studios, 10 no. 1-bedroom and 8 no. 2-bedroom apartments; • Construction of new fifth floor level accommodating 23 no. units comprising 5 no. studios, 9 no. 1-bedroom and 9 no. 2-bedroom apartments; • Construction of new sixth floor level accommodating 7 no. units comprising 2 no. studios and 5 no. 1-bedroom apartments; • Upgrading of existing communal amenity spaces at ground floor and provision of new landscaped roof garden at sixth floor; • Demolition of existing substation; • Upgrading of existing facades; • All associated signage, site works and services. 	<p>Granted</p>	<p>23/11/2021</p>

<p>3702/20</p>	<p>The development will consist of a 96 bedroom contemporary tourist hostel in existing and new buildings ranging in height from 6 to 7 storey (over basement). The development will include:</p> <ul style="list-style-type: none"> • Demolition of 2-storey buildings at 6 & 7 Sackville Place, single storey building to rear of 8-12 Sackville Place and fourth floor (plant) level at 8-12 Sackville Place; • Change of use and reconfiguration of the remaining 4 storey (over basement) building at 8-12 Sackville Place from TU Dublin education facility to hostel and retail; • Upward extension of existing building by 2-3 levels to create a 6-7 storey (over basement) building at 8-12 Sackville Place; • Construction of a new 7 storey (over basement) building at 6 & 7 Sackville Place, to connect to the extended building at 8-12 Sackville Place to form a single integrated development; • Extension of existing basement towards laneway to the rear; • Revised elevational treatment to existing building at 8-12 Sackville Place including reconfiguration of windows to north, south and west elevations. <p>The overall development will accommodate:</p> <ul style="list-style-type: none"> • Guest amenities, ancillary services, storage, kitchen accommodation and external courtyard at basement level; • Reception, resident's lounge, café/bar and separate retail/retail service unit at ground floor; • 96 no. bedrooms at first to sixth floor levels; • Waste store to rear with access to adjoining laneway; • Plant at roof level, water tanks at first floor, bicycle parking at ground floor and all associated signage, site works and services. 	<p>Granted</p>	<p>22/04/2021</p>
<p>3704/20 ABP-309406-21</p>	<p>The development will consist of the construction of a 106 bedroom hotel ranging in height from 1 to 8 storeys over basement. The hotel will comprise of 3 main blocks (4-8 storeys) which are connected at ground floor level. The hotel will accommodate:</p> <ul style="list-style-type: none"> • Reception/foyer, restaurant/café/bar, outdoor terrace, kitchen, toilets, meeting rooms, ancillary offices, plant and substation at ground floor; • Bedrooms at first to seventh floor levels; • Staff facilities, bicycle storage, refuse store, laundry, storage and plant at basement level; • Landscaping, plant at roof level and all associated signage, site works and services. 	<p>Granted</p>	<p>01/03/2022</p>
<p>3733/20</p>	<p>The development will consist of the installation of a new bitumen storage tank of 30m in diameter and 19.2m in height with a volume of approximately 11,300m³ and the installation of an aromatic oil tank of 8m in diameter and 12.8m in height with a volume of approximately 600m³. A concrete containment area will also be installed around the perimeter of the proposed tanks.</p>	<p>Granted</p>	<p>21/06/2021</p>
<p>3740/20 ABP-309448-21</p>	<p>The development will consist of: (i) Demolition of the 2 no. existing dwellings and outbuildings; (ii) Construction of a 2 no. residential apartment buildings accommodating 51 no. residential apartments. Block A will be five storey height with a setback penthouse level and will contain 31 no. apartments (7 no. one- bedroom, 22 no. two-bedroom and 2 no- three bedroom) and Block B will be of four-storey height and will contain 20 no. apartments (18 no. two-bedroom and 2 no. three-bedroom). Each apartment will be served by a private balcony/terrace, (iii) removal of north-western vehicular entrance and alterations to the north-eastern vehicular entrance and provision of 2 no. pedestrian entrances; (iv) provision of bicycle parking spaces and 52 no. car parking spaces, including 2 no. disabled car parking spaces; and (v) communal amenity space, children's play area, internal access roads, landscaping, tree removal and planting, boundary treatment, SuDS drainage and all ancillary works necessary to facilitate the development.</p>	<p>Split Decision</p>	<p>20/08/2021</p>

3773/20	Planning permission for the proposed development consists of dismantling a portion of the Terminal 1 site incl. the loading gantry, office buildings, workshops and control tower. Existing equipment including pumps will be moved to facilitate transfer of fuel to other terminals and Bill of Landing facilities will be moved as part of the works and the existing warehouse will be modified to store spare parts. The modifications also include relocating the Jet Fuel loading gantry and installing a new internal entrance gate and fence which is subject of an exempted development application (see application 0184/20). The Major Accidents Directive is applicable to the site and as such a significant modification assessment has been completed.	Granted	08/03/2021
3804/20	The development will consist of the change of use of the existing vacant building from office use to hotel and bar use, to include: (1) Provision of 57 hotel bedrooms, (2) Provision of bar at ground floor level accessed from Dame Court, (3) The lowering of the ground floor level locally to facilitate the provision of a new universal/disabled hotel entrance on the Dame Lane elevation, (4) Provision of new signage to Dame Court and Dame Lane elevations, (5) Installation of new lift, (6) Formation of new door ope at first floor level in the rear (east) elevation to facilitate fire escape, (7) Formation of new door ope at ground floor level in the rear (south) elevation to facilitate fire escape, (8) Formation of 2no. window opes at first and second floor level in the rear (south) elevation, (9) Replacement of 2no. existing doors with new windows at first and second floor level in the rear (south) elevation, (10) Construction of new 2.4m high louvred screen at first floor level to rear south elevation, (11) All internal modifications, repair works, site and services works to facilitate the development.	Granted	19/05/2021
3808/30	This development will consist of construction of new hard standing area of approx. 430 sqm to provide 19 no. car parking spaces to the south east of Ardoyne House Building in order to accommodate parking spaces displaced due to fire safety requirements.	Granted	03/03/2022
DSDZ3812/20	Planning permission for amendments to previously permitted development Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18, DSDZ4111/19 and DSDZ2590/20 at a site of 1.26 hectares located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, North Lotts and Grand Canal Dock SDZ. The proposed amendments comprise of: <ul style="list-style-type: none"> • Internal reconfiguration of Block 1 and Block 2 to provide for 3 no. additional units to the permitted residential development increasing the number of units from 326 no. to 329 no. units, 165 no. one beds and 164 no. two bed units; • Internal reconfiguration of 1 no. unit at 6th floor level of Block 1; • Internal reconfiguration of communal space at 6th floor level of Block 1; • Modifications to façade treatment to include balconies and minor modifications to materials and finishes; • Revised landscaping to the public realm and all associated site development works necessary to facilitate the development. 	Granted	28/01/2021

3873/20	PROTECTED STRUCTURE: The development consists of a change of use of a vacant unit, 268.68 sq.m in size, located at second floor level fronting Clarendon Street and Coppinger Row. The unit was previously in use as an occasional lunchtime theatre venue and has been vacant for some time. Permission is sought to change the use to a gym with reception and ancillary changing area and works to existing door openings.	Granted	22/03/2021
3872/20	The site is adjacent to Breakwater Road and Jetty Road. The development consists of removal of twelve bitumen & lubricant oil storage tanks with total capacity 3,105m ³ , removal of the associated equipment and removal of a control room building, followed by the installation of a new bitumen storage tank of 28m in diameter and 13.45m in height with a volume of approximately 8,275m ³ and installation of a pump platform.	Granted	25/05/2021
3879/20 ABP-309610-21	The development will consist of the amendment of previous permission Reg. Ref: 4658/18, as amended by Reg. Ref: 4603/19 and Reg. Ref: 3027/20 as follows: The addition of an additional floor over approved four storey front block facing Merrion Road which will increase building height at this point from four storeys to five storeys and 17.3m to 21.125m. The addition of an additional floor over the approved six storey rear block and building core which will increase overall building height from six to seven storeys and from 25.1m to 28.925m. Minor changes to the internal layout resulting from the additional floors, and all other ancillary works. The proposed modifications will result in an overall GIA increase from 10,531m ² to 11,781m ² for the proposed development. The proposals are adjacent to a Protected Structure.	Granted	09/02/2021
3897/20	Planning permission for the demolition of an existing two storey structure, currently in use as a garage and offices and the construction of a new five storey building comprising 510 sqm office space, to include a kitchen, toilet and cycle storage facilities.	Granted	06/12/2021
3920/20	The development will consist of (a) Demolition of existing two storey detached dwelling, (b) construction of 9 no. new dwellings comprising the following (i) 3 no. 4 bed (Type A) three storey semi-detached houses, (ii) 4 no. 4 bed (Type A1) three storey semi-detached houses, (iii) 1 no. 4 bed + study (Type B) three storey semi-detached house, (iv) 1 no. 5 bed (Type C) three storey detached house, (c) the provision of a new access road and associated footpaths, all associated site development works including foul & surface water drainage, boundary treatment and landscaping.	Granted	20/08/2021
3935/20 ABP-310534-21	PROTECTED STRUCTURE: The rear of the site has frontage onto Fitzgibbon Lane. The site is within an Architectural Conservation Area (ACA). 4 Belvidere Place is a Protected Structure. The development will consist of (i) the restoration and renovation of No. 4 Belvidere Place and its conversion to 7 no. apartments; (ii) the construction of a new 4-storey, mews building at the rear to include 3 apartments; (iii) removal of single storey lean-to and provision of bicycle and bin storage; (iv) provision of private amenity open space; (v) reinstatement of collapsed floors and walls with associated structural interventions; (iv) works to the roof, front and rear facades including the repointing of the front elevation, re-rendering of rear facade, refurbishment of the front doorcase, steps and ironwork; (vii) all associated works and services necessary to facilitate the development. The apartments in No. 4 Belvidere Place will include; Basement - four no. 1-bedroom, 2-person apartments, one each on basement, ground, first and second floors; two no. studio apartments at third floor level. Separate storage is also provided in the basement. The return at the rear of the building will consist of one no. 1-bedroom, 2-person apartments at ground/first floor levels and storage for bicycles and bins at basement level in the return. These apartments will all have access from Belvidere Place. The storage area will be accessed from Fitzgibbon Lane.	Granted	24/12/2021

	The apartments in the proposed mews building will comprise one studio apartment at ground, first and second floors, with storage on the third floor. These apartments will all have access from Fitzgibbon Lane.		
3955/20 ABP-310393-21	PROTECTED STRUCTURE: Planning permission for development will consist of : removal of existing walls/fence at rear of site addressing Fortescue Lane, construction of a two-storey stand alone ancillary building of circa 62 sq.m. located in the rear garden with access off Fortescue Lane, all associated ancillary and landscape works necessary to facilitate the development.	Granted	13/12/2021
3965/20	Permission for demolition of existing 3 no. storey building known as "Treasury Annex" which adjoins the "Treasury Building" and the construction of a 10 no. storey office development on a site (c. 0.1193ha) at the junction of Grand Canal Street Lower and Macken Street, Dublin 2. The subject site is bound by Macken Street to the west, Grand Canal Street Lower to the south and existing residential properties and an existing laneway to the north. The proposed development comprises of the following: - Demolition of existing 3 no. storey building (c. 2,700 sq.m.); - Construction of a 10 no. storey (c. 41 metres) office development (9,922 sq.m. GFA) over lower ground level, basement and sub basement (11,004 sq.m. total GFA) to abut the existing Treasury Building to the east and south east; - The building facade will be set back at 8th and at 9th floor level on the west elevation and at 7th, 8th and 9th floor level on the north elevation creating accessible terraces; a set back is also proposed on the northern elevation at 4th floor level for maintenance only; - Provision of new double height entrance at the corner of Macken Street and Grand Canal Street Lower; - Provision of basement and sub-basement levels to accommodate ancillary services such as plant area, changing and showering facilities and 104 no. bicycle spaces; - Reconfiguration of existing car park ramp that serves the upper deck of the car park to the north of the proposed site at Macken Lane and provision of new cycle access point off Macken lane; - Hard and soft landscaping to the terrace areas, provision of a plant, plant screen and planting at roof level, relocation of existing loading bay at Macken Lane and all associated site development works necessary to facilitate the development.	Granted	17/08/2021
4007/20 ABP-311122-21	Development at a site located at car park adjacent No. 4 Herbert Place and Herbert Lane, Dublin 2. The proposed development consists of the following: (i) Provision of office development 1,657 sq.m of up to 5 storeys in height (including lower ground floor) with terrace at set back top floor. (ii) Provision of two no. 2-bedroom apartments over 2-storeys accessed from Herbert Lane including private and communal open space in the form of courtyards, terrace and balcony. (iii) All associated and incidental site development and infrastructural works including site clearance, plant, substation and PV panels, landscaping and bicycle parking.	Granted	20/07/2021

<p>2017/21</p>	<p>The development will consist of (i) Demolition of existing derelict structures comprising multiple interconnected one and two storey buildings of various age; the removal of existing vehicular entrances at North Great Charles Street and at Tyrrells Places; the removal of security gates and railings at the site perimeter. (ii) Construction of 2 no. apartment blocks ranging from 3 to 6 storeys, connected and served by external access decks and consisting of 52 no. apartments comprising 28 no. one-bed and 24 no. two-bed apartments, along with ancillary circulation cores, plant rooms, cycle store, and bin store, all arranged around a central courtyard amenity space. Upper floor apartments will have balconies onto Great Charles Street, Charles Lane, and Tyrrell Place. Ground floor apartments will have enclosed front yards and private terraces to the rear which adjoin the shared courtyard garden. The development will be served by 76 no. resident cycle space plus 22 no. visitor cycle spaces. Pedestrian/cyclist access to the development will be on Charles Lane. Ground floor apartments located along public street will have own door access from the street. (iii) Construction of a new ESB substation and switchroom adjacent to an existing ESB kiosk to the northern corner of site. (iv) Carrying out of associated site works, works to existing footpaths/kerbs, and landscaping works. (v) Replacement of existing railings at the boundary to Pavee Point (a Protected Structure, RPS Ref: 1370 'The Free Church'), railings which are positioned within the development site and outside the curtilage of that structure. The site partially located within the Mountjoy Square Architectural Conservation Area.</p>	<p>Granted</p>	<p>12/08/2021</p>
<p>2028/21 ABP-309843-21</p>	<p>The development will consist of the following:</p> <ul style="list-style-type: none"> • Demolition of existing structures on site, with the exception of the 2 no. arched gables on the streetfront; • Construction of a 4-storey hotel with a setback at third floor accommodating 78 no. hotel bedrooms; • Ground floor accommodating hotel reception, café, co-working space, staff facilities, linen store, office, kitchen, toilets, stores, plant and bin store; • First floor accommodating co-working mezzanine level, and 22 no. hotel bedrooms; • Second and third floor accommodating 28 no. hotel bedrooms on each floor; • Signage, canopy, bicycle parking, plant at roof level and all associated site works and services. 	<p>Granted</p>	<p>11/02/2022</p>
<p>2062/21 ABP-311618-21</p>	<p>PROTECTED STRUCTURE: Planning permission with a life of 7 years, at a site (c.0.7 ha). The site is generally bounded by Nos. 92-100 St. Stephen's Green (Protected Structures) and small apartment block to the rear of No. 95 St. Stephen's Green to the north and east; Harcourt Street to the west; Nos. 87-91 Harcourt Street (Protected Structures) and buildings on Clonmel Street to the south; and Iveagh Gardens (Protected Structure) to the south east. Proposed development comprises office redevelopment (c. 39,932 sqm total), including: a new 4 to 8 storey office building (c.32,101 sqm gfa office space) over double basement (c.6,347 sqm) with setbacks at 4th, 5th, and 6th floor levels; insert terraces at 1st, 2nd & 3rd floor levels to St. Stephen's Green and Harcourt Street; and roof terraces at 4th, 5th, 6th and 7th floor levels; 1 no retail/cafe/restaurant unit (c.465 sqm gfa); and all associated and ancillary site works, hard and soft landscaping, including: Demolition of existing 5 to 7-storey office complex, including basement (c. 17,550 sqm gfa); vehicular and pedestrian access to site and basement car park at existing site entrances at St. Stephen's Green South and Harcourt Street; new double basement to accommodate 70 no. car parking spaces (of which 4 no. disabled spaces and 35 no. with EV points), 600 no. bicycle spaces, 25 no. motorbike spaces, storage, plant and office welfare facilities; 20 no. surface level visitor bicycle parking spaces; planting and hard landscaping of circulation and amenity spaces at lower ground to 7th floor levels; ancillary plant and stair/lift core at roof level; ESB sub station; 6 no. 300mm microwave link dishes in total, on a 3m steel pole</p>	<p>Granted</p>	<p>16/09/2021</p>

	support structure together with associated equipment on the rooftop of Block A; construction management measures at the interface of the proposed works and protected structures, including no. 100 St. Stephens Green and No. 91 Harcourt Street.		
2083/21	Permission for amendments to approved hotel redevelopment (ref. 3493/15, 4082/16, 3439/17, 2415/18 and 2496/19) to consist of: A) The conversion of existing 58 sqm ground floor covered outdoor seating area to internal hotel common area with new glazed façade, including sliding door sets between existing stone pillars; B) Alterations and extension to existing hotel entrance canopy; C) Alterations to existing secondary accommodation door fronting St. Stephens Street; D) Alterations to signage, lighting, materials and associated amendments to façade. The above amendment will represent a gross increase of floor area of 58 sqm bringing the total gross internal area of the hotel to 6,564 sqm.	Granted	30/04/2021
DSDZ2084/21	The application relates to development within the North Lotts and Grand Canal Dock Strategic Development Zone. The proposed development involves the replacement of existing plant on the roof of the seven-storey office building and provision of additional rooftop plant, all within an extended rooftop plant enclosure screen (leading to an increase in the plant screen area from c.307m ² to c.458m ²). The extended rooftop plant screen will match the c.28.925m height of the existing plant screen. The application includes all associated and ancillary development and site works above and below ground.	Granted	19/03/2021
DSDZ2103/21	<p>Permission for a ten-year permission for development totalling 66,718 sq m above and below ground on a site of 0.921 ha at City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. (The cumulative gross floor area above ground is 43,767 sq m; with three basement levels totalling 22,951 sq m (including 7,119 sq m at lower ground level).) The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; Castleforbes Road to the west; and the residual City Block 9 lands of 1.029 ha to the east. The development site of 0.921 ha includes 0.071 ha of lands to facilitate the temporary provision of a pocket park at ground level pending redevelopment of the residual City Block 9 lands.</p> <p>The application relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block 9 as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. The development will consist of the following:</p> <p>1. Construction of 3 No. commercial office buildings (identified as four blocks (Blocks B1-B4)) ranging in height from 5-storeys to 9-storeys. The breakdown of accommodation is as follows: Block B1 is 7 storeys in height with a Gross Internal Area (GIA) of 9,409 sq m (excluding 1,681 sq m at lower ground floor level), with external accessible terraces and with roof-level terrace and extended access core; Blocks B2 and B3 are 5-9 storeys in height with a combined GIA of 25,640 sq m (excluding 3,486 sq m at lower ground floor level) (including a retail services unit of 147 sq m and a gallery / exhibition space of 224 sq m, both located at ground floor), with external accessible terraces and with roof-level terrace and extended access core; and Block B4 is 5-8 storeys in height with a GIA of 8,718 sq m (excluding 1,952 sq m at lower ground floor level) (including a retail services unit of 140 sq m located at ground floor), and with external accessible terraces with roof-level terrace and extended access core.</p> <p>2. Construction of basement accommodation (22,951 sq m), accommodating: lower ground floor level (7,119 sq m) of office and ancillary accommodation; plant rooms (1,599 sq m); waste storage facilities (290 sq m); employee changing / drying / locker facilities (825 sq m); a bike repair area (40 sq m); a goods' storage area (298 sq m); double loading bay; 107 No. car parking</p>	Granted	19/08/2021

	<p>spaces; 14 No. motorcycle parking spaces; and 570 No. bicycle parking spaces, with vehicular access provided by ramp from Castleforbes Road.</p> <p>3. Development of a new western pedestrian lane from Castleforbes Road linking centrally with a new pedestrian lane through the centre of the overall City Block 9 site to North Wall Quay, with a second lane also linking to North Wall Quay to the east of Block B4.</p> <p>4. Public realm improvements, to include the provision of a sculptural feature to the corner of North Wall Quay and Castleforbes Road. (Public realm works inclusive of parking and loading bays external to the planning application site boundary will be subject to agreement with Dublin City Council.)</p> <p>5. All enabling and site development works, landscaping, lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).</p> <p>A Natura Impact Statement has been prepared in relation to the proposed development.</p>		
<p>DSDZ2132/21</p>	<p>Permission at a site (c.1.55 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east.</p> <p>The proposed development seeks design revisions to the residential scheme subject of extant permission DCC Reg. Ref. DSDZ2186/20 (the 'parent permission' – as amended by DCC Reg. Ref. DSDZ3273/20 and DSDZ3554/20), comprising an increase of the resident amenity area at ground and first floor level in permitted Block 3B1 from c.697 sqm gross floor area to c.749.8 sqm gross floor area, achieved by the omission of 1 no. residential unit at ground floor and the extension of the gallery area at 1st floor above main foyer and all associated works, including: localised reconfiguration of internal floor plan and external building elevations; rationalisation of circulation space at ground floor of Block 3B1 increasing the café area from 111.4 sqm gross floor area to c.130.6 sqm; and a minor increase to switchroom area. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20 and DSDZ3554/20). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	<p>Granted</p>	<p>29/05/2021</p>
<p>DSDZ2144/21</p>	<p>PROTECTED STRUCTURE: Planning Permission for amendments to a previously permitted development under, Reg. Ref. DSDZ2661/17 as previously amended by Reg. Ref. DSDZ4184/18, DSDZ3449/19, DSDZ3347/20, and DSDZ2774/20 for development at a site of 1.35 hectares located at the junction of North Wall Quay and New Wapping Street, City Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, to the east by New Wapping Street, to the south by North Wall Quay and to the west by an unnamed street. The application site includes the former British Rail Hotel at 58-59 North Wall Quay, a protected structure (RPS 5838), and associated granite walls, railings, gates and adjoining setts in cul-de-sac, which are also protected structures (RPS 5839). The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.</p> <p>The proposed development seeks a reconfiguration of the permitted basement layout comprising of the following:</p>	<p>Granted</p>	<p>29/03/2021</p>

	<ul style="list-style-type: none"> Reduction in the number of car parking spaces from 165 no. to 118 no.; Reduction in the number of bicycle spaces at basement level from 620 no. to 548 no.; Provision of additional plant and associated services; Provision of staff changing rooms and all other site ancillary works necessary to facilitate the development. 		
2189/21	<p>Planning permission for development to amend a previously permitted student accommodation and cafe scheme (DCC Reg. Ref. 2990/14 ABP Reference PL29N.244466; DCC Reg. Ref. 4643/17; DCC Reg. Ref. 4644/17) on a site of 0.19 hectares at Nos. 27-31 Church Street, Dublin 7, D07 RR82. The proposed development will consist of the use of the permitted Student Accommodation for Tourist and Visitor Accommodation outside of academic term time only by the omission or modification of Condition No. 18 of Register Reference 2990/14 (ABP Reg. Ref. PL29N.244466) to make the permitted use consistent with the definition of student accommodation in the Planning and Development (Housing) and Residential Tenancies Act, 2016. The principal permitted use as student accommodation during academic term time will remain unchanged. No change is proposed to the permitted cafe (with ancillary takeway) and no works are proposed.</p>	Granted	14/05/2021
2255/21	<p>Permission for development on a site of c.0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff St. Upper to the south, CIE railyard to the north and east and Castleforbes Business Park to the west.</p> <p>The development consists of revisions to permitted development of a hotel and office building under DCC Reg. Ref: 3433/19 , and as amended by 3197/20, comprising minor amendments. The development proposed comprises the following design modifications to the permitted office only:</p> <ul style="list-style-type: none"> Increase in permitted floor area above ground from 10,803 sq.m to 12,545 sq.m with increase at each floor level. The building facade has extended along the north west, south east and west elevations. Introduction of basement of 578 sq.m to locate services functions inc. water storage tanks. Re-ordering of permitted building from 8 no. storeys with part mezzanine level at ground floor level to 9. no. storeys above new basement level. Taken in conjunction with a reduction of permitted floor to floor height from 4.0m, to 3.75m the results in an overall increase in building height at parapet level from +43.314m to +44.495m. Re-configuration of rooftop layout to include a perimeter walkway and additional air-handling units, some of which rise to +45.740m and relocation of permitted lift overrun(s) at Roof Level. Terrace at level 09 on south eastern elevation to be accessible. Minor re-configuration on the permitted layout of the ground floor and plant and service areas, bin store, staff welfare facilities and stair core with subsequent amendments to the layout of the ground floor and upper floors. Amendment to the ground floor facade on the north-west to include relocation of permitted doors and windows, affecting plant and stair cores and back of house areas only. Minor re-configuration of external landscaping. 	Granted	08/07/2021

<p>DSDZ2297/21</p>	<p>Planning permission for development at a site of c. 0.14ha at No's 1-4 Martin's Terrace, Dublin 2 (D02DK03, D02TD56, D02XE14, D02YT10) and adjoining lands at corner of Macken Street and the new realigned Hanover Street East. The development consists of the demolition of No's 1-4 Martin's Terrace and the redevelopment of the site to provide for a five storey building with set-back sixth storey level over 2 no. basement levels. The proposed building will comprise office use and 2 no. cafe/restaurant/retail units (and associated waste storage) at ground floor level. Ancillary office space, staff welfare, waste storage and bike parking facilities will be located at basement levels. Office access will be provided from Macken Street. Access to cafe/restaurant/retail units will be provided from Macken Street and the realigned Hanover Street East, respectively. Additional development includes the provision of solar PV panels and plant at roof-level together with associated plant screening; signage; attenuation tank; roof terrace at 5th floor level; hard and soft landscaping including along the former Hanover Street East; and all other associated site development and drainage works above and below ground. The application relates to proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone planning scheme area. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application.</p>	<p>Granted</p>	<p>24/02/2022</p>
<p>2320/21 ABP-311546-21</p>	<p>The development will consist of the demolition of all existing buildings (c. 1,086 sqm) including three former residential units with ground floor commercial at Nos. 2, 4 and 6 Annesley Place and the former light industrial and commercial building at 19-21 Spring Garden Street and the construction of a mixed use scheme (2,426 sqm) comprising: a ground floor retail unit (458 sqm) fronting Spring Garden Street and Annesley Place; an aparthotel (1,878 sqm) fronting Annesley Place, arranged over five floors, consisting of 41 no. aparthotel units with reception and café at ground floor, (36 no. 1 bedroom, 4 no. 1 bed suite and 1 no. 2 bed duplex), 25 of the aparthotel units include balconies, 2 no. landscaped roof terraces at 3rd floor level (85 sqm and 52 sqm respectively); 2 no. accessible parking spaces and a bicycle store (32 no. spaces) shared plant and ancillary facilities including refuse store (35 sqm), switch room and plant rooms (90 sqm) located to the rear of the proposed site; boundary screen walls, gates, vehicular entrance (off Spring Garden Street) and pedestrian entrances (off Annesley Place and Spring Garden Street) signage and all associated site and landscaping works on and above ground.</p>	<p>Granted</p>	<p>06/04/2022</p>
<p>2343/21</p>	<p>Planning permission for development will comprise amendments to planning permission reg. ref. 4155/18; ABP Ref: 303806-19. The proposed development will consist of:</p> <ol style="list-style-type: none"> 1. Relocated lift and stair cores resulting in reconfigured layout at each floor level; 2. Amended car parking layout at basement level 02 to provide 67 spaces (72 permitted) revised plant room layout and finished floor levels; 3. Increased bicycle parking at basement level 01 to provide 215 spaces (187 permitted) and reconfigured shower and changing facilities; 4. Alterations to sunken garden at the western elevation, resulting in an increased public footpath width at Pembroke Road by c. 400mm; 5. Amended vehicular access entrance ramp configuration from Shelbourne Lane; 6. Alterations to rear entrance at Shelbourne Lane to provide set back double height elevation at ground/ first floor level and pedestrian footpath; 7. Relocated ESB substation at ground floor level accessed from the rear entrance at Shelbourne Lane; 	<p>Granted</p>	<p>21/09/2021</p>

	<p>8. Revised access to and reconfiguration of the external northern terrace at first floor level including c.100mm increase in planters and balustrades;</p> <p>9. Infill of western elevation at levels four and five replacing external terraces;</p> <p>10. Increased finished terrace levels and balustrades (by c.150mm), altered access and additional planting at external terraces at sixth and seventh floor levels;</p> <p>11. Reconfigured roof level to include enlarged plant enclosure, additional plant and repositioned louvered screen, omission of PV panels increased lift over run levels by c. 510mm, reconfigured core layout and inclusion of electrics room;</p> <p>12. Signage within canopy above Pembroke Road entrance (c. 3.136 sqm);</p> <p>13. Total reduction in gross floor area by 411 sqm to 21,224 sqm.</p>		
2344/21	<p>Planning permission for development at a site of c. 0.1928 hectares on the corner of Middle Abbey Street and Liffey Street Upper incorporating the following demolished buildings: Nos. 1, 2, 3/4, 5 & 6 Liffey Street Upper; Nos. 111-114 Middle Abbey Street; structures to the rear of Nos. 108-109 Middle Abbey Street; and Hotel Yard, Dublin 1.</p> <p>The proposed development will consist of amendments to a permitted hotel development currently under construction (DCC Reg. Ref. 3697/17) to include the omission of a front office space at ground floor level and its replacement with a new fire escape stairwell to serve ground floor and second floor levels (Levels 00-02) inclusive, at the eastern (rear) elevation of the hotel building. The proposed development will result in an additional gross internal floor area of 29.5 sqm.</p>	Granted	15/06/2021
2359/21	<p>Planning permission to replace an existing 22 metre monopole telecommunications support structure with a new 24 metre multiuser monopole telecommunications support structure, carrying antenna and dishes together with associated equipment and cabinets and associated site works.</p>	Granted	15/06/2021
2395/21	<p>Permission for an extension to The Abbey Hotel consisting of additional floors to existing hotel, to increase accommodation from 21 bedrooms to 45 bedrooms, comprising the following development:</p> <p>A) Demolition of localised internal walls & floor structure at Ground, First, Second, & Third Floor levels and demolition of pitched roof to rear at Second Floor Level and to flat roof at front at Fourth Floor Level.</p> <p>B) Proposed infill floor extension at first Floor Level to rear</p> <p>C) Proposed floor extensions at Second, Third & Fourth Floors to rear</p> <p>D) Proposed new Fifth & Sixth floor extensions</p> <p>E) Revisions & alterations to upper floor facade to Abbey Street Elevation and proposed new shopfront/entrance & facade to North Lotts elevation with alterations to all elevations, with localised internal floor layout modifications at all levels.</p> <p>F) Provision of lightwells and rooflights at First Floor and at Sixth Floor Level</p> <p>G) Proposed surface water attenuation at basement level and all associated site and development works.</p>	Granted	08/03/2022
2427/21	<p>PROTECTED STRUCTURE: Planning for the development will consist of</p> <p>(i) removal of existing vehicular entrance gate off Fitzgibbon Street and demolition of two-storey commercial structure comprising former workshop/service garage and an adjoining derelict two storey dwelling which is bound to the south-east by an existing two-storey derelict structure situated within the grounds of No. 46 Charles Street Great (A Protected Structure - RPS No. 1371);</p>	Granted	09/08/2021

	(ii) construction of a five-storey flat/green-roofed apartment block served by 1 no. rooflights and comprising 19 no. units (1 no. studio, 14 no. one-bedroom units and 4 no. two-bedroom units) with each unit provided private amenity space, in the form of balcony and having access to communal amenity space (158sqm) at ground level. The development is to be served by 4 no. vehicular parking spaces 32 no. bicycle parking spaces and covered bin storage located within shared access yard accessible via a new vehicular entrance gate, of width 3.85m, off Fitzgibbon Street. The proposal also includes all ancillary works, inclusive of landscaping and SuDS drainage, necessary to facilitate the development.		
2435/21	Planning permission for a residential development on a c. 0.25 hectare site. The development will consist of demolition of existing underutilised 2 no. storey building (390 sqm) and tennis court and the construction of a residential development of 25 no. apartments with an overall height of part 4, part 5 no. storeys (over basement) comprising: 12 no. 1 bedroom apartments and 13 no. 2 bedroom apartments (including 3 no. 2 bedroom duplexes) (each with private balconies/terraces) and a ground floor gym (c. 159 sqm). Vehicular and pedestrian access will be provided from Merrion Road into a basement which will provide 25 no. car parking spaces (1 no. disabled access), 44 no. cycle spaces and all ancillary areas, with 2 no. disabled parking spaces and 12 no. visitor bicycle parking spaces at surface level; all associated site development works (including relocation of existing ESB substation), hard and soft landscaping and all other ancillary works to include provision of an area of communal landscaped open space, with pedestrian access provided to the north east. The total gross floor area proposed is c. 1,935 sqm.	Granted	14/05/2021
2474/21	PROTECTED STRUCTURE: Permission for development at a site of c. 0.03ha located at Stable Lane, off Clonmel Street, at rear of 87-91 Harcourt Street, Dublin 2. The development will consist of the following: Construction of a residential development comprising 8 no. apartments (4 no. 3 beds, 4 no. 2 beds), a lobby and roof terrace, in a new five-storey building over an existing basement, substation and car lift. The proposal will also provide for 24 no. cycle parking spaces within the existing basement. The development will be accessed from Stable Lane to Clonmel Street. The development is within the curtilage of a protected structure (former national hospital, 87-91 Harcourt Street).	Granted	08/12/2021
2509/21	The development will consist of minor amendments to ground – through to seventh-floor level of Block 5 which forms part of a previously permitted development as approved by Dublin City Council under Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), as subsequently amended by DCC Reg. Ref. 4443/16, DCC Reg. Ref. 4088/18, DCC Reg. Ref. 2502/20, and DCC Reg. Ref. 2687/20. The proposed amendments relate predominantly to the internal configuration of Block 5 and will include: <ul style="list-style-type: none"> • Relocation of the existing ESB substation at ground-floor level; • An overall increase in gross floor area (GFA) of retail space from 222.7m2 to 232m2 arising from an increase to Retail Unit 01 GFA from 68.6m2 to 88.2m2 and reduction to Retail Unit 02 GFA from 154m2 to 144.5m2; • Amendment to Core 2 entrance and minor re-arrangement of internal circulation spaces at ground-floor level; • Alteration to apartment unit no. 09 (Type C1) at ground-floor level from 2-bedroom to 1-bedroom unit, and a reduction in GFA from 87.2m2 to 60m2; • Alteration to apartment unit no. 01 (type A) at first-floor level from 1-bedroom to 2-bedroom unit, and an increase in GFA from 67.4m2 to 77.6m2; • Re-arrangement of internal configuration of apartment unit no. 14 (Type G1) at first-floor level to accommodate fire requirement for ESB substation; 	Granted	08/07/2021

	<ul style="list-style-type: none"> Alterations to apartment unit nos. 47, 51, 55, 59 & 63 (Type L) from third to seventh floor level to provide for removal of winter gardens to increase living areas; Addition of a service riser from the ground- through to fourth-floor level resulting in alterations to apartment unit no. 02 (Type B) and a reduction in GFA from 59.2m² to 46.2m², and apartment nos. 04, 06 & 08 (Type B) and a reduction in GFA from 47.5m² to 46.2m²; And addition of a service riser from ground- through to first-floor level resulting in a minor re-configuration to the en-suite bathroom in apartment unit no. 10 (Type D). 		
2630/21	Proposed single-storey detached prefabricated building located to the west of the clubhouse to be used for after school age childcare facility with perimeter fencing, service connections, and associated site development works.	Granted	21/01/2022
2646/21	Permission for development comprising a rooftop solar photovoltaic installation on the existing roof. The proposed development will consist of a rooftop solar photovoltaic array totalling 958sqm and all associated site works and ancillary services on site.	Granted	04/08/2021
2656/21	The proposed development involves the demolition of all existing structures on the site comprising the former Annesley Motors car showroom and associated buildings and vacant dwellings and commercial premises at Nos. 20 to 26 (inclusive) Ballybough Road. The construction of a two storey (including mezzanine floor), neighbourhood centre development with a gross floor area totalling 2,391 sqms. The site area extends to circa 0.28 hectares. At ground floor, the proposed development includes three units (unit 1 – retail; unit 2 – retail/café; and , unit 3 – retail); undercroft parking for 29 cars and 16 external spaces; secure cycle store for staff within the undercroft; loading bay; existing ESB substation on O’Sullivan Avenue to be integrated into the development (a future ESB substation location is also proposed within the car park to the rear of the site should be the existing substation need to be decommissioned by ESB); an additional new ESB substation to service the proposed neighbourhood centre is also located internally within the building; other plant rooms and ancillary space; service vehicle and car access is off Clonliffe Avenue to the south of the site. At first floor, accessed by escalator/stair and lift core, is the licensed discount food store (supermarket) with a net sales area of 1,139 sqms including an off license sales area at first floor level with ancillary, office, storage and food preparation areas. The mezzanine level includes staff facilities ancillary to the supermarket. At roof level there will be both green roof, photovoltaic panels and a mechanical plant compound. The development includes all new drainage infrastructure, and all other works, including landscaping (hard and soft to the rear car park) and boundary treatments required to complete the development. The treatment of the roadside footpath area around outside of the application site is included on the submitted plans for indicative purposes only.	Granted	08/04/2022
2685/21 ABP-312043-21	Permission for development of a site c.515m ² at 18 Merrion Road, Nos 1 and 2 Ballsbridge Avenue (including associated rear yards of No. 18 Merrion Road and No’s 1 & 2 Ballsbridge Avenue), Ballsbridge, Dublin 4. The development will consist of the demolition of 1st & 2nd floor rear extension to No. 18 Merrion Road (the existing ground floor restaurant at 18 Merrion Road is excluded from this application), single storey elements to rear of No. 1 and 2 Ballsbridge Avenue and ancillary single storey sheds and outbuildings in the associated rear yards (Demolitions total c.264m ²) to provide for the construction of 9 no. residential units in a part 1, part 2 and part 3 storey building accessed off Ballsbridge Avenue, incorporating the existing buildings at No.1 and No. 2 Ballsbrige Avenue	Granted	28/10/2021

	and linking to No. 18 Merrion Road at 1st and 2nd Floor level. There are 6 no. residential units (2no. studios, 2 no. one bed, 2 no. two bed and all with balconies/terraces) in the new building and 3 residential units (2 no. one beds at 1st and 2nd floor of No. 18 Merrion Road and 1 no. 1 bed in No.2 Ballsbridge Avenue) in existing buildings. No. 1 Ballsbridge Avenue is to remain as is existing in office use at ground floor level, with refurbished interior. The development includes the provision of 16 bicycle parking spaces within the scheme, new bin storage area at ground floor level on Ballsbridge Avenue, and all landscaping, plant, boundary treatment, site development works and site services above and below ground.		
2711/21	Planning permission for temporary change of use, not exceeding three years, from car park to licensed outdoor restaurant with temporary stretched canvas roof, movie screen and associated serving and kitchen at the 6th floor (roof level) and ancillary staff facilities, toilets and gallery/exhibition areas at the 5th floor, and associated works, all pending redevelopment of the existing car park building. The floors below this proposed development will continue in their current use.	Granted	16/08/2021
2704/21 ABP-312424-22	Planning permission for a Build to Rent residential development at this site. The proposed development will consist of: 1. Demolition of non-original extensions to St. Mary's Home and ancillary structures on site; 2. Alterations to and change of use of the existing building (St. Mary's Home) from nursing home to Build to Rent (BTR) residential use, including internal and external alterations, elevational alterations, and the replacement of the existing roof structure providing for an additional storey, to provide 23 no. BTR residential units (Block A), along with resident support facilities, and resident services and amenities located at ground floor level; 3. Construction of a new part three and part four storey building to the north of and connected to the existing building, to provide 22 no. BTR residential units (Block B); 4. Construction of a new three storey building to the east of the existing building, to provide for 16 no. BTR residential units (Block C); 5. Construction of 3 no. new two storey BTR duplex units to the south of the existing building (Block D); 6. The proposed development will provide a total of 64 no. Build to Rent residential apartment units comprising 19 no. studio apartments, 41 no. one bedroom apartments (including the 3 no. duplex units within Block D) and 4 no. two bedroom apartments; 7. The development will comprise a total gross floor area (GFA) of c. 4,302 sqm; 8. The development includes all associated site development works, car and bicycle parking spaces, solar panels at roof level, bin stores, bicycle store, plant, hard and soft landscaping, boundary treatments, widening of vehicular access from Pembroke Park, pedestrian access points from Clyde Lane and Pembroke Park, foul and surface water drainage, and all other ancillary works, including temporary site hoarding and marketing signage.	Granted	14/12/2021
2791/21	PROTECTED STRUCTURE: Planning permission is sought for construction of a detached single-storey structure and associated works. The proposed building to the rear gardens of no's. 60-63 Eccles Street will extend the capacity of the existing childcare facility which serves the staff of the Mater Hospital and others.	Granted	24/01/2022
2843/21	Permission for development of Donnybrook Primary Care Centre and additional works at Royal Hospital Donnybrook, Morehampton Road, Donnybrook, Dublin 4, D04 HX40. The proposed development comprises : (i) construction of a new Primary Care Centre, 4 storeys over basement level accommodating HSE medical diagnostics, consulting and treatment rooms plus ancillary offices, service areas, staff facilities & circulation (6,175sq.m.), General Practitioner Surgery	Granted	21/09/2021

	<p>(552sq.m.), Retail Pharmacy Unit (132sq.m.); car parking, cycle parking, plant, storage and refuse management at basement level; escape stair enclosure; external plant enclosure; all ancillary floorspace (505sq.m.); new Quadrangle Garden; 1 no. National Ambulance Service parking space; vehicular access via existing public entrance to Royal Hospital Donnybrook at Bloomfield Avenue; building signage; sub-station; external plant; connection to existing water and waste-water services;</p> <p>(ii) remove the existing main surface car park at Royal Hospital Donnybrook (82 no. spaces) and re-configure the entrance car park (12 no. spaces), and provide 94 no. spaces as follows, new car parking spaces adjacent existing Hospital building (4 no.), re-configure and extend the Entrance Car Park (66 no.), extend car park adjacent to the Hospital Maintenance Yard (13 no.) and new car parking spaces adjacent to the Pavilion (11 no.);</p> <p>(iii) New controlled pedestrian and cycle link at Cullenswood Park with new entrance piers & gate, new steps and ramp to connect to existing internal path and road network within the grounds of Royal Hospital;</p> <p>(iv) All related site lighting, hard and soft landscaping, site development works and excavation works above and below ground.</p>		
<p>2861/21</p>	<p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 3' (c. 0.37 Ha), at Nos. 36 - 41 Henry Street, Nos. 1 - 9 Moore Street, Nos. 3 - 13 Henry Place (formerly known as Nos. 2 - 13 Henry Place), Clarke's Court and Mulligan's Lane, Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1. The site is otherwise bounded by Henry Street to the south, Moore Street to the west and Henry Place to the north and east. The proposed development comprises a mixed-use scheme (c. 15,842.4 sq. m gross floor area) accommodated in 2no. blocks, ranging in height from 1 - 9 storeys over 2no. new independent single level basements. A proposed new passageway separates the 2no. blocks (Block 3A & Block 3B), connecting Henry Street and Henry Place. The proposed blocks comprise: - Block 3A (Eastern Block) (c. 7,806.3 sq. m gfa), fronting Henry Street, Henry Place and the new passageway, with modulating building height at 4, 5, 7 and 9 storeys, over single storey basement. Block 3A accommodates: - A hotel (c. 7,175.3 sq. m gfa) with 150no. bedrooms from 1st to 7th floor and ancillary facilities at ground floor and basement, including: hotel reception addressing Henry Place; 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 138.1 sq. m) at ground floor on the new passageway and Henry Place; and, 1no. licensed hotel restaurant / cafe with takeaway / collection facility (c. 194.2 sq. m) and 2no. associated external terraces (c. 38.8 sq. m in total) at 8th floor of the proposed hotel; 1no. retail unit for use as a 'shop' or 'licensed restaurant / café unit with takeaway / collection facility' (Unit 1 - c. 127.2 sq. m) at ground floor on the new Passageway; 1no. retail unit for use as a 'shop' (Unit 2 - c. 326.5 sq. m) at basement, ground floor and first floor level on the new passageway and Henry Street; Block 3B (Western Block) (c. 8,036.1 sq. m gfa), fronting Henry Street, Moore Street, Henry Place and the new passageway, with modulating building height at 1, 3, 5, 6 and 7 storeys, with top storey set back, over single storey basement. Block 3B accommodates: - 79no. 'Build-to-Rent' apartment units (c. 6,451.5 sq. m gfa), including 14no. 1-bed studios, 56no. 1-bed apartments and 9no. 2-bed apartments from 1st to 5th floor, with access from residents' lobby at ground floor on Henry Place; Internal residents' amenity areas at ground and 6th floors (c. 325 sq. m in total) and external terrace areas (c. 517.7 sq. m in total) at 6th floor; Private residential balconies and 'wintergardens' from 1st to 5th floor inclusive on elevations facing into the open courtyard areas and facing east to the new passageway. Balconies / terraces at 4th floor on west elevation to Moore Street and at 5th floor on south elevation to Henry Street; 5no. retail units, each for use as a 'shop', including: Unit 6 (c. 245.2 sq. m) at ground and 1st floor on new passageway and Henry Street, Unit 7 (c. 382.4 sq. m) at ground and 1st floor on Henry Street and Moore Street, and Unit 8 (c. 182.2 sq. m), Unit 9 (c. 57.2 sq. m) and Unit 10 (c. 52.5 sq.</p>	<p>Granted</p>	<p>12/01/2022</p>

	<p>m) at ground floor on Moore Street; 4no. retail units, each for use as 'shop' or 'licensed restaurant / café units with takeaway / collection facility', including: Unit 3 (c. 148.9 sq. m), Unit 4 (c. 53.5 sq. m) and Unit 5 (c. 55.1 sq. m) at ground floor on the new passageway, and Unit 11 (c. 160 sq. m) at basement and ground floor on Moore Street and Henry Place; 1no. 2-storey building for cultural / gallery use with restaurant / café (c. 123.4 sq. m) replacing No. 10 Henry Place. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of the existing building fabric, including: - Retention of Nos. 36 - 37 Henry Street, with modifications, a vertical extension and new shopfronts; Retention of No. 39 - 40 Henry Street (upper floor façade); Retention of Nos. 8 - 9 Moore Street, with internal and external modifications and new shopfronts; Retention of Nos. 11 - 13 Henry Place, with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; New Passageway linking Henry Street and Henry Place; Demolition of all other existing buildings and structures on site (c. 6,701 sq. m), including No. 38 Henry Street to form new passageway linking Henry Street to Henry Place; Demolition of boundary wall onto Moore Lane at the rear of properties at Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street; 160no. bicycle parking spaces within secure bicycle facility (24no. within Block 3A, 126no. within Block 3B and 10no. in the public realm); 1no. external residential courtyard at ground floor in Block 3B; Plant at basement and roof level; 2no. ESB sub-stations; Building signage zones and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.</p>		
<p>2863/21</p>	<p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253</p>	<p>Granted</p>	<p>12/01/2022</p>

	sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.		
2860/21	<p>We, Google Ireland Limited, intend to apply for planning permission for development comprising the refurbishment and extension of the existing 'Treasury Building' to provide c. 7,802sqm of additional office floor space [resulting in a total of 20,933sqm GFA] on the c. 0.40ha site at Grand Canal Street Lower, Dublin 2 D02XN96.</p> <p>The proposed development will consist of:</p> <ul style="list-style-type: none"> • Extension and refurbishment of the existing 6 storey building to result in an 8 storey building over part basement (including mezzanine floor levels at ground and first floor levels) with a winter garden/lift lobby, atrium, plant room and screen at roof level; • Demolition of existing atrium and construction of a new atrium on the eastern elevation; • Amendments to and replacement of the existing façade detail on all other elevations; • Addition of 2 no. additional floor levels, setback from the brick (southern) façade at 6th and 7th floor levels [a setback is also proposed from the new roof top plant screen on all elevations providing for a roof terrace and garden including a 'walking path']; • Provision of an accessible terrace at the 6th floor level fronting the north elevation; • Provision of 209 no. bicycle spaces, changing and showering facilities at ground floor level; • Reconfiguration of existing car park area to remove 13 no. car parking spaces providing for 2 no. disabled car parking spaces and a new loading bay and waste management area at the rear of the building; • Extension of the existing stair core (northern and western elevations) to serve the additional proposed levels and roof terrace; • 300sqm of solar panels at roof level; • Hard and soft landscaping including at roof level, removal of existing loading bay on Grand Canal Street Lower and all associated site development works necessary to facilitate the development. 	Granted	10/03/2022
2862/21	<p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m</p>	Granted	12/01/2022

	<p>gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB sub-station onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be</p>		
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	<p>inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.</p>		
2934/21	<p>The development will consist of the demolition of the existing mixed-use (commercial/office/retail/residential) building extending to 2 to 3 no. storeys plus set back 4th storey tank room (c. 2,118 sqm) and transmission mast, and the construction of a 5 to 7 no. storey mixed use scheme comprising:</p> <p>A) One retail unit at ground floor level accessed from Collins Avenue East extending to approximately 552 sqm.</p> <p>B) 67 build-to-rent apartments consisting of 33 no. one-bed and 34 no. two-bed units at first to sixth floor level, each with private balcony or terrace. The fifth and sixth floors will be set back.</p> <p>C) Residential amenity space extending to approximately 153 sqm at first floor level comprising of shared work space/media room/games room. External communal open space located at first floor level by way of podium extending to c. 561 sqm accessed from the southern elevation.</p> <p>D) Car parking is included at ground floor level beneath the podium comprising 24 no. spaces including 2 no. disabled spaces, 3 no. EV charging spaces and 1 no. care share space. Secure bike storage for 156 bicycles (including 36 no. visitor spaces), separate bin storage ESB sub-station and ancillary retail and residential facilities are also provided at ground floor level.</p> <p>E) Pedestrian and vehicle access to the proposed development will be via the existing laneway located off Collins Avenue East. Pedestrian access to the northeast elevation will be provided by 2 no. entrances on Collins Avenue East.</p> <p>F) The proposed development will include signage (4 no. zones providing 35 sqm of signage on the northeast elevation at ground floor level), roof plant, PV panels, green roof and all associated drainage and infrastructure works.</p>	Granted	10/11/2021
DSDZ2984/21	<p>Temporary permission (4 years 11 months at this site (c 0.43 Ha.)The proposed development comprises a single storey prefabricated marketing suite building (38.6 sqm gross floor area) with associated projecting canopy on the west and south façade and associated temporary site works. The prefabricated marketing suite building is located at 5th floor roof level of the existing Northbank House building (southwest corner – overlooking ‘Coopers Cross’ to south and west). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	Granted	11/08/2021
3000/21	<p>PROTECTED STRUCTURE: Permission for development at this site (c. 0.095 Ha) at Pembroke Lane and to the rear of Nos. 124/125, Baggot Street Lower(Protected Structures), Dublin 2. The site is otherwise generally bounded by Baggot Street Lower to the north, Pembroke Lane to the south, the rear curtilage of No. 123 Baggot Street Lower (Protected Structure) and Baggot Court to the east, and the rear curtilage of No. 126 Baggot Street Lower (Protected Structure) and Pembroke Street Lower to the west.</p> <p>The proposed development (c. 890.7 sq m gross floor area) comprises residential development of 12no. apartment units (5no. 1-bed, 6 no. 2-bed and 1no. 3- bed), accommodated in 2no. linked buildings, each 4 storeys (with 3rd floor setbacks), arranged around an open courtyard. All apartments provided with balconies on northern and southern elevations. And, all ancillary and associated site development, infrastructural, landscaping and site boundary works, including: The demolition of an existing boundary wall to Pembroke Lane and the remains of a derelict two-storey mews building within the curtilage of No. 125 Baggot Street Lower (Protected Structure). The reuse of the stone material from the remains of the derelict two storey mews building.</p>	Granted	24/09/2021

	<p>Repositioning of existing vehicular site entrance on Pembroke Lane. Removal of 36.no. existing commercial car parking spaces and reconfiguration of 4no. car parking spaces for existing commercial use associated with Nos. 124-126 Baggot St inclusive. Provision of 28no. bicycle parking spaces at surface level. Communal amenity open space (c. 125 sq m), including the creation of a new landscaped garden area to the rear of Nos. 124-125 Baggot Street for sole use of the proposed residential development. Plant and bin store at ground level and photovoltaic panels and plant at roof level. The application site adjoins the Fitzwilliam Square & Environs Architectural Conservation Area.</p>		
<p>DSDZ3021/21</p>	<p>PROTECTED STRUCTURE: Planning permission is sought by Jepview Ltd. at the Malt House North (Eircode D02R239), the Malt House South (Eircode D02PW24) and No.s 1-4 Malt House Apartments (Eircode D02A252, D02XF63, D02WF83 and D02E803), Grand Canal Quay, Dublin 2 (which is a protected structure). This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area.</p> <p>The proposed development consists of demolition of the existing 4th floor penthouse, including external walls, pitched roof and concrete floor slab; and the removal of the existing concrete floor slabs at 1st, 2nd and 3rd floors. The proposed development will comprise the construction of replacement composite deck concrete floor slabs at 1st, 2nd, 3rd and 4th floor levels, and the provision of an additional 3 no. floors of office accommodation (5th, 6th and 7th floor levels) supported on a new steel frame in a new contemporary glazed extension. The development results in a 8-storey office building with rooftop plant enclosures.</p> <p>Permission is also sought for a change of use of No.s 1-4 Malt House Apartments from residential use to office use and integration with adjacent office floorspace (permission was previously granted for change of use of No.s 1-4 Malt House Apartments under Reg. Ref. DSDZ4441/16 and DSDZ2355/19).</p> <p>The proposed development also includes internal and external alterations/modifications as follows:</p> <ul style="list-style-type: none"> (i) removal of non-original sash and casement windows and addition of steel framed windows throughout; (ii) alterations to 5 no. existing windows on eastern facade comprising lowering of (non-original) window cills at ground floor; (iii) creation of new opes to connect Malt House North and Malt House South on ground to 3rd floors; (iv) creation of 2 no. external opes on southern end of the western façade of the building to provide access to ESB substation and switch room and minor alterations to existing contemporary entrance arrangements; (v) removal of render on the eastern and northern façades and the restoration of the original brickwork. (vi) reinstatement of timber sliding doors at ground floor level on the eastern façade; (vii) new stairs, lifts and service areas to each floor; 	<p>Granted</p>	<p>17/08/2021</p>

	<p>(viii) repair and refurbishment works to external fixtures and fittings, and internal and external finishes, including rainwater goods, and walls;</p> <p>(ix) provision of café at ground floor area with access to outdoor deck located on the eastern quay wall. The proposed deck will comprise timber floor with glass and steel balustrade; and;</p> <p>(x) drainage and all associated site development and ancillary works necessary to facilitate development including bicycle parking at ground floor level, lighting, signage, and roof top plant enclosure.</p> <p>Permission was previously granted by Dublin City Council for a similar development at the Malt House South and Malt House Apartments under Reg. Refs. DSDZ2355/19, DSDZ4160/19, DSDZ4689/19 and DSDZ2389/20.</p>		
<p>3067/21</p>	<p>PROTECTED STRUCTURE: Planning permission is sought by Le Favre Merrion Holdings Limited for a mixed use commercial and Build to Rent residential development to the rear of Nos. 39-43 Merrion Square East (Protected Structures), D02 NP96, D02 R997 and off Stephen's Place, Dublin 2. The development will consist of the following: (i) Demolition of the existing single storey office building (117.4 sq.m.) to the rear of No. 42 and No. 43 Merrion Square and the removal of non-original external stairs and lean to, to the return of No. 43. The partial demolition of the existing two storey mews to the rear of No. 42 and No. 43 Merrion Square (85.6sq.m.) with the existing original west facing facade and returning party walls and original footprint of the mews retained, and the removal of the existing ESB transformer and enclosure from the rear of No. 43 Merrion Square. (ii) The construction of 1 no. building on Stephen's Place comprising a six storey over partial basement mixed use development (including setbacks proposed at second, third, fourth, and fifth floor level). The development includes plant room, female and male changing rooms at basement level, cafe/lounge, yoga studio, gym, kitchen and bike store at ground floor level, event space, build to rent co-working space and meeting rooms at first floor level with 19 no. Build to Rent apartments (5 no. studios, 12 no. one bed units and 2 no. two bed units) at second, third, fourth and fifth floor levels all provided with balconies to the north east and south west elevations. (iii) Construction of a single and double height glazed wintergarden link structure which connects at ground floor level of the proposed new mixed use building to the upper ground floor of the rear returns of the existing Protected Structures with minor internal and external modifications to the rear returns of No. 39-43 Merrion Square to accommodate same. (iv) 40 no. bicycle spaces within bike store at ground floor level, pedestrian access off Stephen's Place, drainage, landscaping including enhancements to existing terraces with removal of tarmac/concrete and replacement with stone terraces, soft landscaping, boundary treatments, and all associated site works necessary to facilitate the development. (v) The proposed development in this application relates only to the rear returns of the Protected Structures with no works proposed to the main structures themselves. Minor amendments to the rear returns are proposed only to accommodate the proposed glazed wintergarden link. A separate Section 5 application will be made independently of this application for the internal improvements and enhancements to the Protected Structures.</p>	<p>Granted</p>	<p>05/01/2022</p>
<p>3112/21</p>	<p>Planning permission for the development consist of:</p>	<p>Granted</p>	<p>11/02/2022</p>

	<p>(i) Refurbishment of the historic facade and change of use from light industrial to residential of the existing Rawlton House to consist of 10no. new apartments being a mix of 4no. one bed, 5no. two bed units and 1no. three bed unit to include a rooftop terrace for private amenity space to the rear,</p> <p>(ii) demolition of existing modern industrial shed to the rear,</p> <p>(iii) construction of a new 3-storey apartment block to the rear consisting of 8no. apartments being a mix of 2no. one bed, 3no. 2 bed, 1no. three bed penthouse unit and 2no. four bed units,</p> <p>(iv) provision of outdoor amenity spaces,</p> <p>(v) new bicycle storage,</p> <p>(vi) new bin storage area,</p> <p>(vii) new additional storage units for the apartments,</p> <p>(viii) connection to services and all associated site works</p>		
<p>3167/21</p>	<p>Planning permission for the development will consist of the demolition of the existing warehouse structure and construction of a new building consisting of 21 no. apartments comprising of 15 no. 1 bed apartments. 6 no. 2 bed apartments across ground to third floors all associated private open spaces areas in the form of balconies and winter gardens with access to the development from Graham's Row. All with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, commons / mechanical plant room, bin storage signage, associated drainage and site development works.</p>	<p>Granted</p>	<p>10/12/2021</p>
<p>DSDZ3194/21</p>	<p>PROTECTED STRUCTURE: Permission for development at a c. 1.34 ha site located at the junction of North Wall Quay and New Wapping Street, Station Square, Block 7, Spencer Dock, Dublin 1. The site is bound to the north by Mayor Street Upper, the east by New Wapping Street, the south by North Wall Quay and the west by an unnamed street and a green open space known as Central Square'. The application site includes the former British Rail Hotel at 58-59 North Wall Quay (Protected Structure) (RPS 5838) and its associated granite walls, railings, gates and adjoining setts (Protected Structure) (RPS 5839). This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area. The development will consist of permission for the installation of new business identification signage (6 no. signs in total) on a development previously permitted under Reg. Ref. DSDZ2661/17 (and subsequently amended under Reg Refs. DSDZ4184/18, DSDZ2774/20 and DSDZ2144/21). The proposed signage comprises the following: Sign no. 1: A c. 2.4m in height, c. 90 cm in width and c. 15 cm in depth aluminium and vinyl wayfinding totem located at street level on the East-West Pedestrian Space between at the north-western corner of Building 4 (total area c. 4.4 sq m including front and back); Sign no. 2: A c. 7.2 m in height and c. 23.1 m in width, c. 1.1 m in depth, wall-mounted, LED Screen with return, affixed to the north internal wall of the southern entrance lobby, south of Building 4, fronting onto North Wall Quay (total area c. 184 sq m); Sign no. 3: A c. 3.8 m in height and c. 3.6 m in width, c. 40 cm in depth wall-mounted, LED Screen with return, affixed to the western internal wall of the northern entrance lobby, between Building 1B and Building 4, fronting onto the north-south pedestrian plaza (total area c. 16sq m); Sign no.4: A c. 1.9 m in height, c. 2.7 m in width and c. 12.5cm dept cloud shaped, illuminated, acrylic and aluminium 'cloud logo' sign affixed to the north internal wall of the southern entrance lobby, south of Building 4, fronting onto North Wall Quay (total area c 3.6 sq m); Sign no. 5: A c. 1.6 m in height, c. 2.3 m in width and c. 12.5cm dept cloud shaped, illuminated, acrylic and aluminium 'cloud logo' sign affixed to the eastern internal wall of the northern entrance lobby, between Building 1B and Building 4, fronting onto the north-south pedestrian plaza (total area c 2.5 sq m); Sign no. 6: A c. 2.2 m in height, c. 3.1 m in width and c. 12.5cm dept cloud shaped, illuminated, acrylic and aluminium</p>	<p>Granted</p>	<p>14/09/2021</p>

	<p>'cloud logo' sign affixed to the western internal entrance lobby wall of Building 3, fronting into Building 3 (total area c 4.9 sq m); and related ancillary works.</p>		
<p>PWSDZ3207/21</p>	<p>Permission for development for a mixed use development on a site of 15.3 hectares (including some 0.2 hectares of public domain on Sean Moore Road and the junction with Pine Road), focused primarily, but not exclusively, on a net site area of 2.4 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone Planning Scheme (April 2019).</p> <p>The overall site is bounded to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park. The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270-19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting, streets, transportation, water services and utilities' infrastructure, public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.</p> <p>The proposed development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 2.4 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the streets to be taken in charge, amendments to permitted vehicular and basement access points, materials, urban tree locations and landscaping, and changes in level for permitted streets, parks and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 61,310 sq m (53,048 sq m above basement, together with a basement undercroft area of 8262 sqm, comprising 4 No. blocks (identified as Blocks O, M and K (with Block M comprising two separate structures: a larger block and a smaller townhouse block) to provide: 600 No. apartment units and associated residential amenity facilities; a childcare facility; café restaurant unit; and two retail units; together with associated infrastructural works on the overall site.</p> <p>The 600 No apartment units will consist of: 304 No. apartment units; 144 No. 'Build-To-Rent' apartments (including resident support facilities and resident services and amenities (as per the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (December 2020); 90 No. affordable housing apartments; and 62 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)</p> <p>The proposed development will consist of:</p> <ul style="list-style-type: none"> • Blocks K, M and O ranging in height from 3 - 16 storeys over basement undercroft to provide 600 No. apartment units (with balconies terraces to be provided on all elevations at all levels for each residential block, consisting of: 32 No. studio units; 267 No. 1-bedroom units; 245 No. 2-bedroom units; and 56 No. 3 bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); 	<p>Granted</p>	<p>24/03/2022</p>

	<ul style="list-style-type: none"> • The provision of 804 sq m of residential amenity facilities (to include a gym, lounge, meeting room, cinema room and other private amenities.) • A childcare facility (458 sq m) located at the ground floor of Block k providing c.80 No. childcare places, and an outdoor play area of c.200 sq m; • 2 No. retail units located at the ground floor of Block K (314 sq m (82 sq m and 232 sqm)); • 1 café restaurant located at the ground floor of Block K (97 sq m); • A total of 166 No. car parking spaces (with 128 No. located at basement level with vehicular access from the ground floor of Block M from the new adjacent side street, and the provision of 38 No. on-street car parking spaces); • Provision of 961 No. bicycle parking spaces (911 No. long-stay bicycle parking spaces located at basement and surface level; and 50 No. short-stay bicycle parking spaces located at surface level); • Plant rooms and resident storage spaces located at basement level; • Landscaped open spaces to comprise 4052 sq m of residential communal courtyards (incl. children's play areas), and roof terraces to Block K (4th & 7th Floor), Block M (3rd & 6th Floor) and Block O (8th & 16th Floor); and • 1 No. ESB substation located within each of the ground floors of Block O (32 sqm) and M (32 sq m), and 2 No. ESB substations located within the ground floor of Block K (64 sq m). <p>The proposed development will also include the provision of additional streets and site services, hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree removal and tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services (including a temporary attenuation detention basin to serve Phase One) and all ancillary works and services necessary to facilitate construction and operation.</p> <p>This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).</p>		
<p>3220/21 ABP-312692-22</p>	<p>In addition to the replacement of permitted pedestrian and cycle facilities and associated works along East Wall Road and Bond Road to the north of Tolka Quay Road as permitted under Reg. Ref. 3084/16 to include a bridge over Promenade Road with revised design and alignment the following proposed amendments to permission granted under Reg. Ref. 3084/16 will also comprise:</p> <ul style="list-style-type: none"> • Reduction in the width of the vehicular carriageway and omission of footpath on internal roadway in Terminal 3; • Provision of a new vehicular access to Dublin Port Centre car park off the internal road network; 	<p>Granted</p>	<p>14/01/2022</p>

	<ul style="list-style-type: none"> • Amendments to the junction between the Terminal 3/4 access road and Alexandra Road to include right-out only from the proposed access road onto Alexandra Road and changing the junction from signalised to priority controlled; • Amendments to the permitted Alexandra Road / East Wall Road Junction to include the retention of the left slip lane from East Wall Road into Alexandra Road; • Relocation of the emergency access gate at the junction of Tolka Quay Road and East Wall Road; • Omission of the private secure access route for multi-modal berth between Tolka Quay Road and Alexandra Road; and • Omission of a section of the internal road to the south of Dublin Port Centre car park. <p>The proposed development and proposed amendments include all associated ancillary works, including site clearance, demolitions, earthworks, pavement construction, drainage services, diversion and installation of utility services, installation of road markings and signs.</p> <p>This application is accompanied by a Natura Impact Statement.</p>		
<p>3233/21</p>	<p>Permission for development consisting of a 5 storey above ground floor residential building, totalling 6 storeys overall, at a height of 20.8m containing 19 apartments comprising of 3 no. studio units, 10 no. 1 bedroom units, and 6 no. 2 bedroom units all with private balcony concierge facilities, a communal meeting room at ground floor level of 56m2 and a communal terrace at fourth floor level of 26.6m2. Bin storage is provided at ground floor level as well as a 32-space secure bicycle parking area. The proposal also includes landscaping works and all associated site works.</p>	<p>Granted</p>	<p>22/09/2021</p>
<p>3250/21</p>	<p>PROTECTED STRUCTURE: The proposed development will consist of: - the refurbishment/reconfiguration, partial sundry demolition and expansion of the Central Hotel (a protected structure RPS. Ref. No. 2719) to result in an overall amalgamated hotel of 6,676.5 sq.m. with a total of 129 no. bedrooms within 5 storeys over basement with a 6 storey element with plant level (above No.12 Dame Court) and will include the following:</p> <p>1) Demolition of existing 2 storey building No.12 Dame Court (c.304 sq.m) and its replacement with a 6 storey building with an overall height c.21.245m (30.795mOD) including a basement area amalgamated with the hotel with lift and stairs, access for deliveries and refuse storage, and electricity sub-station at ground floor level and hotel bedrooms from mezzanine through fourth floor levels with plant level at fifth floor level; 5 no. windows to new bedrooms to the rear elevation of No.12 Dame Court over mezzanine to fourth floor levels. The external elevational treatment to street is a profiled glazed façade with perforated/profiled metal panels to match the adjacent rooftop extension.</p> <p>2) Refurbishment and reconfiguration of existing Central Hotel and associated premises as follows:-</p> <p>A) Basement level - Removal of internal partitions/walls to facilitate reconfiguration/refurbishment of basement areas of Central Hotel and Nos 11, 14, 15 & 16 South Great George's Street to provide ancillary hotel areas including the internal alterations to the existing nightclub and the creation of entrance lobby, toilets, office, cloakroom, storage/plant/attenuation and staff areas. Change of use of basement areas of Nos 14, 15 and 16 South Great George's Street from ancillary retail storage to form part of an</p>	<p>Granted</p>	<p>03/11/2021</p>

	<p>amalgamated hotel use as plant, office/administration space, storage, public and staff toilet areas and part kitchen. Office / Admin space moved to a different location than previously permitted and swapped with staff canteen as well as the main kitchen moved.</p> <p>B) Ground floor level - Amalgamation of Nos 14, 15 & 16 South Great George's Street into the Central Hotel and associated change of use from retail to café / delicatessen and bar / restaurant. Reconfiguration/refurbishment of internal areas of Hotel to provide reception, lounge and associated backroom areas. The change of use of the following; ground floor of no. 11 South Great George's Street from public bar to retail use (as Christian Science Reading Room moved from its current location at No.15 South Great George's Street); ground floor of No.14 South Great George's Street from retail use to bar/restaurant use; ground floor of No.15 South Great George's Street from retail use to bar/restaurant use; ground floor of No.16 South Great George's Street from retail use to café/delicatessen use; ground floor area at entrance to existing Exchequer Bar to change to become part of hotel reception/lounge; ground floor area as part of the existing Globe Bar/Rí-Rá nightclub from public bar use to retail use as part of the amalgamated hotel; new retail unit on Dame Court (adjacent to No.12 Dame Court); and new entrance door with canopy over to Bar/Restaurant on Dame Court.</p> <p>C) First floor level - Refurbishment and provision of bedrooms (to include removal and insertion of partitions/WC facilities, insertion of risers); refurbishment of existing 'Library Bar' (and associated alterations); change of use of part of Library Bar as 2 no. bedrooms; removal of infill block connected by spiral staircase to existing retail unit at No.15 South Great George's Street; removal of existing keg room and addition of a garden terrace; removal of ancillary space in courtyard to provide a landscaped platform area (including void to existing basement passageway) with maintenance access only;</p> <p>D) Second and Third floor levels - Refurbishment and provision of bedrooms (to include removal and insertion of partitions, insertion of risers and removal of exit passageway (external) between existing east and west parts of hotel), introduction of an inaccessible landscaped terrace at second floor level;</p> <p>E) Fourth floor level - Removal of existing fourth floor level Mansard roof structure of the Central Hotel fronting onto Dame Court and Exchequer Street and its replacement with a new fourth floor level in its place to comprise a screen of narrow vertical metal fins, in front of a wall of glazing and metal panels with a standing seam metal roof in the same colour and material and 2 no. dormers facing onto Exchequer Street; removal of eastern side of pitched slate roof along South Great George's Street and provision of bedrooms/storage (with flat roof above), the removal of a chimney on Dame Court close to Exchequer Street and the heightening of the remaining chimneys to the ridge height of the new roof to Dame Court; reinstatement of the 2 no. pediments on the South Great George's Street elevation in terracotta and brickwork; provision of external balcony/terrace areas.</p> <p>F) Removal of existing lift shafts and stair cores (including chimney) from basement/ground to 4th floor levels and provision of new stairwells/lift shafts/servicing ducts/risers/dumb waiters as well as revisions to circulation/access (including provision of new opes) and removal of internal walls/partitions/replacement of doors as necessary; new glazed opening in existing staircase at first floor level; glazed finish to internal facade of new northern 'wing' (which includes bedrooms and access at first to fourth floor levels).</p>		
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	G) External works to include; new canopies/signage, refurbished and replacement shopfronts (and lighting) on Exchequer Street & South Great George's Street facades (including replacement of existing non-original entrance canopy), replacement of windows at ground floor level; repointing and replacement of existing windows with new timber sliding sash windows; the new façade to the courtyard comprises a glazed screen with vertical metal fins incorporating some metal panels and solar shading devices in the same metal finish; installation of secondary glazing units to bedrooms; entrance treatment and signage throughout above shopfronts to South Great George's Street and Exchequer Street including the new centralised entrance and the replacement screen doors to Dame Court; and all associated site development works.		
3279/21	<p>Planning permission for development on a site of c. 0.08 ha at 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.</p> <p>The proposed development seeks permission for a 11 no. storey (c. 35.35m) over partial basement level (c. 5,072.5 sq.m. in total) aparthotel of 91 rooms/suites, to include:</p> <ul style="list-style-type: none"> • Demolition of existing buildings on site comprising of c. 1,065 sq.m. • The 91 rooms/suites include 55 no. studios, 5 accessible studios, 23 no. one bedsuites, 6 no. 2 bedroom suites and 2 no. three bedroom suites ranging in size from 22 sq.m. - 71sq.m, with a total occupancy of 262 no. bedspaces. • Provision of setbacks to the building on the north, northeast and southwest elevations at 7th, 8th and 10th levels; • Provision of a courtyard area at ground level (182 sqm) and 3 no. accessible roof terraces at 7th (23.7 sqm), 8th (105 sqm) and 10th (31.5 sqm) level; • Provision of partial basement level comprising plant rooms, storage and laundry facilities; • Ground floor provides for a reception area, lounge/coffee bar, co-working space, exercise area, back of house facilities and a substation. Access to the cycle spaces and to a staff area contained within a single storey adjoining the main building with a green roof is through the gated courtyard, • Provision of hard and soft landscaping, Sheffield bicycle stands, plant, green roof and all other associated site development works necessary to facilitate the development. 	Granted	28/01/2022
3292/21	<p>Planning permission for development at a 0.3148 hectare site located at Harcourt Road and Adelaide Road, Dublin 2. The site includes the former Telephone Exchange and lands to the north (south of One, Two and Three Park Place).</p> <p>The development consists of the following amendments to the development permitted under Reg. Ref. 2388/18 (ABP Ref. ABP-301931-19) and under construction:</p> <ol style="list-style-type: none"> Provision of part one, part two additional floors, to provide for an up to eleven storeys over basement level building; Reconfigurations of floorplates including internal layouts and core locations; Revisions to elements of permitted elevations of the new development; Increase in secure bicycle parking at basement level by 35 no. to 228 no.; Increase in car parking provision by 9 no. to 57 no. total; 	Granted	06/01/2022

	<p>(vi) Overall, the proposal increases the development by 3,546 sq.m. to a total 25,369 sq.m. (Including basement and a minor reduction in the retail provision by 14 sq.m.);</p> <p>(vii) All associated site development works and consequential amendments to the permitted development.</p>		
3295/21	<p>The development will consist of: 35 no. residential units (19 no. 1 bed, 16 no. 2 bed) in 2 no. apartment buildings ranging in height from 3-6 storeys (east block fronting Richmond Avenue 6 no. storeys, west block to rear of site 3 no. storeys). The east block provides 27 no. apartment units (15 no.1 bed, 12 no. 2 bed) and the west block provides 8 no. apartment units (4 no. 1 bed, 4 no. 2 bed duplex). Access to the development will be from Richmond Avenue. This entrance will provide access and egress for pedestrians only to the development. The development also proposes 224 sq.m of communal open space, balconies/terraces associated with individual apartment units, associated secure bicycle and bin storage, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of 1102.6 sq.m. The development proposes the demolition of 1109.8 m2 of floorspace comprising a 2 storey warehouse and shed buildings.</p>	Granted	11/01/2022
3311/21	<p>Turner & Townsend Ltd. intends to apply for planning permission for development at this site at the former AIB Bank Centre (comprising Blocks K & L), Serpentine Avenue, Ballsbridge, Dublin 4. The proposed development comprises the erection of a solar photovoltaic ('PV') system at set back 6th floor roof level of blocks K and L including PV panels, inverters, cables and associated development works within a site area measuring approximately 2,138sqm.</p>	Granted	13/01/2022
3389/21 ABP-312832-22	<p>Planning permission is sought to amend the residential development permitted under Reg. Ref. 3743/19 (ABP-307424-20). The proposed revisions to the scheme comprise:</p> <ul style="list-style-type: none"> • Increase in residential units from 73 no. to 80 no. with a unit mix of 1 no. studio units; 17 no. 1 bed units; 8 no. 2 bed (3 person) units; 48 no. 2 bed (4 person) units and 6 no. 3 bed units • Internal revisions to permitted units • The proposal provides for an additional floor to the primary block (10 total over basement) and an additional floor to the secondary block (5 total over basement) • Elevational revisions and consequential revisions to the scheme • Provision of new single storey multi use amenity pavilion within the open space • Increase in car parking provision from 73 no. to 80 no. within existing basement footprint • All associated site development works. 	Granted	26/01/2022
3414/21	<p>Permission for development on this site of approx. 0.1572ha comprising no.16 Mountjoy Street and bounded by Mountjoy Street to the west, Mary's Place North to the south and Paradise Place to the east, Phibsborough, Dublin 7.</p> <p>The development will consist of modifications to development previously granted under Reg. Ref. ABP 307581-20 (DCC Ref. 4691/19). The proposal will require revisions to the approved development at both ground and first floor to include the provision of an ESB sub-station building (14m2) located at the north-east corner of the site at Paradise Place to facilitate the approved development. Minor changes to the permitted elevations and internal floor space reconfigurations, at this stated location, are also proposed.</p>	Granted	06/12/2021

3435/21	Permission for development at this site within the college campus at Griffith Avenue, Dublin and on the roof of one of the buildings, The Nagle Rice Building only. The development will consist of a 1 year planning permission for the development of a 50kWp solar photovoltaic ("PV") energy development to include: electrical inverter station, solar PV panels mounted on a standing seam & flat mix mounting system, temporary construction compound and ancillary infrastructure and associated works within a total site area of up to 809m ² .	Granted	08/12/2021
3461/21	<p>Permission for development at a site (c. 1.73ha) at the Ballsbridge Hotel, Pembroke Road, Ballsbridge, Dublin 4 bounded generally by Lansdowne Road to the north, Lansdowne Place development (currently under construction) to the east, Pembroke Road to the west, and One Ballsbridge to the south.</p> <p>The proposed development will comprise: The demolition of the Ballsbridge Hotel which ranges in height from 1-9 storeys and comprising approximately 27,609 sqm in area, including swimming pool and plant area located below ground level (c. +2.4m O.D); all associated site development works, including termination of existing services at site boundary.</p>	Granted	15/02/2022
3462/21 ABP-312617-22	The development will consist of a residential development of eight houses to the rear of No's 120, 122 and 124 Merrion Road. The new development will be accessed from a new vehicular entrance to 122 Merrion Road, from Merrion Road, the existing vehicular entrance will be blocked up and no. 122 Merrion Road will be altered to accommodate a new shared vehicular entrance to 122 Merrion Road and the 8 no. new houses. The development works at no. 122 Merrion Road, includes two storey demolition to the side and single storey demolition to the rear, remodelling of the house, 2 storey bay window to the front, repositioning of front door, a two storey rear and part side extension, single storey side extension, new dormer to the rear and all associated elevational alterations. The development includes works to the front boundary wall to no.122 Merrion Road, together with reconfiguration of the site boundaries of no's 120, 122 and 124, which will result in a reduction in the existing rear gardens of no's 120, 122 and 124 Merrion Road. The eight no. three storey houses (4 bedrooms houses with roof terrace) are set out in two terraces with rear gardens. The existing entrances and parking to no's 120 and 124 remain unchanged and two parking spaces are provided for no. 122 Merrion Road. Ten parking spaces are provided for the eight houses, one space per house and two communal visitor spaces, together with a shared surface access road, four visitor bicycle spaces and a seating area. Each of the houses will have a bin store to the front and a cycle store to the rear. The development provides for a pedestrian/cycle access to each of the proposed houses, along the existing gated laneway located to the rear of the site on Shrewsbury Park, which will be resurfaced with gravel and paving. The development includes all associated site development and excavation works above and below ground, drainage, and landscaping to facilitate the development on the overall site.	Granted	07/01/2022
3476/21	Permission for the demolition of an existing commercial building, formerly used as a car garage and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a six-storey building to accommodate a total of 10 no. x 1 bedroom and 6 no. x studio apartments; with balconies at each level from first to sixth floor levels and communal open terraces (2 no.) at ground floor level on the rear (north) elevation and fifth floor level to the front (south) and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 32 no. spaces; disable car parking space, a secure bin storage facility and associated site development works. Primary access to the development would be from Poplar Row.	Granted	01/04/2022

<p>3482/21</p>	<p>Turner & Townsend Ltd. intends to apply for planning permission for development at this site at the former AIB Bank Centre, Serpentine Avenue, Ballsbridge, Dublin 4. The application site comprises Blocks E, G, H and F and surrounding landscaped areas. The proposed development comprises hard and soft landscaping works including the provision of seating, bollards, additional planters, external lighting, paving works and an exercise area (resulting in an amendment of DCC Reg. Ref. 3500/20). Additional proposals include revisions to the existing secure barrier and footpath arrangement adjacent to the south eastern entrance along Serpentine Avenue; additional vehicle and safety barriers within the site; the erection of a 2.4m timber fence set back within the site from the existing boundary onto Serpentine Avenue; a revised gate arrangement at the Block J entrance onto Serpentine Avenue; a roof light on an existing pop-up planter feature to the north of Block F; cladding to existing pop-up enclosures; the installation of a sun-screen within the existing atrium area located to the front of Block G; and all associated site development works above and below ground.</p>	<p>Granted</p>	<p>15/12/2021</p>
<p>3500/21 ABP-313163-22</p>	<p>Planning permission is sought for the following: i)demolition of all existing structures on site; ii) construction of a mixed-use development comprising of 94 no. apartments (11 no. studio apartments, 57 no. one-bed apartments, 21 no. two-bed apartments, and 5 no. three-bed apartments) and 3 no. commercial units (totalling 433 sqm) in 3 no. 6-8 storey blocks (A-C) over basement. More specifically, Block A comprises a 6-8 storey block fronting Marys Lane and Halston Street, featuring 2 no. commercial units (totalling 339.6 sqm) at ground floor level and 5 no. studio apartments, 28 no. one-bed apartments, 14 no. two-bed apartments and 5 no.three bed apartments (totalling 52 no. apartments) at upper floor levels; Block B comprises an 8 storey block fronting Little Green Street featuring 4 no. studio apartments and 17 no. one-bed apartments at upper floor levels (totalling 21 no. apartments); and Block C comprises an 8 storey block fronting Little Green Street, featuring 1 no. 93.2 sqm commercial unit at ground floor level and 2 no. studio apartments, 12 no. one-bed apartments and 7 no. two-bed apartments (totalling 21 no. apartments) at upper floor levels. Residents of all proposed apartments have access to a private balcony, a communal central landscaped courtyard, 3 no. roof gardens (totalling 552sqm) and 127 no. bicycle parking spaces; 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 tanks; landscaping; plant areas and ESB substations; necessary to facilitate the development.</p>	<p>Granted</p>	<p>03/03/2022</p>
<p>3520/21</p>	<p>Planning permission for development at this site of approx. 0.0916 ha. at Little Britain Street and Little Green Street, Dublin 7, DO7 YX04. The development will consist of amendments to the previously permitted hotel development (granted under DCC Reg. Ref. 2370/19, ABP Reg. Ref. 305328-19).</p> <p>The proposed amendment to the permitted development consists of the following:</p> <ul style="list-style-type: none"> • Alterations of permitted bedroom layouts resulting in 143 No. bedrooms (a reduction from 195 No. bedrooms); • The amendments at ground floor level including: general layout changes, additional entrances at ground floor level; • The amendments at basement level including general layout changes and provision of a wellness studio and gym; • Alterations to the permitted elevations including changes to window spacing, signage, glazing and feature panels; • Amendments at seventh storey including: addition of a resident's terrace; the extension of stair core and additional plant enclosure; • Additional plant enclosure at roof level; 	<p>Granted</p>	<p>21/12/2021</p>

	<ul style="list-style-type: none"> Revision to southern elevation façade to provide render instead of brick finish (revision to Condition 4(b) attached to DCC Reg. Ref. 2370/19); Various internal reconfigurations resulting in a reduction in floor area of c. 156.4 sqm and an overall development of c.6,032 sqm gross floor area (including basement of c.475 sqm); and All ancillary site development/ boundary works. 		
3533/21	<p>The Select Vestry of the United Parish of Rathmines with Harold's Cross intend to apply for permission for proposed amendments to a previously granted submission (Ref: 3939/19 - DCC / Ref: ABP-306755-20 - An Bord Pleanála) for:</p> <p>A new Rectory and residential development on a site of circa 1440m2, on the corner site of The Rectory, Purser Gardens, Rathmines, Dublin 6, D06 EOY5, with frontage to Belgrave Road and Purser Gardens. The development will consist of the demolition of the existing Rectory, ancillary buildings, perimeter walls to road and removal of existing vehicular entrance and the construction of 9 no. dwellings, Units A to J, as follows: Units A-C consists of 3no, three storey terraced houses with frontage to Belgrave Road which comprises Unit A, a three storey, semi-detached, 5 bedroom Rectory with south facing terraces at first and second floor level; Unit B, a three storey, 3 bedroom curate's house, with recessed south facing terrace at first floor level. Units A and B have shared front and rear gardens and three car parking spaces entered from a new vehicular entrance to Belgrave Road. Unit C is a three storey, end of terrace, 4 bedroom townhouse with private front and rear gardens and 1 car parking space entered from a new vehicular entrance to Belgrave Road. Units D-J Consist of 3no. ground floor apartments and 3no. three storey duplex apartments with frontage to Purser Gardens which comprises Units D, E, F, 3No. three storey, 3 bedroom duplex apartments with ground floor entry and access to a shared garden with screened first floor east and west facing terraces, the second floor being set back on both the east and west sides with a west facing terrace. Units G, H, J, consist of 3No. 1 bedroom, ground floor apartments with east facing screened open space and access to the shared garden. Parking for Units D-J will be on-street. The development will also include for associated site development works, including drainage and hard & soft landscaping works including new perimeter walls and railings to road frontages. Proposed amendments under this application include:</p> <ul style="list-style-type: none"> Amendments to the rear (south) elevation of units A, B and C (Block A) to include: 2no. new, fully opaque WC window at first floor units A and B. Amendments to the rear (east) elevation of units D, E, F, G, H, J (Block B) to include: 3no. new, fully opaque WC windows (south-facing towards private external terraces) at second floor level to units D, E and F. The provision of opaque, openable, ventilation side panels to external doors at second floor bedrooms of units D, E, F to comply with Building Regulations for natural ventilation. Minor adjustment to parapet level to correct inconsistencies with the original planning application. General amendments to external landscaped areas to include: 2no. proposed shed structures to the rear of units A, B and C. The re-location of refuse store from the rear of unit C to the front and re-location of refuse store from the rear of unit A to the western side of the building. Provision of a new low-level wall at Purser Gardens to the front of ground floor apartments G, H and J to provide additional privacy and security for these units. 	Granted	05/01/2022
3546/21	<p>For development at this site at 17-19 Richmond Street South and 14 Gordon Place, Dublin 2, D02 EF 20.</p> <p>The development (site area of 0.056 hectares) comprises lands currently occupied by the existing buildings of 18 & 19 Richmond St. South which are approved for demolition under Grant of permission DCC Reg. Ref. 4059/18. The proposed development will</p>	Granted	10/03/2022

	<p>consist of the demolition of an additional 2 no. existing structures and construction of a new mixed-use development, 'The Gatehouse'.</p> <p>The proposal will provide for a building ranging in height from 6-storeys (max. parapet height 21.025 m) over ground-level fronting onto Richmond St. South and 7-storeys (max. parapet height 23.8m) over ground-level to the rear with a cumulative Gross Floor Area of 2,341m².</p> <p>The development will consist of:</p> <p>Demolition of 2 no. existing structures (total GFA 195m²) comprising;</p> <ul style="list-style-type: none"> • a derelict structure adjoining 18/19 Richmond St. South to the north, and • a derelict structure positioned to the rear of 18/19 Richmond St. South along the southern site boundary. <p>Construction of a new building comprising;</p> <ul style="list-style-type: none"> • 2 no. retail units with a cumulative GFA of 244 sq.m consisting of Unit A (GFA 157sq.m) and Unit B (GFA 87 sq.m) at ground-floor level; • 22 no. apartment units at first-floor to seventh-floor level consisting of 11 no. 1- bedroom units and 11 no. 2-bedroom units; • a bin/plant room at ground-floor level with a GFA of 78.6 sq.m.; and • communal open space totalling 132m² at sixth-floor (roof) level. <p>All ancillary site works including site development including site clearance, drainage, and landscaping.</p> <p>The proposed development will be served by a total of 11 no. car-parking spaces and 44 no. bicycle parking spaces located in the basement of the adjacent block known as 'Block 5' which forms part of the wider development.</p>		
<p>3622/21</p>	<p>Planning permission for development at Blocks 3A and 3B of the Irish Life Centre (and their associated garden areas) at the Irish Life Centre, 1 Abbey Street Lower, Dublin 1, D01 PK03. Block 3A is the highest block at the Irish Life Centre, directly behind the main plaza 'Chariot of Life' sculpture and water feature as viewed from Abbey Street Lower. Block 3B is behind (to the north) of Block 3A and both blocks are linked. Blocks 3A and 3B are bordered to the west by internal gardens and other blocks within the Irish Life Centre, to the east by Beresford Lane, to the north by other blocks within the Irish Life Centre, by Talbot Mall and by other properties facing onto Talbot Street and to the south by the Irish Life Plaza and beyond it by Abbey Street Lower. The proposed development comprises an overall increase in floorspace of c. 6686m² (from c. 21,330m² to c.28 016m²) and includes the following elements: an increase in height of Block 3A, from c.34.3m to c.38.5m and of Block 3B from c.24.3m to 31.3m (both measured from the existing podium to parapet) with plant enclosures and garden areas at roof levels; facade and fenestration changes to both blocks; internal changes to the existing blocks including the leisure centre; a new and wider link element (up to 10 storeys above podium level) linking Blocks 3A and 3B, with plant and gardens at roof level; a new atrium/pavilion projecting one storey above part of existing podium garden level, remodelling and landscaping of the existing podium garden area; a roof garden on the new atrium</p>	<p>Granted</p>	<p>21/04/2022</p>

	<p>roof; change of use (from medical centre to office) of c. 140m² at ground floor level and change of use of c.41m² (from retail space to ancillary office space) at ground floor level; new planting, seating and signage to the first floor entrance balcony to Block 3A; provision of a single storey security hut and security gate at the Beresford Lane vehicular entrance to the site; an overall reduction of car parking spaces on the site of 121 spaces, from 483 to 362 (comprising 23 in the public carpark in the basement and 98 to the Block 3 parking on level 1) and an overall increase of 76 bicycle spaces (from 418 to 494); all of the preceding to include associated plant and ancillary development and site works above and below ground.</p>		
3651/21	<p>PROTECTED STRUCTURE: Permission for the development at this site Cassidys Hotel, Nos. 6, 7, 8 Cavendish Row and No. 9A Rutland Place, Dublin 1, D01 V3P6. (No. 6 Cavendish Row is a Protected Structure, no works are proposed to No. 6 Cavendish Row).</p> <p>The development will consist of: a rear extension of 651.5 sqm across First to Fourth Floor Levels to accommodate 24 No. additional hotel bedrooms, above the existing car park access at ground level. The extended 143 no. bedroom hotel will have a total gross floor area of 6,076 sqm. The development will also consist of: alterations to the side and rear boundary including changes to the existing side gate onto Rutland Place; provision of signage (comprising 1 no. high level sign on the rear elevation and 2 no. low level illuminated signs on the side and rear elevations), external lighting, hard and soft landscaping including window boxes, and all site development works above and below ground.</p>	Granted	14/01/2022
3657/21	<p>The development will consist of; (A) Demolition of existing dwelling and existing steel shed to the rear of subject site. (B) The construction of 2 no. separate apartment blocks yielding a total of 27 no. apartments (21 no. 1-bed units and 6 no. 2-bed units), comprising (i) Block 1 - 6 storeys in height consisting of 6 No. 1-bed units and 6 No. 2-bed units (ii) Block 2 - 5 storeys in height consisting of 15 No. 1-bed units. (iii) Pedestrian access via Richmond Avenue. (iv) Provision of 60 no. bicycle parking spaces. (v) Communal open space including 2 no. roof gardens. (vi) Substation and Plant rooms. (vii) Bin Storage. (viii) All associated engineering and site development works necessary to facilitate the development.</p>	Granted	14/04/2022
3679/21	<p>The development will consist of: the change of use of the existing building from retail at ground floor and basement and offices overhead to a 38 bedroom hotel with the addition of a new extension floor at attic level, for hotel use.</p> <p>The development will include, Basement- kitchen, storage and other services, Ground floor level hotel reception / check-in area, bar/café, disabled WC, lifts, stairwells and circulation areas; First to Fifth storey - provision of general bedroom accommodation with en-suites, lifts, associated ancillary areas and circulation areas; a new extension at roof level to a smaller footprint than the lower building levels to provide storage, bedrooms with en-suites, and ancillary facilities. One of the two existing retail units at street level will remain unaltered. The ground floor elevation will be upgraded and there will be no changes to the elevations of the existing upper floors. The new attic level will be set back from the existing elevations.</p>	Granted	19/01/2022
3671/21	<p>Planning permission for development at the following adjacent sites: Top Oil Yard 1, Promenade Road, Parish of Saint Thomas, Dublin Port, Dublin 3, D03 HK83. Top Oil Yard 2, Tolka Quay Road, Dublin Port. Circle K Yard 2, Tolka Quay Road, Dublin Port. The sites are adjacent to Tolka Quay Road, Promenade Road and 2 Branch Road North Extension.</p> <p>The development consists of constructing two pipebridges with a maximum height of 8.5m to allow new pipework and cables to be routed between the yards. Pipebridge No. 1 will be between Top Oil Yard 1 and the neighbouring Fareplay Yard 2. Pipebridge No. 2</p>	Granted	03/03/2021

	will be between the Top Oil Yard 2 and the neighbouring Fareplay Yard 2. A small concrete shelter in Fareplay Yard 2 is to be dismantled to allow room for pipebridge supports.		
3684/21	<p>We, College Square GP3 Limited, intend to apply for permission for development at a site of 0.64 ha at the former Apollo House, Tara Street (DO2 N920); 9-15 Townsend Street and 31-33 Tara Street, incl. The former Long Stone Pub (D02 FE00) and the Brokerage Apartment Building; the former College House, Nos. 2-3 Townsend Street, (D02 F990), and the former Screen Cinema, 16-19 Hawkins Street (DO2 DP65), Dublin 2. The site is bounded by Townsend Street to the South, Tara Street to the East, Hawkins Street to the West, Hawkins House to the North and West and Poolbeg Street to the North.</p> <p>The development consists of amendments and additions to the previously permitted redevelopment of the former College House and the former Screen Cinema (DCC Reg. Ref: 3637/17, ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.247907) and as amended by DCC Reg. Ref.: 2415/19, DCC Reg. Ref.: 4170/19, ABP Ref: PL29S.306335 and DCC Reg. Ref.: 2583/20 as follows:</p> <p>1. The proposed development consists of amendments to the permitted basement -2 layout including the increase in car parking from 39 spaces to 55 spaces (allowing for 5. No car sharing spaces, 5 No. car spaces for shared commercial and residential use and 6 No. car spaces for the commercial offices) and designation of areas within the basement for cargo bikes, e-bikes/e-scooter parking and charging facilities.</p> <p>2. The proposed development also includes for an additional floor of development in the permitted build-to-rent residential accommodation building increasing permitted overall scheme height from 21 storeys (78.95 m above street level) to 22 storeys (82.1 m above street level) and increasing the no. of residential units from 54 no. build-to-rent units (45 no. 1 bedroom and 9 no. 2 bedroom) to 58 build-to-rent no. units (48 no. 1 bedroom and 10 no. 2 bedroom). The proposed development also includes for a relocation of the permitted communal internal residential amenity space from the proposed 21st floor (previously permitted 20th floor) to the 11th floor including conversion of roof area at 11th floor, on the southern elevation of the residential building, into external landscaped residential amenity space. The proposed amendments results in a total of 4 additional residential units.</p>	Granted	25/04/2022
3706/21 ABP-312494-22	<p>Planning permission for the development will consist of the refurbishment and extension of the buildings comprising: 1) reconfiguration of the layout of the basement to provide for 16 no. car parking spaces (including 1 no disabled car parking space); 174 no. cycle parking spaces; 2 no. motorcycle parking spaces; staff showers, changing rooms and lockers; bicycle repair area; plant and tank areas and bin storage areas; 2) reconfiguration of the existing office floorplates and construction of extensions on the eastern and western sides of the buildings at first, second, third, fourth and fifth floors to provide an additional 6,239 sq. m. GFA of office accommodation (to 16,111 sq. m. GFA) including office space for collaborative working at ground floor in Hardwicke House and an ESB substation and switchrooms at ground level; 3) construction of two additional setback floors resulting in an eight storey Hardwicke House, setting back to a seven storey Montague House; 4) removal of all existing external cladding and replacement with a new stone frame structure framing double height glazed openings; 5) provision of roof terraces at sixth and seventh floor level on Montague House and at the sixth floor level on Hardwicke House; 6) provision of a 541 sq. m. plant area enclosure and 85 sq. m. solar photovoltaic ('PV') modules at roof level; 7) upgrading of pedestrian route along the eastern boundary, reconfiguration of the disabled ramp and widening of the access steps to the front of Hardwicke House.</p>	Granted	09/12/2021

3731/21	<p>Planning permission for a mid-terrace building consisting of three storey office use over retail use at ground floor and basement. Development to consist of: alterations to shopfront and office entrance on St. Andrew Street, increase in floor areas of office (2.5m²) and retail (0.5m²) at ground floor and formation of new office lobby plus adjustments to ground floor door opening on rear elevation, plus new flat roof access door and provision of parapet railings at first floor plus all associated works.</p>	Granted	11/03/2022
3752/21	<p>The development will consist of: i) demolition of existing vacant warehouse structure (2,241sqm) on-site; ii) construction of part 8 to part 15 storey (proposed 8-storey element facing west and proposed 15-storey element facing Grand Canal Quay to the east), over basement level, contemporary glazed office building incorporating a ground floor cafe and reception area. The building will comprise: a) 15 no. car parking spaces (including 1 no. limited mobility parking space), 160 no. bicycle parking spaces, staff facilities including changing rooms and showers, bin-storage, set-down area and plant equipment all at basement level; b) vehicular access to the proposed basement level will be via the existing ramp to the basement level of the adjacent No. 1 Grand Canal Quay building; c) a publicly accessible cafe, reception area, staff and customer facilities, office space, ESB sub-station and plant rooms at ground floor level; d) office space on upper floor levels, including staff facilities from first to fourteenth floor levels; and e) lift cores and stairwells to serve each floor level. The proposed development will also include: iii) alterations to the basement layout of No. 1 Grand Canal Quay as approved under Reg. Ref. 3395/19 and 2608/20; iv) provision of roof terrace at eighth floor level on western facade of the development; v) provision of landscaped walkway along northern boundary of site comprising planting, landscaping, lighting and visitor bicycle parking; vi) drainage, landscaping, boundary treatments and all associated site development and ancillary works necessary to facilitate the development including lighting, signage and roof top plant enclosure.</p>	Granted	31/03/2022
3774/21	<p>Planning Permission for a Residential and Aparthotel development at the Former Paper Mills Site, Clonskeagh Road, Clonskeagh, Dublin 6. The application site includes the lands of the former Smurfit Paper Mills Factory and a portion of the curtilage of adjoining properties No. 103 and No. 73, Clonskeagh Road, Dublin 6, and is bound by the River Dodder to the east and south, by Clonskeagh Bridge to the south- west and by Clonskeagh Road and the rear boundaries of the properties fronting onto Clonskeagh Road to the west and north.</p> <p>The proposed development comprises the following:</p> <ul style="list-style-type: none"> • Site clearance and demolition of extension to the side of No. 103 Clonskeagh Road. All other buildings previously on the application site were demolished under Reg. Ref.: 2620/14, as amended by Reg. Ref.: 2308/16 / ABP Ref.: PL29S.247062 and Reg. Ref.: 3159/17 / ABP Ref.: PL29S.300024; • Construction of a residential and aparthotel development in 4 no. blocks (Blocks 1-4) ranging from part 1 to part 7 no. storeys in height above a lower ground / basement level. The development includes 167 no. residential units (81 no. 1 bed units, 84 no. 2 bed units, and 2 no. 3 bed units) within Blocks 1, 2 and 4, and an aparthotel containing 24 no. units (5 no. studios, 18 no. 1 bed and 1 no. 2 bed units) and residential support and amenity facilities within Block 3; • Block 1, to the north-east of the site, comprises 38 no. residential units including 16 no. 1 beds, and 22 no. 2 beds, in a part 3 to part 6 storey building, above lower ground / basement level. Balconies are provided on the northern, eastern and southern elevations and a plant area is proposed at roof level; 	Granted	17/12/2021

	<ul style="list-style-type: none"> • Block 2, to the east of the site, comprises 109 no. residential units including 50 no. 1 beds, 57 no. 2 beds, and 2 no. 3 beds, in a part 1 to part 7 storey building, above lower ground / basement level. Balconies are provided on the northern, eastern, southern and western elevations. An external communal roof terrace is proposed at 5th floor level. A plant area is proposed at roof level; •Block 3 (Aparthotel), which fronts onto Clonskeagh Road to the west of the site, comprises 24 aparthotel units including 5 no. studios, 18 no. 1 bed and 1 no. 2 bed units in a part 2 to part 4 storey building, above lower ground / basement level. An external communal roof terrace is proposed at 2nd floor level. Ancillary support facilities are proposed at ground and lower ground / basement levels and includes a reception area, resident's lounge / coffee bar, storage space, recreation space, gym, waste storage area, restrooms, ancillary offices and staff amenity areas. A plant area is proposed at roof level; • Block 4, to the south-east of the site, comprises 20 no. residential units including 15 no. 1 beds and 5 no. 2 beds in a 5 storey building, above lower ground / basement level. Balconies are provided on the eastern and southern elevations and a plant area is proposed at roof level; • The lower ground / basement level contains 113 no. car parking spaces, 8 no. motorcycle spaces and 260 no. bicycle parking spaces (255 no. spaces for the residential units and 5 no. spaces for visitors). The lower ground / basement level also includes ancillary residential facilities, plant rooms, waste storage areas and block cores. 2 no. car parking spaces and 84 no. bicycle parking spaces (5 no. spaces for the aparthotel and 79 no. spaces for visitors) are provided at surface level; • The proposed development will also provide communal and public open space, hard and soft landscaping, including a new riverside walkway to the River Dodder along the eastern and south-eastern site boundary with a proposed entrance off Clonskeagh Bridge and through the application site; • The proposal includes two vehicular and pedestrian entrances from Clonskeagh Road and associated public realm works (which includes alterations to the existing footpaths / public road external to the planning application site boundary which will be subject to agreement with the Planning Authority), internal vehicular and pedestrian routes and ramped access to the lower ground / basement level, and boundary treatments; and • The associated site development and infrastructural works will include foul and surface water drainage, lighting and all associated site development and infrastructural works. <p>A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application</p>		
3776/21	<p>Planning permission for retention, upgrading and refurbishment of the existing 4 storey building and its change of use (including an extended basement) from retail/office to tourist hostel accommodation and associated ancillary facilities. The proposal will involve the demolition of the rear 2 storey annex building and replacement with a 9 storey building with additional roof plant structure to accommodate a 35 bedroom hostel with a basement consisting of a restaurant bar, kitchen and utilities and a ground floor consisting of reception, lobby area and bedroom accommodation with further accommodation on upper 8 floors. The proposal will include drainage works and all associated site development works.</p>	Additional Information	04/01/2022
3803/21	<p>PROTECTED STRUCTURE: Permission for development at this site, which contains a Protected Structure known as Manresa House. The proposed development will consist of:</p> <p>1) a new single storey, flat-roofed building located to the northeast of the protected structure, to provide for new reception, dining, cooking and associated ancillary spaces, with rooflights, solar panels and part sedum roof;</p>	Granted	17/02/2022

	<p>2) a new single-storey, flat-roofed open loggia structure forming a covered route from the existing Retreat Building to the proposed new building;</p> <p>3) associated hard landscaping, including new terrace and external steps, 2no. disabled parking bays, and extensive planting works to the courtyard;</p> <p>4) landscaping works, including the provision of 36 no. car-parking spaces, new planting to the west lawn and the formation of a new stormwater attenuation pond: and</p> <p>5) the removal of an existing single-storey, pitched roof timber structure.</p>		
3886/21	<p>Permission for development of an Integrated Care Facility on the existing Healthcare Campus at Clonskeagh Hospital, Clonskeagh Road, Dublin 6. The development will consist of:</p> <ol style="list-style-type: none"> 1. The construction of a 402 sq metre single storey modular type building, ramps, hard standings and associated works. 2. The reconfiguration of existing parking and provision of 4 additional parking spaces to serve the facility. 3. All associated drainage, site development and landscaping works. 	Granted	04/03/2022
3888/21	<p>The development will consist of the construction of pipeline insulation joint replacement, comprising: site set-up, excavation works, the provision of temporary supports on the pipeline, degassing and purging of the pipeline, cutting and removing of the insulation joint, welding the new insulation joint in place and subsequent testing and commissioning of the new insulation joint. The works area will be reinstated following the proposed works. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application.</p>	Granted	29/03/2022
3895/21	<p>The proposed development comprises the construction of a new 10 bed Intensive Care Unit (ICU) at the western end of the hospital campus, adjacent to the existing Clinical Services building, on a c.0.2217 ha site; this connectivity is required to link into the existing ICU service and theatres. The proposed works include the construction of a new 3 storey building, to an overall height of 24.163 m ODM. Level 01 will comprise of 10 ICU bedrooms and clinical support accommodation and Level 02 will comprise of office accommodation, staff support spaces and plantroom spaces. These two floors are elevated above Level 00/ ground floor level, which comprises lift shafts, a fire evacuation stair and lobby and structural elements, creating an undercroft space for future expansion of the existing Emergency Department. Works also include a 71 sqm basement at Level -01; this basement will link into the existing Clinical Services building basement for utility services and deliveries. The project includes a connection to the stair of the existing Clinical Services building, to link the existing and new building, and amendments to the facade of the existing building where the proposed new building abuts. The total proposed new building floor area is approx. 2,047 sqm (1,881 sqm internal space & 166 sqm internal plantroom). The screened external spaces comprise of the 830 sqm undercroft expansion area at Level 00 and 20 sqm of external plant at Level 02. The development also comprises of modifications to the existing ambulance access route and arrivals area incorporating a dedicated blue light lane to the west of the proposed building and the re-configuration of the ambulance area to provide 4 no. ambulance parking set-down spaces; hard landscaping, roadways, paths, lighting and signage and all associated site works and diversions are also included.</p>	Granted	04/03/2022
3938/21 ABP-312829-22	<p>Planning permission for development on a 0.0107 Ha (107 sq m) site at the corner of Macken Street and Pearse Street. The site is bounded to the south by No. 109b Pearse Street and Pearse Street, to the east by Macken Street, to the north by No. 32a Macken Street, and to the west by No. 57 Pearse Square. The proposed development will principally consist of the demolition of a single storey warehouse (96 sq m) and the construction of a 3 No. Storey live-work unit (216.4 sq m) providing office space at ground</p>	Granted	28/01/2022

	(83.4 sq m) and first floor level (76.1 sq m) and a studio apartment at the second-floor level (56.9 sq m). This development will also include a mural on the western elevation, a westerly facing balcony, bicycle parking, a bin store, hard and soft landscaping and all other associated site works above and below ground.		
4051/21	The development is an amendment to the permitted development under DCC Reg Ref 4477/19. The alterations will consist of the following: Increase in the number of units over permitted number by 8 no. units to 46 no. units comprising: 19 no. 1-bedroom, 24 no. 2-bedroom and 3 no. 3-bedroom apartments with associated north/ south/ east/ west facing balconies/terraces. The provision of an additional storey to block A by lowering the ground floor to level with the street and increase in height by c. 1.5m. Block A is now up to 6 storeys in height and will have 31 no. apartments (an increase of 6 no. above permitted). Alteration to Block B resulting in an overall reduction in height by c. 1.4m. Block B remains up to 4 storeys in height and will have 15no. apartments (an increase of 2 no. above permitted). Increase in the length of Block A by c. 6m removal of the basement and replacement with undercroft parking, with communal open space above. Alteration to the number of car parking to provide 17 no. car parking spaces at undercroft level along with 4 no. motorcycle and 182 no. cycle parking spaces. Relocation of the ESB substation. All associated site development works, services provision, bin stores, plant stores, open space, vehicular/pedestrian access, landscaping and boundary treatment works.	Additional Information	11/02/2022
4131/21	PROTECTED STRUCTURE: Planning permission for development along the St. Stephen's Green and York Street elevations of our building at 123 St. Stephen's Green, Dublin 2 (within the curtilage of a protected structure-R.P.S. ref:7815). Development comprising specialist conservation and restoration to the east (front) facade to St. Stephen's Green and the historic elevations to the south (left) facade to York St. along with the recovering of the historic roofs to the Royal College of Surgeons in Ireland (a protected structure), 123 St. Stephen's Green, Dublin 2. Development works will consist of the cleaning, repair, and repointing of all stonework and statutory, including renewal/replacement of previous cementitious repairs in matching stone and installation of lead flashings; conservation of all windows and main St. Stephen's Green entrance door, including reinstatement of original glazing bar pattern to St. Stephen's Green elevation windows; conservation and repair of the decorative ironwork railings; repair and re-slating of the historic roofs, replacement of existing modern rooflights/ lanterns, and renewal of all lead and copper coverings, linings, and flashings; and all associated site works. The proposed works are intended to reinstate the original character of the building in compliance with good conservation practice.	Granted	05/04/2022
3020/22	<ol style="list-style-type: none"> 1. The change of use of 3 No. existing office units at ground floor level from office use to use as to 3 No. 2 Bedroom Apart- Hotel Units; 2. Incorporation of the proposed 3 No. 2-Bedroom Apart- Hotel Units into the existing adjoining Premier Suites Apart- Hotel ; 3. Infill of 3No. existing external recessed terraces to the rear of the units at Ground Floor Level and incorporation within the proposed 3 No. Apart- Hotel guest suite units; 4 All associated alterations to the rear facade of the building at ground floor level; & 5. All ancillary internal alterations , site development works and services. 	Granted	21/04/2022

<p>3028/22</p>	<p>The site is bounded by the Luas Green Line to the north-east and east; 'Harcourt Green' residential development to the north-west; 'Charlemont Exchange' to the west and Charlemont Place and the Grand Canal to the south.</p> <p>The development will consist of modifications to permissions DCC Reg.Ref.: 2209/16 / ABP PL29S.246976; 4804/19 / ABP PL29S.306822; 3622/19 and 2661/18; and to the existing hotel as follows:</p> <ul style="list-style-type: none"> -Change of use of ground floor area of the permitted, rear (northern) hotel block from meeting rooms (and ancillary areas) to 16 no. additional hotel bedrooms, with associated changes to circulation and ancillary areas. -Omission of permitted single-storey circulation area, between the existing block and permitted rear block with overall reduction in floor area of permitted ground floor by c. 226 sq.m. -Relocation and redesign of permitted lifts and ancillary areas at ground floor to 6th floors of the rear permitted block, redesign of permitted corridor link between blocks at 1st floor, and provision of new corridor links between blocks at 2nd to 5th floors, with associated alterations to existing/ permitted bedrooms resulting in a net increase of 2 additional hotel bedrooms at upper floors. -The total number of hotel bedrooms as a result of the above changes will increase to 313 (an increase of 18 no. hotel bedrooms from that previously permitted/ existing (295 no.)). -Provision of additional laundry room at basement level with reconfiguration/ relocation of car and cycle parking (74 no. car parking spaces in total provided) and permitted plant room/ ancillary areas. -All associated internal and elevational alterations, site and services works. -No changes are being proposed to the permitted heights of the hotel building. -The remainder of development to be carried out in accordance with permissions DCC Reg. Ref.: 2209/16 / ABP PL29S.246976; 4804/19 / ABP PL29S.306822; 3622/19; and 2661/18. 	<p>Granted</p>	<p>25/04/2022</p>
<p>3040/22</p>	<p>Fitzwilliam Real Estate Developments Ltd intends to apply for permission for development at this site of c.0.568 hectares at: No. 97 Middle Abbey Street, Dublin 1; 16/17 Prince's Street North, Dublin 1; the area previously known as Nos. 19/25 Prince's Street North, Dublin 1; the 'Arnotts' Car Park', with an address of Nos. 98-101 Middle Abbey Street, Dublin 1 and the associated roof of the car park over Arnotts Store at Nos. 102-107 Middle Abbey Street, Dublin 1; Nos. 2-3, 4 and 4A Proby's Lane, Dublin 1; and Nos. 7/7A and 8 Liffey Street Upper, Dublin 1.</p> <p>The proposed development will consist of the development of a Build-To-Rent residential development consisting of the: demolition of the existing 3 No. storey Eircom structure to the rear of No. 97 Middle Abbey Street (c. 2,201 sq m); decommissioning and demolition of the top three open-air levels of the Arnotts' Car Park (resulting in the removal of 145 No. car parking spaces, with 225 No. car parking spaces remaining); development of a 12 No. storey over basement element fronting William's Lane, a 5 No. storey element above Arnotts' Car Park, and 2 No. storey element above Arnotts Store, to provide 155 No. apartments (56 No. studio units; 85 No. 1-bed units; and 14 No. 2-bed units). The development also provides for hard and soft landscaping including the provision of: a landscaped public plaza (including bicycle parking) along the William's Lane frontage; a landscaped communal courtyard as well as a communal terrace and private terraces on the southern elevation all at Sixth Floor Level; a landscaped communal courtyard as well as private terraces at the southern elevation, communal terraces at the southern elevation and part of the western elevation, and outdoor exercise area and basketball court at the northern elevation all at Seventh Floor Level; and terraces on the eastern and western elevations of the Eleventh Floor Level. Private open space in the form of terraces are also</p>	<p>Additional Information</p>	<p>08/03/2022</p>

	<p>provided on the east-facing, west-facing and south-facing elevations of the two courtyards at Sixth and Seventh Floor Levels. Juliette balconies are also proposed on the eastern, western, southern elevations as well as the east-facing, west-facing and south-facing elevations of the two courtyards. Pedestrian access to this part of the development will be provided via William's Lane.</p> <p>Additional proposed works include the provision of: communal residential amenities (c. 459 sq m) (including co-working space, toilets, multimedia room, gyms and exercise studios, dog-washing room, private dining, storage hire, multi-purpose space and communal lounge); residential support facilities (c. 471 sqm) (including entrance foyer and concierge, post room, bicycle storage and bicycle repair station, maintenance rooms / management stores, general storage and bin store); communal amenity open spaces; a substation and a switchroom (c. 30 sq m); water tank and sprinkler rooms (c. 117 sq m); Sustainable Urban Drainage systems (including green roofs and attenuation tanks (c. 121 sq m); and plant at Basement Level. The total gross floor area of this part of the development is c. 12,766 sq m..</p> <p>The development will also consist of the following works to No. 97 Middle Abbey Street comprising the demolition of part of the existing basement (c. 16 sq m) and the existing rear extensions (Second and Third Floor Levels) (c. 11 sq m); change of use of the Basement Floor Level from retail (storage) to café (storage) (c. 112 sq m); continued use of the Ground Floor Level as a café (c. 89 sq m); change of use of the First, Second, Third and Fourth Floor Levels to provide 4 No. Build-To-Rent studio apartment units (one on each level) (which will be operationally linked to the 155 No. apartments scheme); and associated internal and external alterations to the building. Pedestrian access to this part of the development will be provided via Middle Abbey Street. The total gross floor area of this part of the development is c. 423 sq m.</p> <p>The development will also consist of: associated lighting; associated signage; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).</p> <p>The development will consist of the extension of the opening hours of the existing multi-storey car park ('Arnotts' Car Park) from its current operating hours of: Monday - Wednesday (07:00 - 20:00); Thursday (07:00 - 21:00); Friday - Saturday (07:00- 20:00); and Sunday (09:00 - 20:00) to the operation of the car park on a 24 hours per day, 7 days per week basis for temporary period of 5 years.</p>		
<p>3051/22</p>	<p>The development will consist of amendments to previously granted planning application no 3327/20 comprising: addition of setback penthouse level/fifth storey containing 1no. 2 bed apartment (81.7sqm) to four storey building (as approved under ref 3327/20), internal modifications to common stairwell at third floor and alterations to elevations to accommodate the re-design and addition of fifth storey.</p>	<p>Granted</p>	<p>09/03/2022</p>
<p>3054/22</p>	<p>PROTECTED STRUCTURE: Permission for a proposed mixed-use development, 'Dublin Arch', on a site (2.86 ha) adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6.</p> <p>The proposed development relates to work to a Protected Structure (RPS Ref. No. 130).</p> <p>The development will consist of:</p>	<p>Additional Information</p>	<p>09/03/2022</p>

	<p>(i) The construction of 4 no. office blocks (B1, B2, B3 and B4) 12 to 16 storeys in height including landscaped areas in the form of gardens at podium level and landscaped terraces at upper levels (combined 3,365 sq.m) with a cumulative gross floor area of 52,509 sq.m comprising of:</p> <ul style="list-style-type: none"> a) Block B1 (max. building height 58.725 m, total gross internal floor area 11,860 sq.m of office); b) Block B2 (max. building height 58.725 m, total gross internal floor area 11,902 sq.m of office); c) Block B3 (max. building height 54.725 m, total gross internal floor area 10,147 sq.m of office); d) Block B4 (max. building height 69.925 m, total gross internal floor area 18,600 sq.m) <p>(ii) The construction of 187 no. Built-to-Rent (BTR) apartments and associated supporting tenant support facilities, services and amenities in 2 no. blocks (C and D1/D2) with a cumulative gross floor area of 19,836 sq.m;</p> <ul style="list-style-type: none"> a) Block C (6,522 sq.m) comprising 62 apartments (10 no. studio; 14 no. 1-bed; 35 no. 2-bed and 3 no. 3-bed units) in a block 5 to 11 storeys in height (max. building height 39.5 m) and supporting tenant facilities and amenities (combined 68 sq.m); b) Block D1/D2 (13,314 sq.m) comprising 125 apartments (40 no. studio; 30 no. 1-bed; and 55 no. 2-bed) in a block 5 to 15 storeys in height (max. building height 53.392 m) and supporting tenant facilities and amenities (combined 420 sq.m); <p>(iii) residential communal amenity open space across Block C and D1/D2 in the form of courtyards and landscaped terraces at upper floor levels (combined 2,695 sq.m) and other private open spaces;</p> <p>(iv) 7,380 sq.m of public open space (5,930 sq.m at street level, and 1,450 sq.m at upper level) including a central public plaza and other open spaces located throughout the development;</p> <p>(v) two-storey covered car parking at ground level (the lowest level is +0.0 AOD) under blocks B2, B3, B4 and C of 7,027 sq.m with 206 no. car parking spaces;</p> <p>(vi) a total of 1,047 bicycle parking spaces distributed as follows:</p> <ul style="list-style-type: none"> a) 283 no. secure long-term bicycle parking spaces for residents and 96 no. secure short-term bicycle parking spaces for apartment visitors distributed across 2 no. bike storage rooms at street level in Block C and Block D1/D2; b) 554 no. secure bicycle parking spaces to serve the office element of the development in 1 no. bike storage room at street level in Block B1; and c) 114 no. bicycle parking spaces for public use at street level distributed across the development, including spaces within a covered bike hub; <p>(vii) 4 no. retail units at street level (combined 468 sq.m) distributed in Block B4 (1 no. retail unit) Block C (1 no. retail unit) and Block D1/D2 (2 no. retail units), and 2 no. community units (combined 640 sq.m) at street level in Block D1/D2;</p> <p>(viii) modifications to a portion of a Protected Structure (RPS No. 130), specifically the wall fronting Oriel Street Upper to facilitate:</p> <ul style="list-style-type: none"> a) the development of a new pedestrian entrance to the site; b) the development of a vehicular entrance to the proposed car parking area; and c) the development of a service/ emergency vehicular access only ramp to serve CIE's transport needs at Connolly Station; <p>(ix) decommissioning and removal of existing telecommunication masts and removal of all existing structures on site including portacabins and ancillary storage containers;</p> <p>(x) the construction of 7 no. electricity substations, plant rooms, 4 no. waste storage area within the proposed blocks and car parking, and solar panels located on the roofs of proposed office blocks; and</p> <p>(xi) all ancillary site development works, including drainage, landscaping and lighting.</p>		
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<p>3150/22 ABP-313366-22</p>	<p>Planning permission for amendments to the permitted development, Reg. Ref.: 2682/20 ABP Ref.: PL29S.309217, at the site of the former Dublin Institute of Technology / Technological University Dublin (TUD) site, Kevin Street Lower, Dublin 8. The site is bound by Kevin Street Lower to the north, Church Lane South, Liberty Lane and St. Kevin's Park to the east, Camden Row to the south and New Bride Street to the west. The former buildings on the site have been demolished under Reg. Ref: 2682/20 / ABP Ref.: PL29S.309217. The application site includes part of the Kevin Street Library site.</p> <p>The proposed amendments relate primarily to the Build to Rent residential Blocks D and E of the permitted scheme and comprise of the following:</p> <ul style="list-style-type: none"> • Provision of 2 additional floors to Block D (increasing the permitted block by 3.80m in building height from a part 4 to part 14 storey building over lower ground levels to a part 4 to part 16 storeys building over lower ground levels) and 1 additional floor to Block E (increasing the permitted block by 2.85m in building height from a part 1 to part 10 storey building over lower ground levels, to a part 1 to part 11 storey building over lower ground levels); • The proposed alterations result in the provision of 27 additional Build to Rent residential units (increase from 299 to 326) and a further rationalisation of the blocks, comprising of the following: <ul style="list-style-type: none"> o Block D - Provision of 26 additional units, increasing the number of Build to Rent units in Block D from 181 to 207, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 60 no. studios, 129 no. 1 beds and 18 no. 2 beds). Reduction in area and relocation of the external communal roof terrace at 12th floor level to 13th floor level (106 sq.m) and provision of 1 no. additional external communal roof terrace at 14th floor level (105 sq.m). The balcony arrangement is altered, including the provision of additional balconies on the eastern and western elevations. Alterations to the facades and elevation materials associated with the above. o Block E - Provision of 1 additional unit increasing the number of Build to Rent units in Block E from 118 to 119, along with minor alterations to the layout at ground floor and upper floors, resulting in the reconfiguration of the overall unit mix and unit types (comprising in total 65 no. studio units, 27 no. 1 bedroom units and 27 no. 2 bedroom units). Alterations to the creche on the ground floor including a reduction in floor space (to 254 sq.m), relocation of the ESB substation and provision of 1 no. additional external communal roof terrace at 8th floor level (380 sq.m). The balcony arrangement is altered, including the provision of additional balconies on the western elevations. Alterations to the facades and elevation materials associated with the above. o Alterations to the ancillary resident amenities and support facilities for the BTR residential units including minor alterations to the Wi-Fi lounge, information point and community lounge at the ground floor of Block D, a reduction in the Park Lounge resident amenity space at 4th floor level of Block D, the addition of a new Park Lounge resident amenity space at 5th floor level of Block D and alterations to the gym and billiards room and the provision of an additional storage room at lower ground mezzanine level; • Alterations to the lower ground level, comprising a reduction of 2 no. residential car parking spaces (from 61 to 59 no. spaces for the residential units), and a reduction in the depth/levels (by 800mm); Other associated alterations including to the hard and soft landscaping areas, PV panels at roof level, to the plant rooms and block cores, to plant areas at roof level and provision of additional bicycle spaces at lower ground level; • All associated site and development works. 	<p>Granted</p>	<p>23/03/2022</p>
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DSDZ3191/22	<p>Planning permission for the development at this site at Block D, Capital Dock, 1 Jessop Lane, Benson Street and Green Street East, Dublin 2. Otherwise bounded generally by the permitted Capital Dock development (Reg. Ref. DSDZ2546/15) to the east 78 Sir John Rogerson's Quay to the north, Benson Street to the west and Green Street East to the south. For development comprising the proposed change of use of the existing contained concourse area that extends along the northern edge of the permitted ground floor crèche unit in Block D, to use as an outdoor play area (c. 23.6 sq.m) ancillary to the creche. Associated site works include the provision of c1.65m high timber security fence on top of the existing low concrete wall and a timber gate for access. Finished height of wall and fence perimeter shall be 2.1m in height. This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	Granted	28/03/2022
3200/22	<p>Planning permission for development at Holiday Inn Express (Formerly known as Findlater House), 28-32 O'Connell Street Upper and Cathal Brugha Street / Findlater Place, Dublin 1. The application site is located on the junction of O'Connell Street Upper, Findlater Place and Cathal Brugha Street, Dublin 1. The subject site is located within the O'Connell Street Architectural Conservation Area.</p> <p>The proposed development will consist of alterations and provision of an extension (comprising 7 storeys over basement) to the existing / permitted 8 storey hotel building (an additional eighth storey, permitted under Reg. Ref.: 2084/18 & ABP Ref.: 301378-18, and a fire fighting shaft, permitted under Reg. Ref.: 2850/19, have yet to be implemented).</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> • Alterations to the existing basement level involving the omission of the existing car parking spaces and access ramp to provide 9 no. hotel rooms, plant, bin store and ancillary back of house areas; • The demolition of c. 355 sq.m of existing hotel floorspace and external ancillary structures within the existing courtyard and alterations to the existing bar/restaurant at ground floor level, and provision of a proposed extension including an additional 9 no. hotel rooms at ground floor level. It is also proposed to provide 34 no. cycle spaces at ground floor level; • A proposed seven storey extension (located within the existing courtyard to the rear of the site) from basement to 6th floor level to provide for an additional 103 no. hotel rooms; • Alterations to existing hotel rooms and removal of 6 no. rooms from first to sixth floor level to provide access to stair/lift cores and the proposed extension; • The proposed development will increase the total number of existing / permitted hotel rooms from 214 no. to 311 no. rooms, i.e. a net increase of 97 no. hotel rooms, and will increase the overall gross floor area from c. 10,880 sq.m to c. 13,490 sq.m.; and • The proposed development also includes for the decommissioning of an existing ESB substation and provision of a new ESB sub-station at ground floor level, and all associated and ancillary works. 	Additional Information	29/03/2022
3224/22	<p>Planning permission for the demolition of the existing disused single storey building and the construction of a 4-storey building to accommodate 4no. studios, 2no. 2 bed apartments and 1no. 2 bed duplex apartment, going to number of 7 no. units in total. All with associated bin and bicycle store, landscaping, balconies, site development works and drainage at no. 8A Henrietta Lane, Dublin 1.</p>	Additional Information	01/04/2022

3270/22	Construction of a new electrical substation and switch room to the rear of the site, relocation of the existing electrical sub station and switch room (43m2) from existing basement level to the new location at the rear of the site, a change of use of the existing substation area to hotel use, provision of a new entrance door and glazed screen, provision of a new internal stairs to basement level directly from Fleet Street, repositioning of existing signage and all associated site works.	Granted	07/04/2022
3283/22	The development will consist of the demolition of the existing single storey commercial premises and the construction of a two to four-storey apartment block with the upper floors set back, to provide for 13 no. apartments (1 no. studio, 7 no. 1-bed/2-person apartments, 1x 2-bed/3-person apartment and 4 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, a separate access to Unit 4 from Blythe Avenue, associated internal refuse and storage for 34 no. bikes at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.	Additional Information	12/04/2022
3303/22	Permission for development to amend a previously permitted hotel scheme (Dublin City Council Reg. Ref. 2245/16 & An Bord Pleanala Ref. PL29S. 246463; as extended by Dublin City Council Reg. Ref. 2245/16/X1; and as amended by Dublin City Council Reg. Ref. 4264/18 & An Bord Pleanala Ref. ABP-303942-19) at a 0.138 ha site at Nos. 16-18 Pembroke Street Lower and Windsor Place, Dublin 2, D02 EC63. The site is principally bounded to the: northwest by buildings on Windsor Place; northeast by No. 15 Pembroke Street Lower and buildings on Mackies Place, and Windsor Place; southeast by Pembroke Street Lower; and southwest by Nos. 51-52 Fitzwilliam Square West, Dublin 2. The proposed development, which provides for alterations to the permitted hotel development with related hotel facilities including restaurant, public bar, reception and seating areas, storage, administration and staff facilities, other hotel-related back -of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking, will consist of: demolition of the front (southeast) facade and the construction of a new front (southeast) facade to include juliet balconies and revised pedestrian entrances; demolition of the remaining existing floor plates from Basement Level to Fourth Floor (1,305 sq m) previously to be retained and the construction of replacement floor area (1,305 sq m) from Basement Level to Fourth Floor with revised finished floor levels; further revisions to floor plates including the: extension (15 sq m) to the southeast and the provision of a new lightwell (29 sq m reduction in floor area) at Basement Level, provision of a lightwell and courtyard (44 sq m reduction in area) at Lower Ground Floor Level, alterations to entrance (resulting in a 7 sq m reduction in area) at Ground Floor Level, extension to provide a full floor (189sq m) and further recess at the southeast facade of the rear block (reduction of 2 sq m) at Mezzanine Level, further recess at the southeast facade of the rear block (reduction of 2 sq m) at both First and Second Floor Levels, the floor area of the permitted Third and Fourth Floor Levels to remain unaltered; alterations to internal layouts at Basement Level to replace meeting rooms and a hotel gym with additional hotel bedrooms and at Lower Ground Floor Levels to replace part of the dining room/bar, circulation and back of house areas with additional hotel bedrooms; and internal alterations to the layout of the Ground Floor Level reception, lobby and cafe/bar. The proposed development will result in the net increase in floor area of 118 sq m and 23 No. additional hotel bedrooms, resulting in a 6 storey (including a roof level store room) over basement and lower ground floor level hotel building with 125 No. bedrooms and a total gross floor area of 5, 638 sq m. The proposed development also consists of associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).	Granted	13/04/2022

3331/22	Permission for development to amend a previously permitted 153 No. bedroom hotel (Reg. Ref. 2701/16; ABP Ref. 247947-17, as amended by Reg. Ref. 3157/18, Reg. Ref. 4326/19, Reg. Ref. 2811/20, Reg. ref. 4376/19; ABP Ref. 306573-20) on this site of c.909 sq.m at No. 21 Ship Street Great, Dublin 8. The development will consist of amendments to the permitted roof level of the permitted hotel development and comprising: a) Inclusion of solar panels at roof level; b) Adjustment of heights to the 2. no lift overruns at roof level. The overall footprint and gross floor area of the building will remain unchanged.	Granted	14/04/2022
3116/22	Planning permission for the development will consist of the construction of a two-storey archive storage and office building with c.765 sq. of combined floorspace provided including the following : (i) a reception area, an oratory, an archive storage room, research reading room, offices, storage rooms, staff canteen, toilets, shower, passenger lift, audio room and ancillary space; (ii) rooflights, photovoltaic panels and lift over-run at roof level; (iii) 9 no. parallel car parking bays along the existing roadway with the existing fence relocated to the site boundary and 15 no. new cycle parking spaces; (iv) residual car parking, hard and soft landscaping, heat pump and all associated site development works.	Pending	Decision Due 18/05/2022
3386/22	The development will consist of the demolition of the existing 5-storey office/residential building on site (the total area for demolition is 2,910 sq.m.) and the construction of a new residential scheme on 11 floors at a height of 42.1m above ground level over an existing and extended basement. The residential development will comprise 20 no. 3-bed units all with winter gardens, communal roof garden and winter garden, terraces at fifth and seventh floors, residential amenity space at ground floor including meeting room, concierge and gym. 20 no. car parking spaces including 2 no. wheelchair accessible spaces at basement level, as well as 1 no. motorcycle space and 22 no. bicycle spaces and bin store. A further 6 no. bicycle spaces will be provided at ground floor level. The development will be served via the existing vehicular access point from Eglinton Road which will be widened, along with a new pedestrian entrance from Eglinton Road. The associated site and infrastructural works include provision for water services, foul and surface water drainage and connections, all landscape works, boundary treatment and electrical services including an ESB minipillar and all associated works above and below ground. The site is located within a Conservation Area.	Additional Information	22/04/2022
3398/22	Permission to install a 1.42m x 0.51m x 1.8m (LxWxH) above ground enclosure, to house a new natural gas District Regulating Installation including a 3m high 'lamp post' style relief vent stack with all ancillary services and associated site works to replace the existing below ground natural gas regulating unit.	Granted	22/04/2022
PWSDZ3406/22	<p>Permission for development for a mixed use development (Referred to as Phase1B) on this site of 15.06 hectares including lands known as the Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily, but not exclusively, on a net site area of 0.76 hectares (identified as within the A3 Lands) in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019).</p> <p>The overall site is bounded to the north-west by Sean Moore Road, to the north-east by South Bank Road, to the south-east by Dublin Port lands and Dublin Bay, and to the south-west by Sean Moore Park.</p> <p>The overall site subsumes the 4.3 hectares site of the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year permission) on 28 January 2020, permitting: streets,</p>	Additional Information	26/04/2022

	<p>transportation, water services and utilities' infrastructure; public realm and public amenity spaces; and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme.</p> <p>The overall site is also the subject of an application for planning permission (Phase 1 RFI Scheme) (PWSDZ3207/21) which relates to the development on a site area of some 4.46 hectares and proposes 570 No. apartments within a mixed-use development (53,032 sq m), as well as the Multi-Modal Transport Hub (232 sq m) and the Meanwhile Use 'Cultural Hub' (1,364 sq m). The Phase 1 RFI Scheme is located directly adjacent to the proposed Phase 1B development within the overall site. Access and servicing of the proposed Phase 1B development will be by way of the central boulevard and adjoining side street as included in the Phase 1 RFI Scheme application for planning permission (PWSDZ3207/21) which also seeks to amend the infrastructure permission (Parent Permission) (Reg. Ref. PWSDZ3270/19) amongst other things.</p> <p>The proposed Phase 1B development will consist of: amendment to Permission Register Reference PWSDZ3270/19 in those areas where the net site of 0.76 hectares overlaps with the boundaries of the earlier 4.3 hectare infrastructure permission (including amendments to the permitted vehicular and basement access point, materials, urban tree locations and landscaping, and changes in level for the permitted streets, village green and public realm and public amenity spaces); and the construction of a residential and mixed-use scheme comprising a floor area of 43,944 sq m (37,020 sq m above basement, together with a basement/undercroft area of 6,924 sq m, comprising 1 No. block (identified as Block L) to provide: 356 No. apartment units and associated residential amenity facilities; ground floor retail unit; together with associated infrastructural works on the overall site.</p> <p>The 356 No. apartment units will consist of: 264 No. apartment units; 55 No. affordable housing apartments; and 37 No. social housing apartments. (The social and affordable housing is provided in accordance with Objective H7 of the Planning Scheme.)</p> <p>The proposed Phase 1B development will consist of:</p> <ul style="list-style-type: none"> • The building will range in height from 5 – 18 storeys over basement/undercroft to provide 356 No. apartment units (with balconies/terraces to be provided on all elevations at all levels for each residential block, consisting of: 89 No. 1-bedroom units (2no. studio 1-bedroom 1 person and 87 no. 1-bedroom 2 persons); 213 No. 2-bedroom units; and 54 No. 3-bedroom units (for the avoidance of doubt, Section 11.5.1 of the Planning Scheme clarifies the description of 'height' in Figure 11.3 to be taken from the constructed ground floor level; references to 'basement' and 'undercroft', respectively, are interchangeable given the changes in level across the site); • The provision of 844 sq m of residential amenity facilities (to include a lounge, meeting area, and other private amenities); • Retail space located at the ground floor (310 sq m); • A total of 69 No. car parking spaces (incl. 6 No. car share spaces) located at basement level with vehicular access from the street level along the north-western elevation and the new adjacent side street, and the provision of 11 No. on-street car parking spaces (incl. 2 No. EV on-street car parking spaces) (Note the 11 No. on-street car parking spaces is inclusive of 2 No. on-street car parking spaces proposed as part of the Phase 1 Residential application for planning permission (PWSDZ3207/21)); 		
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	<ul style="list-style-type: none"> • Provision of 610 No. bicycle parking spaces (550 No. long-stay standard bicycle parking spaces located at basement level); 38 No. short-stay standard bicycle parking spaces located at surface level; 17 No. cargo bicycle parking spaces located at basement level; and 5 No. cargo bicycle parking spaces located at surface level); • plant rooms and resident storage spaces located at basement level; • Landscaped open spaces to comprise c.2441 sq m of residential communal courtyards (incl. children’s play areas), and roof terraces (6th, 8th, 10th & 17th Floors); and • 1 No. ESB double substation and associated LV switch rooms located at ground floor along the south elevation. <p>The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, tree planting, interim site hoarding, public lighting, green roofs, commercial and residential waste facilities, piped site wide services and all ancillary works and services necessary to facilitate construction and operation.</p> <p>This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).</p>		
<p>3412/22</p>	<p>PROTECTED STRUCTURE: Slievocourt DAC, intend to apply for planning permission for development at a c. 0.5409 hectare site generally bound by Charlemont Street to the east, Harcourt Road to the north and Richmond Street South to the west, including 2,3,4,5,6,7 and 8 Charlemont Street; 16, 17, 18, 19/20, 21/22 (including laneway) and 23 Harcourt Road; vacant site to the corner of Harcourt Road and Richmond Street South (formerly 24 Harcourt Road and 1-2 Richmond Street South); 3,4,5,6-7,7b (now demolished) and 7a (now demolished) Richmond Street South, existing gym facility located between Charlemont Street and Richmond Street South accessed from a laneway south of 7A Richmond Street South (Richmond Villas); and all associated structures and curtilage to properties listed, Dublin 2. The site is generally north of the 'Charlemont Square' site currently under development.</p> <p>The application site contains four Protected Structures: 5 Charlemont Street (RPS Ref. 1350); 6 Charlemont Street (RPS Ref. 1351); 7 Charlemont Street (RPS Ref. 1352); and 8 Charlemont Street (RPS Ref. 1353).</p> <p>The development consists of the following:</p> <ul style="list-style-type: none"> (i) The provision of a new building of up to 10 storeys, with set backs at various levels over two levels of basement (29,764 sq. m GFA offices; 6,700sq. GFA basements and 121 sq. m GFA retail/café/restaurant unit); (ii) Change of use of 7 and 8 Charlemont Street to office use (975 sq.m GFA); (iii) Change of use of 5 and 6 Charlemont Street to café and ancillary use (134 sq.m and 163 sq.m GFA respectively); (iv) Conservation works to 5,6,7 and 8 Charlemont Street including removal of non-original features, repairs, refurbishment and reinstatements as set out in detail in the conservation documentation submitted with the application; (v) The proposal includes accessible terraces to all elevations; (vi) Signage is proposed to Charlemont Street, Harcourt Road and Richmond Street South; (vii) The proposal includes the demolition of all existing structures and associated structures on site with the exception of the main buildings for 5,6,7 and 8 Charlemont Street (4,961 sq.m GFA demolitions overall); 	<p>Additional Information</p>	<p>26/04/2022</p>

	<p>(viii) New pedestrian and plaza area to rear of 5,6,7 and 8 Charlemont Street with access north of 5 Charlemont Street and linking to new street south of the development, part of which is included in the Charlemont Square development;</p> <p>(ix) Retail/Café/Restaurant unit fronting Charlemont Street and new pedestrian area north of 5 Charlemont Street (121 sq.m GFA);</p> <p>(x) Vehicular access to the basement is provided from Richmond Street South;</p> <p>(xi) Public realm upgrades to Charlemont Street, Harcourt Road, South Richmond Street and laneway south of 7A Richmond Street South, to include public art feature;</p> <p>(xii) The provision of 110 no. car parking spaces and 384 bicycle parking spaces internally and 22 visitor bicycle parking spaces;</p> <p>(xiii) Removal of existing private parking spaces to Charlemont Street and provision of set down area;</p> <p>(xiv) All ancillary and associated site development, demolition works, site clearance, landscaping, substations, infrastructural works, hoarding during construction, provision of plant at basement and roof levels including photovoltaic panels;</p> <p>(xv) The overall new build development consists of a total 36,585 sq. m GFA and the area of retained buildings consists a total 1,272sq.m.</p>		
<p>3434/22</p>	<p>The development will consist of a free standing single storey ESB sub-station and MV switch room (approx. 63 sq m) to the side boundary of the site, (northern boundary) and all associated site works.</p>	<p>Granted</p>	<p>28/04/2022</p>
<p>3457/22</p>	<p>Planning permission for development on lands (c. 0.0744 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The subject site is currently occupied by a two-storey unit with a café at ground floor and 1 no. apartment at first floor level at 49 Pleasants Street, 2 no. two-storey restaurant/café units at 50 and 51 Pleasants Street, a three-storey office building at Pleasants House and a two-storey former dwelling house, now in use as a commercial store, at 5 Pleasants Lane. The site is bounded by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the 'Camden Hotel' to the north.</p> <p>The development will consist of the demolition of existing structures on site and the construction of a five-storey over basement mixed use building (max. height 20.3m) comprising of office and retail/café/restaurant use (c. 3,518 sqm total GFA including basement of 564 sqm) with setbacks at 2nd & 4th floor levels.</p> <p>The proposed development will comprise:</p> <ul style="list-style-type: none"> • Demolition of the existing buildings including 1 no. apartment unit at first floor level of 49 Pleasants Street and associated structures on site c. 973.4 sqm GFA; • Construction of a five-storey (20.3m) over basement, mixed use building, consisting of retail/café/restaurant and office use with setbacks at 2nd and 4th floor levels on southern and western elevations; • Provision of 2,120 sqm of office space on each floor from basement to 4th floor level and provision of a retail/café/restaurant unit on ground floor and basement level (258 sqm); • The provision of 2 no. external terraces at 2nd floor level (11 sqm) and at 4th floor level (81.5 sqm) on the southern & western elevation; 	<p>Additional Information</p>	<p>29/04/2022</p>

	<ul style="list-style-type: none"> • The provision of plant at basement and roof level; • Provision of green roof at 4th floor and roof level; • Provision of ESB substation, switch room at ground floor level; • Provision of bicycle and electric scooter store to provide 38 no. bicycle spaces at basement level accessed via bike lift; • All ancillary works to facilitate the development. 		
3483/22	<p>The development will consist of 28 no. residential units (25 no. 1 bed, 3 no. 2 bed) in 2 no. apartment buildings ranging in height from 3-6 storeys (east block fronting Richmond Avenue 6 no. storeys, west block to rear of site 3 no. storeys). The east block provides 22 no. apartment units (22 no. 1 bed) and the west block provides 6 no. apartment units (3no. 1 bed, 3 no. 2 bed duplex). All units are intended to provide housing accommodation for the elderly. Access to the development will be from Richmond Avenue. This entrance will provide access and egress for pedestrians only to the development. The development also proposes approx 214 sq.m of communal open space, balconies/terraces associated with individual apartment units, associated secure bicycle and bin storage, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of approx 908.48 sq.m. The development proposes the demolition of approx 595 m2 of floorspace comprising single storey industrial units.</p>	Additional Information	29/04/2022
3496/22	<p>PROTECTED STRUCTURE: planning permission for development will consist of a single storey poolhall to accommodate a 5 lane 25 metre swimming pool, two communal changing rooms, entrance lobby, storage, sanitary facilities, ancillary accommodation, photovoltaic panels on the roof and associated plant and drainage infrastructure. Site works consist of a new paved forecourt with 4 car parking spaces, the widening of the existing service road and the erection of a new fence to the north of the proposed poolhall to replace existing. All works are situated within the curtilage of a protected structure, St. Michaels House. A natura impact statement has been prepared in respect of the proposed development.</p>	Granted	04/05/2022
3546/22	<p>The proposed development will consist of the demolition of the existing three-storey commercial building and the construction of a nine-storey over basement level mixed-use building consisting of 1 no. commercial unit (public house) at ground floor level and a total of 15 no. apartments over eight floors (3 no. studios, 8 no. one-bed units, 3 no. two-bed units and 1 no. 3-bed units) with balconies or terraces to the north, east and south elevations, and a communal roof level terrace area, all over a basement comprising 24 no. bicycle parking spaces, bin stores, plant room, and stores and ancillary service areas for the commercial unit/public house, signage to the east and south elevations and all associated site and engineering works necessary to facilitate the development. The site is bound by Sackville Place to the north and Marlborough Street to the east.</p>	Pending	Decision Due 10/05/2022
3594/22	<p>The development will consist of:</p> <ul style="list-style-type: none"> -The demolition of existing 5-storey, 4,105 sq.m structure on site (formerly known as Zurich House) and the construction of an 8-storey over basement office building of c. 19,154 sq.m. The building will contain a double height entrance reception area at ground floor and set back upper floors and terraces. -The basement access/ egress is via ramp from Ballsbridge Park. The basement will contain 44 no. car parking spaces, 3 no. of these are accessible, 276 no. bicycle parking spaces, 6 no. cargo/ non-standard bike spaces and 22 no. scooter spaces. Changing rooms/ showers, gym, bin stores, plant and attenuation tank are also contained within the basement. -Green roof, solar panels, ESB substation, landscaping works and a new service access road onto Ballsbridge Park at the north of the site are proposed to be incorporated into the scheme. 	Pending	Decision Due 18/05/2022

3617/22	<p>Permission for a 25m multi-user telecommunications structure in the form of a replica cypress tree carrying multi-technology equipment together with associated cabinets and sundry development, screened behind natural planting with access off an existing path.</p> <p>The development is required for the provision of enhanced mobile and data services to St Anne's Park and wider areas of Clontarf and Dollymount on Three Ireland and Vodafone's networks and also provide future accommodation for a third licensed operator as required.</p> <p>An AA Screening report is included as St Anne's Park is within the buffer zone of the Dublin Bay Biosphere Reserve.</p>	Pending	Decision Due 20/05/2022
3621/22	<p>Planning permission for the development will consist of the demolition of the 4 existing vacant shed units and the construction of 3 two-storey three-bedroom mews houses and 1 two-storey, two-bedroom mews house with existing access from Saint Brendan's Cottages including 2 off street carparking spaces.</p>	Pending	Decision Due 20/05/2022
3697/22	<p>Planning permission for the development will consist of:</p> <ul style="list-style-type: none"> • The construction of a two storey office extension (1046sq.m) over existing second floor (third storey) of Block A resulting in a 5 storey over basement building; • Provision of green roof on new fourth floor of Block A; • A setback at third floor level (fourth storey) to provide for an external roof terrace of 70sq.m; • Alterations to existing facade of Block A; • All ancillary and associated works to facilitate the development. 	Pending	Decision Due 02/06/2022
3744/22	<p>Outline permission for new four storey apartment block to the rear of 66 Clonliffe road, accessed from Tolka road, which will consist of 7 no. of 1 , 2 and 4 bed apartments.</p>	Pending	Decision Due 08/06/2022
3424/20 ABP-310694-21	<p>Development at a c. 0.056 ha site. The development comprises the refurbishment and extension of the existing buildings to provide a 9-no. storey development including hotel, restaurant and roof bar. The development will consist of: A. The removal of the roof of the 2-no. storey (over basement) building fronting Meetinghouse Lane and the interconnected 2 no. storey building to the rear (total floor area c. 647 sq.m); B. The refurbishment of the buildings including the removal of internal floors (238 sq.m) and walls to facilitate the core structure of the proposed development; C. The replacement of the roof at the interconnected 2 no. storey building to the rear and provision of new window openings at mezzanine level; D. The extension of the building fronting Meetinghouse Lane to provide a 9-no. storey (including mezzanine) hotel development comprising 65 no. bedrooms and licenced restaurant (c. 2,547 sq.m total floor area). E. Partial demolition of the western elevation fronting Meetinghouse Lane to provide new windows opening at and entrances and elevational treatment with canopy above hotel entrance and signage (2.2 sq.m) with additional signage at entrance arch at Meetinghouse Lane (2.6 sq.m); F. Publicly accessible enclosed glazed roof garden, licenced restaurant and bar (c. 271 sq.m) at top floor level; G. Reception, storage, kitchen and refuse store and WC at ground floor level, with management office, staff changing facilities and multipurpose meeting room at upper floors; H. Landscaped external courtyard (c. 123 sq.m) including 12 no. bicycle parking spaces. I. Provision of plant at basement, mezzanine and top floor levels and all associated site works, infrastructure and green roof. No works are proposed to the floorspace occupied by Evans Art Supplies.</p>	Granted	03/06/2021

<p>3409/20 ABP-309748-21</p>	<p>The proposed development consists of the demolition of an existing 2 storey industrial/office building (331 sq m) and the construction of a 4 and 5 story block of apartments totalling 772 sq m (including roof garden) on a site of 267 sq m consisting of 1 no. studio apartment; 5 no. 1 bedroom apartments; 3 no. 2 bedroom apartments; balconies on the rear elevation at 1st to 4th floor levels; 18 no bicycle spaces; all associated site works and utility connections.</p>	<p>Granted</p>	<p>12/10/2021</p>
<p>3381/20 ABP-310381-21</p>	<p>The development will consist of the demolition of the existing two residential buildings and construction of four storey with setback fifth storey apartment block at 189-190 Rathgar Road. The proposed development will comprise of 29 no. apartments with a unit mix of 4 no. studio units, 13 no. one bedroom units and 12 no. two bedroom units with a gross floor area of 2,367.19 sqm on a site of 0.1253 ha. The proposal includes: - The demolition of two no. storey residential buildings on site - No. 189 is divided into five apartments; - The construction of 29 no. apartments comprising of 4 no. studio units, 13 no. 1-bed units and 12 no. 2-bed units in an apartment block ranging in height from 4 to 5 storeys with the 5th storey setback from Rathgar Road; - All units will be provided with private open space in the form of balconies/ terraces; - A roof garden shall be provided at fourth floor level; - 5 no. surface car parking spaces will be provided at surface level; - 48 no. residential bicycle parking spaces and 14 no. visitor bicycle spaces, totalling 62 no. bicycle parking spaces; - Bin storage, lockers, switch room and substation shall be located at the rear of the proposed development and plant at roof level, which shall be screened; - The existing vehicular entrance at 190 Rathgar Road is to be closed; two pedestrian entrances are to be widened; the existing vehicular entrance at 189 Rathgar Road to be widened with a new front boundary treatment. A new boundary wall will be provided along the rear of the site. The proposed development includes landscaping and all ancillary site works.</p>	<p>Granted</p>	<p>26/01/2022</p>
<p>3327/20 ABP-309847-21</p>	<p>The development will consist of demolition of Nos. 34, 35, 36 & 37 Pembroke Street Lower (3 no. 2-storey buildings; c.268 sqm total) comprising 3 no. commercial units; construction of a new 5 storey mixed use development consisting of 4 storeys of apartments including set back penthouse level with sedum roof containing 4 no. 2 bed and 3 no. 1 bed apartments (ranging in area from 45.7 - 86.2 sqm) each with private amenity terrace spaces; over commercial unit (90.4 sqm) at ground floor level; separate apartment entrance and communal facilities including secure bicycle parking (14 spaces) and refuse storage at ground floor level; all plant and ancillary site development works. The total gross floor area of the proposal is 713.4 sqm.</p>	<p>Granted</p>	<p>01/06/2021</p>
<p>2811/20</p>	<p>Permission for development to amend a previously permitted 134 No. bedroom hotel (Reg. Ref. 2701/16; ABP Ref. 247947-17, as amended by Reg. Ref. 3157/18, Reg. Ref. 4326/19) on this site of c. 909 sq.m at No. 21 Ship Street Great, Dublin 8. The development will consist of amendments to the permitted internal layout at basement, lower ground floor and ground floor level of the permitted hotel development and comprising: (a) Re-location of the permitted uses at lower ground floor (comprising bar/restaurant, kitchen and ancillary uses) to ground floor level and the extension of the ground floor level footprint to the rear; (b) Re-location of 11 no. permitted bedrooms and ancillary uses from ground floor level to lower ground floor and the provision of 1 no. additional bedroom at lower ground floor level providing 135 no. bedrooms in total; (c) Provision of 2 no. external landscaped light-wells to bedrooms at lower ground floor level measuring 1.5m in width on the northeast and southwest elevations; (d) Provision of a dry gym, business centre and ancillary offices at basement level with internal layout rearrangement. The proposed amendments above will result in a minor increase in gross floor area at lower ground level and a minor decrease in gross floor area at ground</p>	<p>Granted</p>	<p>24/09/2020</p>

	<p>floor level. The proposed development will also include minor changes to the north-eastern and south-western elevations arising from the above internal revisions. The overall footprint, height and gross floor area of the building will be substantially unchanged.</p>		
3159/19	<p>Permission for development on a site of 0.54 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2. The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Marine House onto Clanwilliam Place, to the East; Love Lane to the West and Mount Street, to the South West. The development consists of the following: The proposed development consists of the demolition of the existing Elm House (D02 A344), Block 1, Clanwilliam Court (D02 CF97) and Clanwilliam House (D02 CV61) office buildings and the construction of a commercial office building ranging in height from 4 storeys to 7 storeys plus roof plant. The total gross floor area of this building will be circa 18,629 sq.m (including floorspace at -1). The ground floor includes a double height office entrance and foyer, a bar/restaurant unit of 154 sq.m (with space at basement -1 of 324 sq.m). Associated Townhall space at 350 sq.m to be office and corporate meeting & events space for use of Hibernia REIT tenants and other businesses and a gym entrance of 59 sq.m (with gym at basement -1 of 413 sq.m). The development includes for external terraces at Basement -1 on the south-east elevation, at ground floor on north-west elevation, at first floor level on internal south-east elevation, at fourth floor on north-east elevation and north west elevation, at fifth floor on north-east elevation and northwest and south-west elevations, at sixth floor on north-east elevation and south-east elevation. Access to the two level basement will be via the existing ramp accessed from Love Lane, basement -2 contains 42 no. car parking spaces, 4 no. motorbike parking spaces and associated plant and basement -1 contains 384 no. cycle spaces (including 12 visitor spaces at ground level) and associated shower & toilet facilities, plant area. Cycle access to the basement will be via a dedicated access controlled cycle ramp accessed from Clanwilliam Place and from the existing basement entrance on Love Lane. The development will also include for upgrading of the central podium access courtyard area accessed from Lower Mount Street via a double height covered walkway including proposed hard and soft landscaping features. The development also includes for upgrades to the public realm treatment of Love Lane and associated surrounding street landscaping. The proposed development also includes for the provision of green roofs; plant at roof level; PV panels, signage; new ESB substations onto Love Lane; associated site servicing (foul and surface water drainage and water supply); and all other associated site excavation and site development works above and below ground.</p>	Granted	31/08/2020
2697/20	<p>The development will consist of alterations to the existing North Wall Power Generating station, which include the replacement of existing indoor gas turbines with new and more efficient indoor gas turbines, the replacement of one of the two existing exhaust chimney stack's (approx. 70m tall) and its re-construction at a reduced height of 65m to mirror the second existing exhaust stack, the installation of new gas compressors with associated fan coolers, the replacement of existing roof-mounted fan coolers, a fuel oil pumphouse, a demineralised water pumphouse, a new 1,000m3 demineralised water tank (approx. 10m tall), a new 1,000m3 gas oil storage tank (approx. 10m tall), the repurposing of an existing 4,000m3 fuel oil storage tank as a demineralised water storage tank of the same volume, a new fire water tank (approx. 10m tall), a new tanker unloading area comprising a concrete pad, emergency diesel generator, a new administration and welfare building, minor modifications to existing surface water drainage, a new entrance opening on to Alexandra Road and revised internal road layout and minor ancillary plant and equipment structures. The development will also comprise the removal of existing structures including; 70m tall stack and associated boiler, part of the administration building, canteen, stores building and water treatment buildings, gas compressor building as well as a water storage tanks, a bottle storage area and other minor redundant installations. The development will also include all other necessary</p>	Granted	28/08/2020

	associated works required to enable the construction and operation of the facility. An Environmental Impact Assessment Report (EIAR) has been prepared and is submitted as part of the planning application. It should be noted that this facility is identified as a Lower Tier site under the COMAH directive, furthermore the facility has an existing Industrial Emissions Licence which is regulated by the Environmental Protection Agency. All required licences and plans will be reviewed as required.		
2142/20	The development consists of the following: (i) Demolition of existing structures on site. (ii) Construction of an 8 storey office development over a lower ground floor/basement level. A part mezzanine if provided between the upper ground floor and first floor. (iii) The proposal steps down in height at various levels with accessible terraces, to part 4 storey to Protestant Row. (iv) A total 48 bicycle parking spaces are proposed at upper ground/street access level with access off Protestant Row. (v) The proposal includes plant room at roof level. (vi) A shared office/town hall/cafe space is proposed at upper ground level. (vii) Public realm upgrades to Montague Court. (viii) The overall proposal comprises c. 4,717sq.m Gross Floor Area. (ix) All associated site development and services works, landscape works, plant, substation and associated development.	Granted	06/08/2020
2356/20	Permission for development on a site of c. 0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1 to amend part of the development permitted under Dublin City Council Reg. Ref. 3172/18. The proposed development provides for an increase in the permitted basement area of c. 51 sqm to provide for additional plant and back of house for the hotel.	Granted	06/08/2020
2375/20	Permission for development within a permitted residential development, located at the former Holy Faith Convent Building, St. Brigid's Road, Killester, Dublin 5, as granted under Dublin City Council Ref. 3930/18 & An Bord Pleanala Ref. 303146-18. Permission is sought for the construction of an ESB substation and associated switchroom (measuring a total of circa 30m2) and all associated site development works. The area subject to the current proposed development measures circa 30m2 (0.003 hectares) within the overall permitted development site area of circa 0.99 hectares.	Granted	21/07/2020
4646/19	Permission for development at a site located on the eastern side of Dominick Street Lower, at the junction of Dominick Street Lower and Dominick Place, Dublin 1. The site is part of SDRA 10 in the Dublin City Development Plan 2016-2022 and part of the masterplan granted planning permission by An Bord Pleanala in 2011. The development will consist of: 1. The construction of the new 3,029sq.m primary school building varying in height from 4 and 5 storey on the Dominick Street Lower frontage to 2 storey on the Dominick Place and Granby Place frontages, to accommodate 16 no. classrooms and ancillary accommodation; the new building will about the side gable of 20 Dominick Street Lower (a Protected Structure), as required by the Masterplan, 2. A new front site boundary onto Dominick Street Lower comprising lightweight steel frames on a granite base, and satin stainless steel mesh to an overall height of 2.15m, with a dedicated pedestrian access gate. 3. New signage comprising a wall mounted perforated metal panel above the main building entrance at Dominick Street Lower, 4. 72 no. bicycle parking spaces located behind the boundary on to Granby Place, accessed by a new gated entranceway from Granby Place and new side-entrance from Dominick Place. 5. A c.663 sq.m external play area at ground level in the centre of the site. 6. A c.917 sq.m external play areas located at the roof level of the four-storey building fronting onto Dominick Street Lower and of the two-storey part fronting onto Dominick Place and Granby Place. 7. All associated ancillary site development and landscaping works.	Granted	16/07/2020

<p>4540/19</p>	<p>Permission for development on a site of c. 0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1 to amend the development permitted under Dublin City Council Reg. Ref. 3172/18 and Reg. Ref. 2997/19. The proposed development provides for the amendment of 1 no. retail and restaurant unit and 1 no. retail unit permitted at ground floor to provide 3 no. retail units, now comprising of: Retail Unit no. 1 (c. 1,550 sqm), including an off-licence sales area (c. 50 sqm) accessed via Abbey Street Upper; the relocation of permitted pedestrian entrance and bicycle stands onto Abbey Street Upper; the provision of 1 no. illuminated fascia sign and 2 no. illuminated projecting signs at Abbey Street Upper; provision of retail delivery access with roller shutter to serve the unit from Great Strand Street; and associated increase in soffit height of all opes to Great Strand Street at ground floor level. Retail Unit No. 2 (c. 120 sqm) onto Great Strand Street and Retail Unit No. 3 (c. 88 sqm) onto Byrnes Lane. Provision of additional basement area (c. 51 sqm) to provide for additional plant and back of house for hotel and provision of additional plant at first floor terrace area and onto permitted laneway to east.</p>	<p>Granted</p>	<p>30/06/2020</p>
<p>2089/20</p>	<p>Planning Permission for development at the Watermarque Building, Ringsend Road, Dublin 4, D04K7N3. The site is bound by Ringsend Road to the north, Shelbourne Park Stadium to the south, the River Dodder to the east and South Lotts Road to the west. The proposed development seeks amendments to the existing building to provide for the following:</p> <ul style="list-style-type: none"> - Provision of additional plant machinery and ancillaries at roof level comprising of c. 115 sq.m; - Relocation and replacement of existing safety barrier at roof level to accommodate new plant machinery; - Provision of 2 no. supply and exhaust ventilation louvers to the southern elevation; - Existing entrance door at ground floor level on the north west corner at the junction of Ringsend Road and South Lotts Road to be removed and replaced with new glazing; - All other ancillary site development work necessary to facilitate the development. 	<p>Granted</p>	<p>22/06/2020</p>
<p>3546/19</p>	<p>Permission for development on a site of 0.14 ha at 39-42 Hill Street and 36a North Great George's Street, Dublin 1. The development consists of the following: The demolition of the existing former light industrial structures on the site (floor area of c. 2735 sq.m) and the construction of a shared accommodation scheme, containing 132 no. bedspaces and ranging in height from 3 storeys to 7 storeys plus roof plant. The total gross floor area of this building will be c.4,980 sq.m. The proposed shared accommodation development provides communal facilities and amenities for all residents comprising, at ground floor level of reception area, laundry, gym, communal lounge/social space, co-working spaces, activities room, storage and a publicly accessible cafe unit of 79 sq.m. A communal kitchen and living space is proposed at each level from ground to fifth floor. An external courtyard is provided at ground floor and a roof terrace is provided on the sixth floor facing, south, east and west. Two projecting elements of the building will overhang the public footpath at second and third floor and sixth and seventh floor. Primary pedestrian access to the development will be from Hill Street with secondary pedestrian and cycle access from existing access on North Great George's Street. The development includes for a new replacement timber entrance door onto North Great George's Street. A total no. of 72 bike parking spaces with covered shelter are provided the external courtyard at ground floor. The proposed development also</p>	<p>Granted</p>	<p>16/06/2020</p>

	includes for the provision of green roofs; plant at roof level; signage; new ESB substation and switch room; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.		
3068/19	Planning permission for development on a site of c. 0.1629ha on lands at the former Alasta Motors site, at Bath Avenue Place near the junction at South Lotts Road, Ringsend, Dublin 4, D04 DH94. The application site also includes a portion of Bath Avenue Place and the pedestrianised island opposite the Alasta Motors site. The proposed development will consist of: the partial demolition and change of use of the existing building to shop and; the extension of the remaining structure to provide for a shop with ancillary licensed area (not to exceed 10% of the retail area). The proposed shop will have a gross floor area of 888 sqm and a net retail area of 626 sqm; the relocation of 2 no. on street car parking spaces to the south along Bath Avenue Place; landscaped area to existing pedestrianised island opposite the Alasta Motors site and; all associated signage, landscaping, bicycle parking, roof plant and site development works to support the proposed development.	Granted	20/05/2020
2667/19	Mater Private Hospital intends to apply for permission for development on a 0.6087 ha site, approximately, at Mater Private Hospital, Eccles Street, Dublin 7, D 07 WKW8. The development proposed includes an amendment to a previously permitted scheme (Dublin City Council Register Reference 2219/17). The development will consist of additional hospital/medical-related use through the demolition of a plant room at Level 04 (c.24 sq m), the provision of extensions at Level 04 (measuring c. 98 sq m), Level 05 (measuring c. 95 sq m floor area (of which 55 sq m is plant rooms)) and Level 06 (measuring c. 1,369 sq m floor area (of which 137 sq m is a plant room)), and the provision of a new floor of development onto the existing hospital building, described as Level 07 (measuring c. 1,317 sq m floor area (of which 137 sq m is a plant room)). The development will also consist of the provision of 2 no. new lifts located internally within the hospital building extending from existing Levels 00 to 05 (12 sq m), which will also extend to form part of the extended Level 06 and new Level 07 floors. The development will result in an increase of 47 No. inpatient bedrooms at the hospital, with associated and ancillary hospital/medical-related use. The overall floor area proposed is 2,8911 sq m (including plant), resulting in the proposed overall gross floor area of the hospital being 24,011 sq m. The development will also comprise: the reorganisation of 3 No. existing bedrooms at Level 05, which will be incorporated into the proposed extension at that level (no change proposed to the number of inpatient beds at that level); new facade treatment on the southern elevation of Level 05; a screened open air plant room at Level 06; the extension of 2 No. existing generator flues on the northeast stairs facade; the relocation of 2 No. permitted exhaust flues from the roof of Level 05 (permitted under DCC Reg. Ref 2219/17) to the new Level 08 (roof) and the provision of 2 No. new exhaust flues at roof level, with all associated support; the provision of a new roof light to the stair extension to the roof of Level 04; the relocation of the atrium roof to Level 08 (roof level) and the provision of 2 No. associated extract fans; the provision of guard rails; associated internal alterations; associated elevation changes; alterations to existing site services; changes in levels and all other associated site development works above and below ground.	Granted	17/04/2020
DSDZ2186/20	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 11 intends to apply for permission at a site (c.1.55Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The development will consist of: - A residentially led development accommodated in 5no. residential blocks ranging from 2 to 7 storeys, sitting partially over single level basement, and at ground floor of existing Northbank House (c.37,358.1 sq.m gross floor area excluding basement c. 5,410.5 sq.m gross floor	Granted	26/03/2020

	<p>area), to accommodate: 472no. residential units in total, comprising 463no. 'Build-to-Rent' apartments (65no. 1-bed studios, 217no. 1-beds, 179no. 2-beds, 2no. 3-beds) and 9no. 2-bed houses; residential amenities (c.805 sq.m gross floor area) in proposed Block 3B1 and basement; 1no. café/restaurant (c.111.4sq.m gross floor area) in proposed Block 3B1; and, reconfiguration and change of use of existing retail/commercial floor area in Northbank House to provide a childcare facility (c. 343sq.m gross floor area) and associated external play area. Proposed accommodation by block is as follows: - Block 3A1 (c. 8,060.7 sq.m gross floor area) fronting Sheriff Street Upper and New Wapping Street, comprises a 7-storey apartment building accommodating 106no. 'Build-to-Rent' residential apartments (15no. studios, 53no. 1-beds, 37 no. 2-beds and 1no. 3-bed); Block 3A2 (c.9,825.8 sq.m gross floor area) fronting Sheriff Street Upper, comprises a 7-storey apartment building accommodating 124no. 'Build-to-Rent' residential apartments (6no. studios, 69no. 1-beds, 48no. 2-beds and 1no. 3-bed); Block 3B1 (c.9,054.4 sq.m gross floor area) fronting Sheriff Street Upper and north of the previously approved new civic park, comprises a 7-storey apartment building accommodating 102no. 'Build-to-Rent' residential apartments (25no. studios, 24no. 1-beds and 53no. 2-beds). This building includes resident amenities (c. 697 sq.m gross floor area) at ground and first floor levels, and a café (c.111.4sq.m gross floor area) at ground floor level; Blocks 3D2/3E2 (c.9,556.2 sq.m gross floor area) fronting Mayor Street Upper and west of the proposed new civic park, comprises a 3 to 6 storey apartment building accommodating 131 no. 'Build-to-Rent' residential apartments (19no. studios, 71no. 1-beds and 41 no. 2-beds); Block 3D1 (c.861 sq.m gross floor area) located to the rear (east) of the existing houses fronting New Wapping Street and west of proposed Block 3D2/3E2, comprises 9no. 2 storey 2-bed houses. Residential balconies are provided on elevations of the apartment blocks (3A1, 3A2, 3B1 and 3D2/3E2). Private rear gardens are provided at ground floor level to the Block 3D1 houses. All associated and ancillary site development works, hard and soft landscape, boundary treatment works, including: - New external residential courtyards and roof terrace amenity areas; new civic park located centrally within the city block (c.2,259 sq.m), previously approved under DCC Reg. Ref. DSDZ4112/19; new internal east-west street and north-south (pedestrian/cycle) streets, previously approved under DCC Reg. Ref. DSDZ2464/19; 102no. car parking spaces, including 101no. spaces at basement level and 1no. space at surface level; 511no. bicycle parking spaces, including 463no. at basement level and 48no. at surface level; new vehicular access to the basement car park from New Wapping Street, previously approved under DCC Reg. Ref. DSDZ2464/19; basement storage, service and plant areas; provision of a bin store (c.37.9 sq.m gross floor area) between Blocks 3D1 and 3D2/3E2, previously approved under DCC Reg. Ref. DSDZ2464/19; provision of 4no. ESB sub-stations; public realm works along Sheriff Street Upper, New Wapping Street and Mayor Street Upper, including revised landscape treatment to new north-south street between Block 3B1 and Northbank House, previously approved under DCC Reg. Ref. DSDZ2642/16. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area.</p>		
<p>4603/19</p>	<p>The development consists of the amendment of previous permission (Reg. Ref. 4658/18) as follows: 1. Re-configuration and relocation of core within the permitted envelope to increase usable space at all levels. 2. Enlargement of the basement at Levels -1 and -2 resulting in: Removal of restaurant space and car parking from Basement Level -1. Increase in office space to 1,118m², the provision of a gym (181m²), locker, changing and shower facilities and cycle parking at Basement Level -1; Enlargement and re-configuration of Basement Level -2 to provide 40 car parking spaces. 3. Overall alterations to the car and cycle parking provision to provide 43 car parking spaces (40 at Basement Level -2 and 3 spaces at ground level), an increase of 5 spaces; and 134 cycle parking spaces (100 at Basement Level -1 and 34 visitor spaces in the curtilage), an increase of 18 spaces;. 4. Introduction of lightwells to provide light to enlarged basement; 5. Provision of cafe/restaurant and office breakout space at ground floor in place of approved restaurant at ground floor and Basement Level -1 and reception area at ground floor; 6. Provision of free standing</p>	<p>Granted</p>	<p>20/03/2020</p>

	glass pods on 4th floor terrace to provide informal meeting areas; 7. Alterations to internal plant space and provision of external plant space; 8. The facade is proposed to be polished concrete; 9. Switch room to approved substation; 10. And all other associated works. Minor alterations are proposed to the elevations; the building height and dimensions remain as permitted. The proposals are adjacent to a Protected Structure.		
4622/19	<p>Permission for development at a site of 0.27ha a 1 Central Plaza, Dame St, Dublin 2, D02 P656. The site is bound by Dame Street to the South, existing Annex building and Commercial Buildings to the East, Cope Street to the North and Fownes Street Upper to the West. The development consists of a minor amendments to permitted development at -2, -1 and ground floor levels, as permitted under Plan. Reg. Ref.: 3620/17 (ABP Reg. Ref.: PL29S.300063) and amended under Plan. Reg. Ref.: 4566/18 and 3275/19. The application includes amendments to the permitted retail units, plant/back of house and plant areas as follows:</p> <ol style="list-style-type: none"> 1. The amalgamation of unit A and A2 with a minor decrease in combined floorspace from 1197sq.m to 1188 sq.m. This unit is referred to as Unit A. 2. Change of use of unit A (1188 sq.m) and Unit A1 (355 sq.m) from permitted retail to leisure/tourism use. 3. Relocation of ICT Room, Staff Welfare and Remote Storage Facilities at Basement -1. 4. Alterations to the permitted public realm on the western side of the site along Fownes Street Upper and subsequent alterations to the western elevation of Units E and F. 	Granted	20/03/2020
3543/19	<p>Planning permission for development at 74-75 Baggot Street Lower, Dublin 2. The site is bounded by Baggot Street Lower to the east and Wilton Terrace (and beyond it, the Grand Canal) to the south. The proposed development seeks to amend a permission granted under Reg. Ref. 4166/16 (ABP 29S.248884), and includes an overall increase over the permitted gross floorspace of c. 495 sq m (from c.6,331 to c.6,826 sq.m). There will be no increase in the permitted height of five storeys (c.21.9m). The development proposes widening the footprint of the permitted building by c.1.5 metres northwards along part of its northern elevation (with associated elevational changes); changes to the permitted atrium space at the main entrance (with associated elevational changes); replacing the permitted vehicle access ramp to the basement level -2) car park (access via Pembroke Row) with two car lifts and an increase of 3 car spaces (from 11 to 14) and 36 bicycle spaces (from 44 to 80) with associated improvements to shower/changing facilities (relocated from basement level -2 to -1). The proposed amendments also include an increase in basement plant provision (to improve environmental ratings to nZeb compliant), conversion to 'office/ancillary office' use of c.585 sq.m of space at Basement -1 (previously permitted as 'staff facilities'), relocating/rearranging internal cores to improve internal floor layout, minor adjustments to floor-to-floor heights, widening of lightwells (to enhance light and amenity at basement level-01) and all associated works, including landscaping, above and below ground.</p>	Granted	18/03/2020
D19A/0706	<p>Permission. The proposed development comprises the provision of a substation and associated switchroom, with a gross floor area of 28 sq.m, and all associated ancillary works to the south east of the rejuvenated Frascati Centre (adjacent to an existing service yard).</p>	Granted	04/03/2020
3669/19	<p>The development will consist of 1.) Construction of a single storey ESB Substation & Switchroom located adjacent to the existing terminal entrance/exit gate onto Shelly Banks Road. 2.) All associated site works. These works are sought as an addition to the</p>	Granted	27/02/2020

	parent planning permission ref 2656/16 previously granted on the site. These development works will result in the site being upgraded to Upper Tier under the SEVESO regulations.		
4375/19	Planning permission for development at 1 Cumberland Place, Fenian Street, Dublin 2 (formerly known as Cumberland House). The site is bound by Fenian Street to the south, Boyne Street to the north and Bass Place to the east. The proposed development consists of amendments to the development permitted under Reg. Ref.:3595/16, as amended by Reg. Ref.:2833/18, Reg. Ref.:4467/18 and Reg. Ref.:3336/19. The proposed amendments comprise of the following: *Modifications of glazing to the building facades. * Extension of building managers facilities to the rear of the building at ground floor level; * Rearrangement of changing rooms, showers, lockers, and bicycle parking at lower ground floor level; *Modifications to permitted landscaping and external access arrangements; * Modification of emergency access at ground floor level; and * All ancillary and associated site development and landscaping works. The proposed amendments will result in an increase of c.10.5sq.m in the overall gross floor area (GFA) of the permitted office building, resulting in a total GFA of c.7,864.9sq.m.	Granted	19/02/2020
2016/19	Permission for the development of an education and research building on a site of c. 0.3945 hectares comprising Block A Ardilaun Centre (also known as Nos. 112-114), St. Stephen's Green, Dublin 2, D02 AF59, No. 4, Proud's Lane, Dublin 2, D02 WY28, part	Granted	04/02/2020
3860/19	Permission for development at a site of 0.28 ha at 1 Central Plaza, Dame St., Dublin 2, D02 P656. The site is bound by Dame Street to the south, existing annex building and commercial buildings to the east, Cope Street to the north and Fownes Street Upper to the west. The development consists of a minor amendment to permitted 10th floor, as permitted under Plan. Reg. Ref.: 3620/17 (ABP Reg. Ref.: pl29s.300063), comprising of the infill of the double height void between the two existing cores to accommodate a minor increase in the permitted bar/restaurant floor-space. This also includes minor alterations to the internal staircase from 9th to 10th floor and to the permitted roof to provide a new centralised recessed plant area. These amendments result in a minor overall increase in floor space of 168 sq.m.	Granted	29/01/2020
PWSDZ3270/19	Permission for development at a site forming part of the former Irish Glass Bottle and Fabrizia sites, Poolbeg West, Dublin 4. The application site is located within the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme 2019 area. The proposed development will consist of: streets, transportation, water services and utilities infrastructure; public realm and public amenity spaces; and, temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the approved Poolbeg West SDZ Planning Scheme. The site extending to approximately 4.3 ha forms part of the former Irish Glass Bottle and Fabrizia sites at Poolbeg West, Dublin 4, and is bound to the north west by Sean Moore Road, to the north east by South Bank Road, to the south east by Dublin Port lands and Dublin Bay, and to the south west by Sean Moore Park. A 10 year permission is sought. The following elements of the proposed development relate to streets and junctions proposed within the Poolbeg West SDZ Planning Scheme: <ul style="list-style-type: none"> • Central Boulevard extending approximately 425m in length from Sean Moore Road to The Promenade (Coastal Park), including a new signal-controlled junction with Sean Moore Road. The landscaped Central Boulevard will accommodate dedicated vehicular (including public transport), cycling and pedestrian facilities, and on-street car parking and cycle parking facilities. 	Granted	28/01/2020

	<ul style="list-style-type: none"> • A local Street (Home Zone) parallel to and south-west of Central Boulevard, in two sections either side of Village Green, linked by a pedestrian/cyclist connection across Village Green, both sections are approximately 200m in length. This landscaped Local Street will accommodate dedicated vehicular, cycling and pedestrian facilities, and on-street car and cycle parking facilities. This street will include a junction to Sean Moore Road to accommodate pedestrian and cycling access only. • 2 no. Local Streets (Home Zones) forming the north-west and south-east edges of the proposed Village Green, both approximately 175m in length, connecting Village Green to Central Boulevard at Neighbourhood Square. • 2 no. Side Streets connecting the Central Boulevard to the Local Street parallel to and south-west of the Central Boulevard, with one continuing to Coastal Link, 70m and 130m in length, respectively. • A connection from the southernmost Side Street to The Promenade, being part of Coastal Link, 87m in length. <p>The following aspects of the proposed development relate to public amenity spaces and public realm infrastructure works proposed within the Poolbeg West SDZ Planning Scheme.</p> <ul style="list-style-type: none"> • Part of Coastal Park measuring 0.8ha. The park incorporates a Promenade of 0.3 ha from the boundary of the site with Sean Moore Park to north east of the Central Boulevard and connects with the existing route leading to Irishtown Nature Park and Poolbeg Lighthouse. Works include localised reprofiling of existing boundary berm and creation of a Dog Park (580 sqm) at the north-eastern end of The Promenade and to the north east of Central Boulevard. • Village Green measuring 0.9ha extending south west from the Central Boulevard. • Part of Neighbourhood Square (0.15ha), at the intersection with Village Green and Central Boulevard, in anticipation of its future extension north-eastwards. • Landscaping, including planting, street furniture and lighting on all streets and public amenity spaces included within this application boundary, in accordance with the Infrastructure and Public Realm Masterplan for the overall Irish Glass Bottle and Fabrizia sites included with this planning application. <p>The following aspects of the proposed development relate to water services and utilities infrastructure works proposed within the Poolbeg West SDZ Planning Scheme:</p> <ul style="list-style-type: none"> • Potable, surface and waste water services infrastructure will be provided under the proposed streets and amenity spaces and connecting to the existing infrastructure network. • The waste water network will connect to the existing 375mm diameter gravity sewer at the Sean Moore Road roundabout, discharging to the Ringsend Pump Station. • The surface water drainage system within the site will connect via bio-retention tree pits and SUDs measures to the existing surface water outfall to the east of the site. • Utilities infrastructure including power, district heating and telecommunications infrastructure, traffic signalling ducting and associated above ground installations. <p>The development will also include for: earth works, excavation and the remediation of material within the application boundary; construction of new access roads and public spaces built up over existing ground and associated signage and signalling temporary hoarding to internal and external boundaries; and, the temporary landscaping of the school site identified in the Planning Scheme. The proposed development includes for all development and site works ancillary to the above development. This application will be accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).</p>		
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<p>3668/19</p>	<p>Permission for development at a site of 0.5 ha at Apollo House, Tara St (D02 N920); 9-11 Townsend St (incl. The Long Stone Pub) (D02 FE00); College House, Nos. 2-3 Townsend Street, (D02 F990), and the Screen Cinema, 16-19 Hawkins Street (D02 DP65), Dublin 2.</p> <p>The site is bounded by Townsend St to the South, Tara St to the East, Hawkins St to the West, Hawkins House to the North and West and Poolbeg St to the North. The development consists of the amendment of previous permissions relating to College House and the former Screen Cinema (DCC Reg. Ref. 3637/17 ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.247907) and as amended by DCC Reg. Ref.: 2415/19, as follows:</p> <p>1. The proposed development consists of minor alterations to the existing permitted basement layouts including relocation of permitted core locations and alterations to plant areas. Also includes the reduction in car parking from 46 spaces to 33 spaces and an increase in cycle parking from 404 spaces to 470 spaces (incl. 20 at ground floor).</p> <p>2. Extension and increase in the extent and partial increase in heights of permitted Apollo House and College House developments where they adjoin onto the corner of Townsend St and Tara St. There is no increase in overall maximum height of the permitted buildings as a result of these proposed amendments. 3. Alterations to the proposed material and colour finishes of both permitted buildings, including minor alterations to the geometric arrangement of the façade. 4. Alterations to the permitted ground floor layouts of College House and Apollo House to include the reconfiguration of the permitted office entrance foyers and the permitted café/ retail/ restaurant units, and alterations to plant/ services.</p> <p>5. Overall minor decrease in permitted café/ retail/ restaurant floorspace of 107sqm and increase in office floorspace of 3,830 sqm resulting from these proposed alterations.</p>	<p>Granted</p>	<p>28/01/2020</p>
<p>4265/18</p>	<p>The 4 to 7 storey development will consist of: (i) 47 no. apartments dwellings comprising; (a) 10 No. 3 bedroom apartments (five of which are duplex), (b) 27 No. 2 bedrooms apartments, and (c) 10 No. 1 bedroom apartments. (ii) Community meeting room and ancillary spaces at ground floor level. (iii) Renewable energy design measures for each dwelling. (iv) Rearrangement of existing parking and provision of a total of 21 parking spaces accessed from existing entrance on Railway Street. (v) Communal open space and landscaping works, waste storage building and cycle parking enclosure for 52 bicycles. (vi) ESB substation, estate signage, site perimeter boundary treatment, plant and all associated ancillary site development works and services.</p>	<p>Granted</p>	<p>17/01/2020</p>
<p>DSDZ3042/19</p>	<p>Permission for development on a site of approximately 1.85 hectares at this site at North Wall Quay, Dublin 1. The site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and Castleforbes Road to the west.</p> <p>The overall site is located within City Block 9, as identified, in the North Lotts and Grand Canal Dock SDZ Planning Scheme. The development will consist of the: amalgamation of two basements at Level -1 previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17, respectively (resulting in an overall floor area of c. 17,789 sqm) and associated internal alterations to same; and construction of an additional basement level (c. 17,789 sqm) (Level -2) below the proposed amalgamated basement level (i.e. Level -1). (The proposed amendments shall result in an increase in total basement depth from c. 3.85m to c. 16.0m). The new basement level (i.e. Level -2) will accommodate plant, servicing areas and circulation cores (lifts and stairs, etc.) all associated with the previously permitted development under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3880/17.</p> <p>The proposed development does not propose any amendments to the buildings previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17 from Ground to Upper Floor Levels. The proposed development does not result in any increase in car</p>	<p>Granted</p>	<p>17/01/2020</p>

	<p>parking or bicycle parking from that previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17 (i.e. 378 no. car parking spaces and 810 no. bicycle parking spaces, in total).</p> <p>The proposed development includes associated site excavation, infrastructural and site development works above and below ground, associated retaining features, and associated site servicing (foul and surface water drainage and water supply).</p>		
3433/19	<p>Permission for development on a site of c. 0.5 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper, Dublin 1 (D01 VX48). The site is bound by Sheriff Street Upper to the south, CIE railyard to the north and east, and Castleforbes Business Park to the west. The development consists of the following: The proposed development consists of the demolition and partial demolition of all existing structures and the construction of a commercial office building and a 270 bedroom hotel. The commercial office building, to the west of the site, ranges in height from 6 to 9 storeys plus plant zone (maximum height of c.40m) with a total gross floor area of c. 10,265sq.m. The ground floor includes office entrance, foyer, lobby and coffee dock, lifts and circulation areas, plant & communications room, and sub-station. There is an external terrace of 170 sq.m located on the 7th floor on the southern elevation onto Sheriff Street Upper. Plant is located at a screened roof level. Cycle parking is located at ground level, with 84 spaces provided with associated facilities, and 28 visitor spaces provided in the associated public realm. The hotel, to the east of the site, contains 270 bedrooms and ranges in height from 7 to 10 storeys (maximum height of c.35.21m) with total gross floor area of c. 9,644 sq.m. The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a restaurant/breakfast area with associated seating area, work zone, kitchen, bedrooms, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors two to nine typically contain bedrooms, linen and clearing stores, lifts and circulation areas. Part of the eighth floor and the ninth floors, and tenth floor contain screened plant areas. 30 cycle parking spaces are provided in the associated public realm. The two buildings are located onto Sheriff Street Upper around a landscaped central courtyard which is partially publicly accessible. A new shared service access route is provided from Sheriff Street Upper to the west of the site to a centralised service zone and associated storage area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper. The proposed development also includes for the provision of plant at roof level; PV panels; green roofs; new ESB substations; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.</p>	Granted	07/01/2020
3143/19	<p>Planning permission for development at 35 O'Connell Street Upper, Dublin 1, an existing 5 storey over ground floor mid-terraced building and 33 and 34 O'Connell Street Upper, an existing 3 storey over ground floor mid terraced building (the site is located within an Architectural Conservation Area). The development will consist of change of use from retail to bar/restaurant to ground floor of 35 O'Connell Street Upper, approx. 79sqm, the incorporation of the ground floor of no. 35 into the ground floor to no. 33-34 O'Connell Street Upper, removal of existing shopfronts at ground floor of these properties and replacement with new shopfronts incorporating timber pilasters and fascia, doorways, replacement of existing retractable overhead awnings, glazed shopfronts and new signage.</p>	Granted	19/12/2019
D19A/0707	<p>Permission. The proposal is for a substation and associated switchroom, with a gross floor area of 25 sq.m, and all ancillary works, which will replace 3no. surface car parking spaces located to the north west of the Frascati Centre (adjacent to the internal road).</p>	Granted	18/12/2019

3907/19	Permission for development at a site of 0.11 ha at the building known as the Annex Building, located to the east of the building formerly known as the Central Bank Building and to the south of Cope Street, and the Commercial Buildings, Dame St, Dublin 2. The development consists of minor amendments to the permitted development at both the Annex Building and the Commercial Buildings, as permitted under Plan. Reg. Ref.:3154/17, as follows: Annex Building: 1. Modification to entrance from the terrace to first floor restaurant/cafe area. 2. Elimination of the permitted door and escape route from east stair core over roof and proposed new escape stairs from Annex roof terrace. 3. Proposed new plant zone to include acoustic louvred screening above setback from the parapet at roof level of the Annex Building. 4. Minor elevational changes including new door in the western facade. Commercial Buildings: 1. Reinstatement of the escape passage at ground floor level on the eastern side of the Commercial Buildings. 2. Internal reconfiguration of the permitted retail unit at ground and first floor including retaining the existing internal staircase. 3. Minor elevational changes to the permitted Office entrance between the Annex and Commercial Buildings to include a revolving door entrance and central stair core glazed element. 4. Minor alterations to the facade materials.	Granted	17/12/2019
2900/19	Full permission is sought for a hospital helicopter landing pad and associated siteworks, to be located in the existing Mater Hospital surface carpark/construction compound area on the north side of Eccles Street, Dublin 7. This application matches that granted under Reg. Ref. 3212/16 which expires 11/12/19.	Granted	10/12/2019
DSDZ2926/19	Permission for development at the Central Bank of Ireland Headquarters, North Wall Quay, Dublin 1, D01 F7X3 at the northeast corner / rear part of the site. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area. The development will consist of: permission for the installation of an outdoor public art piece comprising an arched sculptured frame with an overall height of c. 10.5 metres and span of c. 14 metres and ancillary site works. The piece will utilise mild steel and painted hi-gloss, multi-coloured and black stripe materials with a powder coated, spray and lacquer finish.	Granted	01/12/2019
DSDZ4147/19	Planning permission for development at this site generally bounded by North Wall Quay, Castleforbes Road, Block D (under construction) and block B (under construction), North Lotts, Dublin 1. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block E permitted under Dublin City Council Reg. Ref. DSDZ3552/16 and DSDZ3350/15 as amended by Reg. Refs. DSDZ4064/17, DSDZ2352/18, DSDZ2489/18 and DSDZ4701/18. The proposed amendments relate to Building E02 only. The development will consist of: alterations to the apartment layouts generally; addition of apartment type E202 and omission of apartment types E204C and E207B; alterations to window and balcony fenestration due to the proposed internal amendments; centralise main residential entrance on the west elevation; addition of glazing screens to bedrooms at level 00 on the east elevation; adjustment to skyvilla elevation at level 7 (8th storey) and increase in the roof level from 34.365m to 34.560m to height to accommodate internal changes; removal of metal inset trim on the south elevation; alterations to window and balcony fenestration throughout; and; all site services and site development work on a site of c.0.38ha (3,745sq.m.).	Granted	29/11/2019
DSDZ4148/19	For development at this site: generally bounded by North Wall Quay, Castleforbes Road, Block D (under construction) and Block B (under construction), North Lotts, Dublin 1. The application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.	Granted	29/11/2019

	The development will consist of amendments to Block E permitted under Dublin City Council Reg. Ref. DSDZ3552/16 and DSDZ3350/15 as amended by Reg.Refs. DSDZ4064/17, DSDZ2352/18, DSDZ2489/18 and DSDZ4701/18. The proposed amendments relate to building E02 only. The development will consist of: the reconfiguration of 2 no. permitted mixed-use (café/deli, classes 1, 2 and 8) units (unit 03 (95sq.m.) and unit 02 (125sq.m.)) into 3 no. mixed-use units of 50sq.m. 81sq.m. and 85sq.m to become unit 2a, unit 2b and unit 3 respectively; extension to permitted mixed-use (café/deli, classes 1, 2 and 8) unit (unit 04) by 20sq.m. to become 180sq.m.; modifications to entrances, glazing, signage and internal walls layout of subject units to reflect the proposed amendments; and all associated development works; all on a site of c.3,745sq.m. (c.0.37ha).		
DSDZ4112/19	Permission at a site (c. 1.51 Ha) at Coopers Cross, City Block 3 at Sherriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1. And otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos.1-14 New Wapping Street to the west, Sherriff Street Upper to the north and existing Northbank House, Alexandra Terrace to the east. The proposed development consists of amendments to the design, gradient, layout and landscaping of the permitted civic park (DCC Reg. Ref. DSDZ2464/19 refers) together with minor amendments to northern, eastern and western streets around civic park to provide for consistent landscaping and material finishes in order to tie in with the permitted residential scheme (DCC Reg. Ref. DSDZ2464/19 refers) and proposed adjoining commercial scheme (subject to concurrent planning application). The development also includes the relocation of the permitted attenuation tank serving the residential scheme to a position under the proposed park and all associated and ancillary landscaping and site development works. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.	Granted	25/11/2019
3718/19	Permission for development (to be known as the E3 Learning Foundry) at this site, c0.47 ha within the campus of Trinity College Dublin, Dublin 2, consisting substantially of the area of the four-storey Biochemistry building fronting Parade Ground, two storey portacabin single storey Roberts Laboratory, glasshouses and ancillary single storey structures which has permission for the demolition and removal of structures pursuant to Planning Ref. 3884/18. The development site will also include the Anatomy Annexe building, parts of the Zoology/Physiology and Anatomy/Chemistry buildings and part of Parade Ground. The development consists of: 1. New university building c. 7,256 sqm, fronting Parade Ground, ranging from 4 to 6 storeys over basement (c. 26m above ground level at the central lantern element of the building). The new building will connect to the rear of the Zoology/Physiology building at ground floor level. 2. Demolition of 2 storey Anatomy Annexe building c. 270 sqm and extensions to that building c. 135 sqm located adjacent to the Zoology and Anatomy / Chemistry buildings, creating a new landscaped plaza and providing a pedestrian connection between Parade Ground and College Park over part basement. 3. Demolition of accretions (additions) to rear of Zoology/Physiology building c. 270 sqm and consequent alterations to rear elevations with minor reconfiguration works at the interface between the existing building and proposed new development. 4. Creation of an external access to the north elevation of the Anatomy building and alterations to that elevation. 5. All ancillary works, including: bicycle provision (c. 360 spaces); attenuation tank; basement and rooftop plant; rooftop pv panels, greenhouse and terrace on roof of 4 storey element; landscaping and public realm works; drainage; signage; all related site development and excavation works above and below ground.	Granted	13/11/2019

3691/19	Permission for a pay-to-use waste portable compactor for dry recyclables and a pay-to-use portable waste compactor for residual waste and food waste.	Granted	11/11/2019
2907/19	<p>Permission for development at a site of 0.5 ha at Apollo House, Tara St. (D02 N920); 9-11 Townsend St. (incl. the Long Stone Pub) D02 FE00; College House Nos. 2-3 Townsend Street (D02 F990) and the Screen Cinema, 16-19 Hawkins Street (D02 DP65, Dublin 2. The site is bounded by Townsend St. to the South, Tara St. to the East, Hawkins St. to the East, Hawkins House to the North and West and Poolbeg St. to the North. The development consists of the amendment of previous permissions relating to College House and the former Screen Cinema (DCC Reg. Ref. 3637/17, ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref.: 3036/16, ABP Ref: PL29S.247907) as follows: 1. The proposed development consists of the extension, amalgamation and reorganisation of the permitted basements and floor levels of both buildings and the removal of the permitted car lifts onto Townsend St., as permitted for the redeveloped College House site. The combined, two-level, basement will be accessed from a single ramp onto Townsend St. Cycle access to the basement will be via a dedicated, access controlled cycle lifts accessed from Townsend St.; an additional 71 cycle spaces are proposed in the basement, in addition to a relocation of some surface level cycle parking at ground level Reconfiguration of the permitted core layouts, from basement -2 to upper levels, including roof, in both buildings and amendments to associated site servicing (foul and surface water drainage and water supply) Amendments to finished floor levels in both buildings to align throughout and allow interconnectivity.. 2. Extension and increase in the extent and partial increase in heights of permitted Apollo House and College House developments where they adjoin onto the corner of Townsend St. and Tara St. There is no increase in overall maximum height of the permitted buildings as a result of these proposed amendments. 3. Alterations to the proposed material finishes of both permitted buildings. 4. Alterations to the permitted ground floor layouts of College House and Apollo House to include: Increased office entrance foyer of College House and connected cafe/restaurant unit onto the internal block of 138 sq.m. Amalgamation and increase of permitted retail/cafe/restaurant units in Apollo House and College House to single unit 1112 sq.m (with potential to subdivide into up to 3 individual units). Revisions to elevations at ground floor level as a result of reduction in external plant and basement access. Consolidation and relocation of permitted 2 no. substations into 1 no. substation onto Tara St. and 1 no. substation onto Townsend St. Increased office entrance foyer of Apollo House with ancillary cafe onto Tara St. and Poolbeg St. and minor increase in the size of permitted cafe/retail/restaurant unit on the new internal route to 161 sq.m. Provision of photovoltaic panels at roof level of permitted Apollo House and College House. Increase in permitted space at -1 level of Apollo House from 340 sq.m to 505 sq.m and removal of internal fire escape stair core. Overall increase in cafe/retail/restaurant floorspace of 153 sq.m and office floorspace 4,593 sq.m resulting from these proposed alterations.</p>	Granted	08/11/2019
3560/19	The proposed development consists of the demolition of existing structures at the following addresses: Nos. 5, 6 & 7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11. 13 and 15 Tara Street and No. 11 Poolbeg Street and the construction of a mixed-use development ranging in height from three to eight storeys, including rooftop plant. The total gross floor area above ground on this building will be circa 4740 square metres and the gross floor area including basement is 5284 square metres. The site area is 0.799 Ha. The ground floor includes a hotel reception/bar/restaurant totalling 150 square metres, a co-working reception and cafe totalling 163 square metres and a cafe/restaurant/retail unit totalling 74 square metres. The first floor comprises a co-working office space with	Granted	24/10/2019

	<p>circa 490 square metres of nett office space. The second to seventh floor levels inclusive comprise of hotel use with a total of 116 hotel bedrooms. A breakfast room/bar associated with the hotel is located on the sixth floor opening onto a roof terrace. Three private roof terraces will be provided to hotel bedrooms: one located at fourth floor to the North elevation and two to the South elevation located at third and sixth floors. One basement level, floor area 540 square metres provides ancillary uses to the hotel and retail uses of the building, including plant, bicycle storage, staff amenities and a commercial kitchen. The gross floor area including basement is 5,284 square metres. The proposed development also includes for provision of hotel/retail/cafe/restaurant signage, associated site servicing (foul and surface water drainage, water supply and electricity supply), and all other associated site excavation and site development works above and below ground. The site is bounded by George's Quay to the North, Poolbeg Street to the South and Tara Street to the East. All located at the following addresses: Nos. 5, 6 & 7 George's Quay, Nos. 1A, 1, 3, 5, 7, 9, 11 and 13 and 15 Tara Street and No. 11 Poolbeg Street, Dublin 2.</p>		
4627/18	<p>Planning permission for development at a site within the overall Royal Hibernian Way complex of 0.24 hectares, Dawson Street, Dublin 2. The development site primarily relates to Block C, which fronts onto Duke Lane Upper (and also includes the provision of an ESB sub-station and ancillary changes to basement level within the complex). The proposed development will consist: Provision of new entrance feature (including signage of c. 18.9 sq. m) for Royal Hibernian Way on Duke Lane Upper entrance facade; Expanded lobby area at ground floor level on Duke Lane Upper (and reconfiguration of stair access and lift extension to basement level) to include amalgamation of the existing adjacent (sandwich shop) unit (37 sq. m) and change of use to office use; Additional office areas located above 1st floor level to 5th floor levels, to include new areas over current void areas between Block C and Block D, as well as to the east between Block C and Block B; Removal of existing plant room level at fourth floor level and its replacement with 2 floor levels of office space (Block C to now comprise 6 storeys); Amendments to basement level to include 18 no. additional bicycle spaces and 1 no. disabled car parking space, as well as new shower and changing facilities; The proposed development will result in an increase in gross office floorspace at Block C of c. 866 sqm, bringing the building total to c. 1,656 sqm gross floor area for Block C; Provision of a new two storey ESB substation (56 sq. m) in the internal service area (no.2) between Duke Street and Royal Hibernian Way; All associated and ancillary works; Roof level to now include solar panels and roof plant area (including lift overrun).</p>	Granted	17/10/2019
2166/19	<p>Planning permission is sought for the demolition of the existing semi-detached two storey mixed use commercial/dwelling building and replacement with a 4 storey building consisting of mixed use scheme comprising 51m2 of commercial/retail unit at ground floor accessed from the front of St. Ignatius Road, 73m2 two bed unit on the 2nd storey and 105m2 three bed unit above accessed from the side lane, with roof terrace facing front, side and rear at 4th storey, and balconies facing side and rear at 2nd and 3rd storeys, with secure bicycle parking (4 No.) and bin store area at ground level.</p>	Granted	07/10/2019
2808/19	<p>Permission for development at this site (0.37ha) known as "Boston Sidings Site" at Grand Canal Quay and Macken Street, Dublin 2. (Lands bound by Clanwilliam Square to the south, Grand Canal Quay to the east, the Dublin - Rosslare mainline railway to the north and Macken Villas and Macken Street to the west). The development will consist of construction of a 10 storey over basement office development with setbacks at 5th and 7th floor levels an external terrace areas at 5th, 6th and 7th floor levels with a gross floor area of 19,856sq.m. The proposed accommodation will consist of office (designed for single or multiple tenancies) and ancillary uses with associated lift and stair cores with pedestrian, cycle and vehicular access from Grand Canal Quay. The development of the site will be facilitated by removal of the existing fill material within the site to create a new ground level fronting Grand Canal Quay and</p>	Granted	07/10/2019

	<p>modifications to the existing eastern boundary wall to Grand Canal Quay (currently c.45m in length) involving demolition of c.15.8m of the wall and the creation of openings within the remaining c.29.2m to provide visual and physical access to the proposed office accommodation behind. The proposed ground floor accommodation comprises office reception and foyer areas fronting Grand Canal Quay with office and ancillary accommodation to the rear. A proposed landscaped access route separates the proposed office block from the existing boundary wall with Clanwilliam Square to the south which is to be structurally secured and retained. This route provides access to the rear (western end) of the block which accommodates ancillary accommodation including bicycle parking (199no. spaces), bin storage, plant rooms, staff facilities and an ESB substation. A car lift provides access to the basement accommodation incorporating 25no. car parking spaces and ancillary plant and storage rooms. Above ground floor level accommodation includes a mezzanine floor level with office and additional ancillary plant and storage rooms and 8 levels of office accommodation above. Permission is also sought for hard and soft landscaping within the site, external lighting, screened plant area at 8th floor level and all ancillary site and development works. The existing Macken Street entrance will be maintained to facilitate continued access by Iarnod Eireann/CIE to the existing signalling building which will be retained on site adjacent to the proposed office building.</p>		
<p>3379/19</p>	<p>The proposed development consists of demolition of the existing buildings, 190 being a 2 storey semi-detached house & 189 a 2storey semi-detached building divided into 5 flats, and construction of a 4 storey over basement apartment building with 22 apartments, comprising 14 x 2 bed, 3 x 1 bed, and 5 x studio units, each with balconies or roof terraces; and alterations to the front boundary treatment including widening of existing vehicular entrance to 189, adjustment to the existing boundary line & construction of a new wall at the southern boundary, 16 basement car parking spaces, 22 basement storage rooms, bin storage, cycle parking, service connections, landscaping and all associated site works.</p>	<p>Granted</p>	<p>01/10/2019</p>
<p>3362/19</p>	<p>The development will consist of demolition of existing buildings on site including part of an office & warehouse, two vacant cottages and other structures and construction of 9 apartments, comprising 6 x 2 bed. and 3 x 1 bed. apartments each with balconies or roof terraces in a 5 storey building, with associated facilities including, caretaker's office, bin storage, cycle parking spaces, plant and service rooms, service enclosure on roof, all service connections, landscaping and all associated site works.</p>	<p>Granted</p>	<p>27/09/2019</p>
<p>3336/19</p>	<p>Planning permission for development at 1 Cumberland Place, Fenian Street, Dublin 2 (formerly known as Cumberland House). The site is bound by Fenian Street to the south, Boyne Street to the north and Bass Place to the east. The proposed development consists of amendments to the development permitted under Reg. Ref.: 3595/16, as amended by Reg. Ref.: 2833/18 and Reg. Ref.: 4467/18. The proposed amendments consist of:</p> <ul style="list-style-type: none"> • The provision of 1 no. additional floor of office space to the permitted six storey over lower ground level and basement level building, resulting in a seven storey over lower ground level and basement level building; • The provision of a roof terrace of c. 172 sq.m and pergola; • The reconfiguration of the permitted photovoltaic panels and modifications to the services, green roofs and plant area at roof level; and, • All ancillary and associated site development and landscaping works. The proposed amendments will result in an increase of c. 789 sq.m in the overall gross floor area (GFA) of the permitted office building, resulting in a total GFA of c. 7,854.4 sq.m. 	<p>Granted</p>	<p>25/09/2019</p>

3275/19	<p>Permission for development at a site of 0.28 ha at 1 Central Plaza, Dame Street, Dublin 2 , D02 P656. The site is bound by Dame Street to the south, existing Annex building and Commercial Buildings to the east, Cope Street to the north and Fownes Street Upper to the west. The development consists of a minor amendments to permitted development at -2, -1 and ground floor levels, as permitted under Plan. Reg. Ref.: 3620/17 (ABP Reg. Ref.: PL29S.300063) and amended under Plan. Reg. Ref.: 4566/18 as follows:</p> <p>1. The application includes amendments to the permitted cafe/restaurant and retail units and plant/back of house areas as follows: Retention of a portion of the existing -1 level floor slab (as permitted to be removed under parent permission), an increase in floorspace at -2 of Unit A and subdivision of part of the -1 level to form an individual cafe unit (Unit A2) with a GFA of 59sq.m with entrance and frontage onto permitted lower plaza at -1 level, resulting in an overall increase in floorspace of Unit A from 1000sq.m to 1138sq.m. Reconfiguration of Unit C resulting in a decrease in floorspace from 119sq.m to 93sq.m, Reconfiguration of Unit E, at ground and -1 floors, resulting in an increase in floorspace from 201sq.m to 282sq.m, Reconfiguration of Unit F resulting in a decrease in floorspace from 36sq.m to 27sq.m, Reconfiguration of plant and back of house areas at -1 and -2 to include reconfiguration of the bin storage zone at -1 basement, staff welfare facilities (15sq.m) access from the lower plaza area at -1, relocation of the proposed ICT room (25sq.m) to the western perimeter at -1, relocation of inclusion of a "remote storage" room at -1 (23sq.m), relocation of sprinkler tanks from western perimeter to -2 basement. 2. Minor changes to the elevations of ground floor on the north and west elevations of the Tower Building and all elevations of the lower plaza at -1 level. 3. Relocation of permitted external stairs onto Fownes Street Upper.</p>	Granted	18/09/2019
3284/19	<p>Planning permission for development at a site at Nos 13-30 Fitzwilliam Street Lower, Dublin2 including most of a city block bounded by Fitzwilliam Street Lower, Mount Street Upper, James's Street East and Baggot Street Lower. The proposed development comprises minor modifications to the development permitted on site under An Bord Pleanala Reference PL29S.244492 (Dublin City Council Reg. Ref. 3052/14) currently under construction as amended by Dublin City Council Reg. Refs. 4428/17; 2059/18 and 3385/18. The proposed development comprises a c.3.7 m high wooden pergola structure (c. 12.2 m x c. 5.7 m) and minor revisions to permitted hard and soft landscaping treatments located at the fifth floor roof terrace serving Block 6 (located at roof level of Block 6A) of the permitted development. The proposed development also includes a new access door in the eastern elevation of the permitted fifth floor fronting onto the permitted roof terrace.</p>	Granted	18/09/2019
DSDZ3452/19	<p>Planning permission for development at a site generally bound by North Wall Quay, New Wapping Street, Mayor Street and Castleforbes Road, Dublin 1. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block B permitted under Reg. Refs. DSDZ2749/16 and DSDZ3350/15, as amended by Reg. Ref. DSDZ2496/17. The proposed amendments relate to Block B only and will not result in any changes to the footprint of Block B as permitted. The development will consist of: the change of use of street unit 05 (280sq.m) from cafe to retail and its amalgamation with retail street unit 06 (275sq.m) to create 1 no. retail unit with ancillary cafe use (570sq.m); modifications to the glazing and signage to reflect the proposed amalgamation; and all associated development works; all on a site of c.6.422sq.m (c.0.64ha).</p>	Granted	03/09/2019
3893/18	<p>The development will consist of the demolition of existing building James McSweeney House which contains 21 one bedroom apartments: the construction of a four storey building consisting of three stories plus one upper storey level setback from the street edge, accommodating 35 one bedroom apartments: a ground floor community room, ESB sub-station, 2 offices, WC, plant rooms,</p>	Granted	30/08/2019

	external bin stores and new sit boundary gates, railings and plinth to Berkeley Street Berkeley Place: and landscaping and associated siteworks. We note this development is adjacent to protected structures RPS ref 745 & 746.		
3093/19	Permission to amend part of the development permitted under Dublin City Council Reg. Ref. 3172/18. The proposed development provides for an increase in the permitted basement area of c. 129 sqm to provide for additional hotel storage space, resulting in a revised basement area of c. 1,718 sqm.	Granted	30/08/2019
2644/19	Planning permission for the demolition of the existing detached 2-storey, 1130sqm handball centre and levelling of the associated site.	Granted	21/08/2019
2997/19	Permission for development on a site of c. 0.35 hectares at Nos. 31-34 Abbey Street Upper, 42-51 Great Strand Street and bounded by Byrnes Lane, Dublin 1 to amend part of the hotel development permitted under Dublin City Council Reg. Ref. 3172/18. The proposed development replaces the permitted stairwell providing access to Byrnes Lane (from basement to 8th floor level) to now provide for an increase of c. 15.5 sqm to basement storage space, an increase of c. 16.5 sqm to ground floor retail unit to provide a service access/escape and the provision of 8 no. additional hotel bedrooms (1 no. bedroom per floor from 1st to 8th floor level (resulting in an increase in the number of permitted hotel bedrooms from 239 no. 247 no. The development also provides for associated revisions to the facade fronting Byrnes Lane to accommodate the hotel bedrooms and for revisions to the facade of the hotel fronting onto Abbey Street Upper.	Granted	21/08/2019
4223/18	<p>Luxor Investments Limited seek planning permission for a mixed-use development including office and commercial uses on a site which extends to 3,848 sq.m at Chancery Lane and Ship Street Great, Dublin 8.</p> <p>The site is bounded by the Chief State Solicitors Office building to the north, Ship Street Great to the east, to the south by the existing Radisson Hotel and commercial buildings; and to the west by Chancery Lane.</p> <p>The application site forms part of a larger landholding which includes land immediately adjacent to the proposed site which is currently under construction under DCC Reg. Ref. 2962/16; ABP Ref. PL29S.247816, as amended by DCC Reg. Ref. 3235/18. The development will consist of:</p> <ol style="list-style-type: none"> 1. Amendments to the previously granted permission DCC Reg. Ref. 4280/16; ABP Reg. Ref. PL29S.248136, including a change of use from residential to office use; and alterations to the commercial development including office and convention centre uses, with a total gross floor area of 21,654 sq.m. 2. A new pedestrian street running west to east between Chancery Lane and Ship Street Great and the creation of a heritage open space at Le Pole Square which will be open to the public during designated hours. 3. A convention centre over two storeys with associated back up servicing, break-out spaces, and preconference facilities of 4,092 sq.m. The main conference hall which extends to 762 sq.m is supported by a pre-conference lobby which extends to 936 sq.m including circulation, reception, bar area, cloaks, toilet facilities, kitchens and storage spaces. The upper floor of the convention 	Granted	20/08/2019

	<p>centre comprises of meeting rooms and break-out spaces of 770 sq.m area and includes circulation, toilet facilities and reception area.</p> <p>4. An exhibition gallery which extends to 146 sq.m accessed from Le Pole Square.</p> <p>5. A café/ retail unit extending to 150 sq.m at ground floor level with dual access from the proposed pedestrian link off Chancery Lane.</p> <p>6. A café of 39 sq.m located on Ship Street Great.</p> <p>7. An office development of 12,849 sq.m over 7 floors accessed from Ship Street Great.</p> <p>8. A double basement of 4,711 sq.m is proposed to accommodate the provision of boiler/ ancillary plant facilities; kitchen preparation area/ office and storage, staff changing room; 50 parking bays, 170 cycle racks; cyclist shower room, and refuse storage. Vehicular access is proposed via a ramped entrance from Ship Street Great. Cyclist access is proposed via a dedicated lift from Ship Street Great, 18 cycle racks will be provided in the proposed Le Pole Square on upper ground floor.</p> <p>9. The provision of an ESB substation accessed from Chancery Lane and all other associate ancillary works.</p> <p>10. All associated site development, servicing and landscaping works.</p>		
DSDZ3344/19	Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 13-18 City Quay, Dublin 2 intend to apply for permission for development at Unit 24, Point Village District Centre, East Wall Road and Sheriff Street Upper, Dublin 1. The development consists of the change of use Unit 24 (264 sq.m) from previously permitted retail to gym use. The proposed development includes all associated and ancillary works. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.	Granted	19/08/2019
3711/18	Permission is sought for development that will consist of: construction of a bridge to span the existing cooling water outfall channel, adjacent to Pigeon House Road; construction of a new junction opposite the entrance to the Ecocem Ireland Plant; hard surfacing; site drainage and outfall; the use of lands for the storage of port-related maintenance and service equipment, construction project materials, contractor's site compound and project cargo; amendments to boundaries; and all associated services and site development works.	Granted	12/08/2019
2953/19	Planning permission for development at Windmill Lane and Creighton Street, Dublin 2, which forms part of the development at 1-6 Sir John Rogerson's Quay, 17 Creighton Street and 21-22 Windmill Lane. The development consists of the amalgamation of 2 no. units fronting Windmill Lane and Creighton Street with permitted retail/cafe and office/cultural/recreational uses respectively and the implementation of a mezzanine floor for use as a cafe/restaurant unit. The amalgamated unit extends to a gross floor area of c. 370 sq.m at ground floor level and c. 206 sq.m at mezzanine level, totally c.576 sq.m (increase in gross floor area of c. 206 sq.m).	Granted	12/08/2019
4658/18	Planning Permission is sought for the demolition of the existing two storey office and restaurant building (2,368m ²) and the erection of a part 4, part 6 storey (over two storeys of basement) building with a GFA of 10,395m ² , comprising office (net area 5,481m ²) and restaurant (net area 455m ²) use, parking, substation and ancillary accommodation and works. The building takes the form of two distinct blocks (a north and south block) which are linked by a central stair and lift core. The south block, fronting Merrion Road, extends to a height of 17.075m. The north block extends to a height of 25.1m. The development comprises the following: at Basement Level -2: 9 car parking spaces, services and plant; at Basement Level -1: 26 car parking spaces, secondary offices, restaurant back of house, general storage and cycle parking / facilities; at ground floor level: at entrance lobby, office space and restaurant space; at first, second, and third floors: office space and ancillary facilities; at fourth floor: office space and a roof	Granted	23/07/2019

	terrace (on the southern side of the proposed building); at fifth floor office space and ancillary facilities; at roof level above the north block: photovoltaic panels are proposed. Vehicular and cycle access to the basement is proposed from Ballsbridge Park via the existing access. The entrances to the office space are from Ballsbridge Park and Merrion Road. The entrance to the proposed restaurant is to the south off Merrion Road. the adjoining building at 32 Merrion Road is a Protected Structure. Landscaping is proposed around the site incorporating seating areas both in public areas and in association with the restaurant. 1 disabled parking space and 2 drop off spaces are proposed at ground level. An ESB substation is proposed to the north-west corner of the site near the entrance. And all associated works.		
DSDZ3109/19	<p>KWCI GP Limited acting in its capacity as general partner of KWCI Limited Partnership intends to apply for permission for development at a site (0.93 Ha) at City Block 3, North Lotts, Dublin 1.</p> <p>The site is generally bounded by Alexandra Terrace to the north, brownfield lands adjacent New Wapping Street to the west, Mayor Street Upper to the south and Castleforbes Road to the east. For proposed development comprising:</p> <ul style="list-style-type: none"> - Site development works, including alteration of existing secant piling wall to include partial localised removal of secant pile wall to the northwest and west of existing basement excavation to facilitate new localised excavation to level -5.6m O.D.; provision of new secant pile wall where appropriate to the northwest and west of new basement excavation; excavation of remaining basement to level -5.6m O.D., including the disposal off-site of excavated material, to form new basement platform level; provision of associated earth ramping up to new and existing secant pile walls to the west, north and east; provision of ground anchoring to all secant pile walls; new site access gate onto Castleforbes Road and associated temporary construction access ramp; all associated site development works. <p>This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	Granted	19/07/2019
2804/19	Planning permission for development at our existing molasses storage terminal at the corner of South Bank Road and Pigeon House Road, Ringsend, Dublin, D04 TC98. The development will consist of the construction of a new molasses storage tank within the existing bund at the existing molasses storage terminal.	Granted	18/07/2019
3500/18	Planning Permission for development on a site of c. 0.18ha on lands to the rear of No. 46-64 South Dock Street, Ringsend, Dublin 4. The subject site is bounded to south by No.'s 46-64 South Dock Street, to the north by No.'s 1-23 Hastings Street, to the east by the rear of properties located at No.'s 82-104 South Lotts Road and to the west by properties located at No.'s 1-19 South Dock Place. The proposed development consists of the demolition of an existing industrial / warehouse unit (2,078 sq.m.) and construction of 12 no. residential units comprising of 3 no. 2 bed 2 storey units (97.6 sq.m), 1 no. 2 bed 2 storey (84.2 sq.m.), 7 no. 3 bed 3 storey (131.5 sq.m.) units and 2 no. 3 bed 2 storey (104 sq.m.) units. The proposed development includes the provision of 12 no. car parking spaces, private open space to serve each unit, the provision of new internal road layout and footpath, revisions to existing access and egress, upgrading of existing boundary treatment on all boundaries, landscaping works, SUD's drainage, provision of PV panels at roof level to serve each unit, site lighting, ESB substation and all associated site development works necessary to facilitate the development.	Granted	12/07/2019

<p>4421/18</p>	<p>IPUT Plc intends for apply for a 10 year permission for development at lands at: A) Lands at Wilton Park House, Gardner House and Lad Lane Apartments, Cumberland Road and Wilton Place, Dublin 2 (bounded by Wilton Place to the southeast, Cumberland Road to the southwest and Lad Lane to the northwest) ('Plot 1' [c.0.95] ha); B) Witon Park, Dublin 2 (bounded by Wilton Place to the northwest and northeast and Wilton Terrace to the south and southeast ('Plot 2' (c. 0.62 ha)); and C) Adjacent Public Roads. Indicative development, including resurfacing and traffic management works to adjacent public roads (including Lad Lane, Cumberland Road, Wilton Place and Wilton Terrace), ancillary to the main development at Plots 1 and 2 above and subject to agreement with Dublin City Council's Environment and Transportation Department ('Plot 3' [c 0.197 ha]). The proposed development includes the following elements: A) 'Plot 1': the demolition of the existing up to 7 storey structures (c.24,476m2 and 256 car parking spaces) on this part of the site and the construction of a new up to 7 storey mixed-use office development over Lower Ground Floor (c.48,879m2 office, c.1,258m2 food and beverage/retail, c. 625m2 food and beverage/retail, c. 625m2 Leisure and c.94m2 retail services) and 2 ancillary basement levels in three interlinking blocks (to be known as 'Two', 'Three' and 'Four Wilton Park', respectively) arranged as follows: i) Two Wilton Park. Office, food and beverage and leisure use comprising of a gym (c. 470m2), cafe/food-hall/wine bar (c.229m2)) and offices (c.2,102m2) at Lower Ground Floor level; gym (c.155m2), speciality coffee shop (c.120m2), cafe/food-hall/wine bar (c.354m2) and offices (c.1,032m2) at Ground Floor Level; and c,13m479m2 offices from First Floor level upwards; ii) Three Wilton Park. Office, food and beverage and facilities management use, comprising of a restaurant (c.285m2) and offices (c2.094m2) at Lower Ground Floor level; Retail Services (c.94m2), restaurant (c.270m2), and offices including facility management offices (c.1,468m2) at Ground Floor Level; and c.11,481m2 offices from First Floor Level upwards; and iii) Four Wilton Park. Office use throughout (c.17,225m2). The development of Plot 1 will also involve the construction of a c. 1,174m2 public square (between Two and Three Wilton Park, opening onto Wilton Place [west]); the creation of a new public route linking Lad Lane with the new square; c. 122 car parking spaces at basement level (accessed via a ramp opening onto Cumberland Road), c. 500 cycle spaces, plant, waste and ancillary areas at Basement Level; Rooftop plant, landscaping on rooftops and within the overall site area, roof gardens and terraces, external street furniture, lighting to landscaped areas and all other associated site excavation, safety hoardings and ancillary development and site works above and below ground. B) 'Plot 2': alterations to the existing layout and access arrangements of Wilton Park, including provision of a Pavilion/Tea Room (c. 74m2)) and ancillary plant enclosure, relocation and refurbishment of the existing fountain, reconfiguration of part of the park fencing, replacement of some hedging and trees with new planting, installation of new park furniture, the addition of new gated openings at the Cumberland Road/Wilton Place junction, the installation of timber children's play equipment, wayfinding lighting and all associated and ancillary development and site works above and below ground. C) 'Plot 3': The proposed development includes indicative environmental improvement works to the adjacent public streets, including Wilton Place, Wilton Terrace, Cumberland Road and Lad Lane. All indicative works affecting the public streets are subject to detailed agreement with the Environment and Transportation Department of Dublin City Council. The indicative works may include the reconfiguration of Wilton Place (west) to a one way traffic system (west to east - including removal of 15 on-street car parking spaces), reconfiguration of the Wilton Terrace/Cumberland Road/Wilton Place road junction, provision of pedestrian crossing areas, provision of loading bays (1 on Cumberland Road and 2 on Lad Lane - including removal of 3 car spaces on Cumberland Road and 3 on Lad Lane); removal of the existing office vehicular entry at the corner of Wilton Place (east & west) and relocation to Cumberland Road; all of the preceding to include all associated and ancillary development and site works above and below ground</p>	<p>Granted</p>	<p>10/07/2019</p>
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DSDZ3013/19	<p>Permission for development at Units MSU2, 36 and 37, First and Second Floor, Point Village District Centre, East Wall Road & Sheriff Street, Dublin 1. The site is located within City Block 5 as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of the amalgamation, change of use and extension of Units MSU2, 36 and 37 as follows: 1. The amalgamation of Units MSU2, 36 and 37, which are located at first and second floor level, into a single unit of 3840 sq.m (including a new mezzanine floor of 210 sq.m); and 2. Change of use of the new unit from previously permitted retail to leisure. The proposed development includes all associated and ancillary works, including site development works.</p>	Granted	10/07/2019
DSDZ2464/19	<p>Permission at a site (c. 1.51 Ha) at City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1 and otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping Street to the west, and existing Northbank House, Alexandra Terrace and Castleforbes Road to the east. The development will consist of: - The construction of 6 no. residential blocks, ranging from 2 to 7 storeys over partial single level basement (gross floor area c. 36,834.2 sq m excluding basement c. 5,369 sq m), to accommodate 449 no. residential units comprising 59 no. 1-bed studios, 166 no. 1-bed apartments, 215 no. 2-bed apartments, 2 no. 3-bed apartments and 7 no. 3-bed houses. The development provides for Tenant Amenity area (c. 766 sq m gfa), a cafe (c. 109 sq m gfa) within the proposed Block 3B, and change of use and reconfiguration of an existing retail unit to provide a crèche (c. 343 sq m gfa) and associated play area at Northbank House. The breakdown of accommodation is as follows: - Block 3A1 (c. 7,951.1 sq m gross floor area) fronting Sheriff Street Upper and New Wapping Street, comprises a 7 storey apartment building accommodating 106 no. residential units (13 no. studios, 56 no. 1-beds, 36 no. 2-beds and 1 no. 3-bed). Block 3A2 (c. 9,668.8 sq m gross floor area) fronting Sheriff Street Upper, comprises a 7 storey apartment building accommodating 117 no. residential units (5 no. studios, 52 no. 1-beds, 59 no. 2-beds and 1 no. 3-bed). Block 3B (c. 8,908.7 sq m gross floor area) fronting Sheriff Street Upper and north of the proposed new civic park, comprises a 6 to 7 storey apartment building accommodating 102 no. residential units (25 no. studios, 24 no. 1-beds and 53 no 2-beds). This building includes tenant amenities (c. 766 sq m) at ground and first floor levels, and a cafe (c.109 sq m) at ground floor level. Blocks 3D2 / 3E2 (c. 9,484.4 sq m gross floor area) fronting Mayor Street Upper and west of the proposed new civic park, comprises a 3 to 6 storey apartment building accommodating 117 no. residential units (16 no. studios, 34 no. 1-beds and 67 no. 2-beds). Block 3D1 (c. 821.2 sq m gross floor area) located to the rear (east) of the existing houses fronting New Wapping Street and west of proposed Block 3D2/3E2, comprises 7 no. 2 storey 3-bed houses. Balconies are provided on all elevations of the apartment blocks (3A1, 3A2, 3B, 3D2 and 3E2). Private rear gardens are provided at ground floor level to the Block 3D1 houses. All associated and ancillary site development works, hard and soft landscape, boundary treatment works, including: - Demolition of remaining existing non-residential structures (c. 420 sq m), previously approved under DCC Reg. ref. DSDZ2242/16. New external residential courtyards and roof terrace amenity areas. New civic park located centrally within the city block (c. 2,259 sq m) as previously permitted under DCC Reg. Ref. DSDZ3357/17. New internal east-west street and north-south (pedestrian / cycle) streets. 100 no. car parking spaces, including 94 no. spaces at basement level and 6 no. spaces at surface level. 552 no. bicycle parking spaces, including 494 no. at basement level and 58 no. at surface level. New vehicular access to the basement car park from New Wapping Street. Basement storage, service and plant areas. Provision of a bin store (c. 39.2 sq m gfa) between Blocks 3D1 and 3D2 / 3E2. Provision of 2 no. ESB sub-stations. Public Realm works along Sheriff Street Upper, New Wapping Street and Mayor Street Upper, including revised treatment to the boundary with Northbank House Fire Tender Route previously approved under DCC Reg. Ref. DSDZ2642/16. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Scheme area.</p>	Granted	08/07/2019

2709/19	The development will consist of the provision of 9 Offices / Consulting Rooms, Waiting Area and toilets in a single storey building of 190.4 square metres.	Granted	03/07/2019
DSDZ2011/19	This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block B only permitted under Dublin City Council Reg. Ref. DSDZ2749/16, as amended by Reg. Ref. DSDZ2496/17, DSDZ2011/19 and DSDZ3452/19. The development will consist of: amendments to the retail unit within Building B4 to include repositioning entrance onto Castleforbes Street thereby increasing the floor area by c.8sq.m. and provision of additional glazing to unit elevations; minor internal layout change to ESB substation with screen added to east elevation; minor adjustments to residential lobby entrances at ground level; minor alterations to terraces and additional aluminium infill panels added to selected units to improve privacy and amenity at ground level; courtyard gates at ground floor level raised from 1.2m high to 1.8m high; basement smoke vents enlarged; minor adjustments and improvements to internal apartment layouts at all levels; minor changes to balcony positions, window arrangement and fenestration at all levels to reflect internal changes; removal of selected windows on sixth and seventh floor apartments to reduce overlooking and improve unit privacy; Apartment T38 extended in floor area at sixth floor level by c.30sq.m. and adjacent service corridor of c.14sq.m to roof plant area is to be added; roof terrace at sixth floor reduced by c.38sq.m. and c.34sq.m. upper level roof terrace added; omission of Juliet balconies at selected locations; pitch roof to B3 extended slightly to Mayor Street Upper side; associated alterations to lift core and services zones to reflect amendments; reorganisation of plant positions at roof level; additional louvre screens to plant zones; access walkways and fall arrest system to green roofs introduced; minor adjustments to floor and parapet levels; alterations to selected balustrades to allow larger usable terrace; and; all associated development works.	Granted	02/07/2019
2637/19	Planning permission for the erection of an external roof deck & balustrade, comprising a total of 203sq.m on the 4th floor of the South & East elevations of Bishops Square, Redmonds Hill, Dublin 2.	Granted	27/06/2019
2493/19	The development will consist of demolition of existing buildings on site including part of an office & warehouse, two vacant cottages and other structures and construction of 7 apartments, comprising 5 x 2 bed. and 2 x 1 bed. apartments each with balconies or roof terraces in a 4 storey building, with associated facilities including, caretaker's office, bin storage, cycle parking spaces, plant and service rooms, service enclosure on roof, all service connections, landscaping and all associated site works.	Granted	17/06/2019
2463/19	The proposed development seeks to amend a previously permitted development under DCC Reg. Ref. 2163/09 (as extended in duration under DCC Planning Ref. 2163/09/x1), as amended under DCC Ref. 4014/15 (ABP Ref. PL29S.246130). The proposed development proposes a change of use of the permitted restaurant at ground floor level to office use to deliver an additional 370 sq.m (GFA) of office floorspace. Internal alterations comprise a revised layout at upper basement floor level to provide an additional 12 no. bicycle storage spaces (from a permitted 54 no. spaces to a proposed 66 no. spaces). External alterations at ground floor level include: (a) the removal of the previously permitted terrace / external dining space associated with the restaurant; and (b) alteration of previously permitted external cycle spaces to provide an additional 6 no. spaces (from a permitted 14 no. spaces to a	Granted	13/06/2019

	proposed 20 no. spaces). In the interest of clarity, the proposal result in the following revised mix of uses - a total of 5,866 sq.m (including 325 sq.m of ancillary storage space) of gross office floorspace (an increase of 370 sq.m from a previously permitted 5,496 sq.m); 215 sq.m of cafe floorspace and 1,867 sq.m of gym floorspace.		
3047/18	Planning permission for a residential development of 94 no. apartments (and a ground floor cafe of c. 67 sq. m) all on a c. 0.38 hectare site. The proposed development will consist of: 1) Demolition of existing 6 no. two storey dwellings and ancillary structures; 2) Construction of a residential development of 94 no. apartment comprising 15 no. 1 bedroom apartments, 62 no. 2 bedroom apartments and 17 no. 3 bedroom apartments (all apartments to have balconies or roof terraces), with an overall height of 7 storeys (over basement/part second basement level) at junction of Eglinton Road and Donnybrook Road, reducing in height to 5 and 4 storeys along Eglinton Road and (5-7 storeys) along Donnybrook Road, and 3 storeys along Brookvale Road. 3) Provision of ancillary areas (residents meeting room/lounge with terrace, management area) at ground floor level; 4) Ground floor cafe of c. 67 sq. m at ground floor level onto Donnybrook Road with terrace and signage zone of c. 2 sq. m); 5) Vehicular access will be provided from Brookvale Road into basement levels which will provide 100 no. car parking spaces (including car stacker system), 5 no. motorcycle spaces and 94 no. cycle spaces and all ancillary areas (to include plant, storage and attenuation); 6) The development includes all associated site development works, hard and soft landscaping (to include 20 no. cycle spaces at ground floor level) and all other ancillary works to include provision of an internal communal landscaped open space area at ground floor and deck area at fourth floor level on western boundary; 7) Provision of hoarding around site boundary (with scheme advertisement zone c. 302.25 sq. m along Eglinton Road and Donnybrook Road) during construction phase.	Granted	11/06/2019
4155/18	Development at a 0.35 hectare (approx.) site. The proposal relates to an office development of c. 21,929 sq.m gross floor area in a part 7 no. part 8 no. storey building over 2 no. basement levels. The proposed development will consist of: 1. Demolition of the existing commercial office development at Hume House (c. 9,110 sq.m gross floor area). 2. The construction of an office development of c. 21,929 sq.m gross floor area in a part 7 no., part 8 no. storey building over lower ground floor (basement level -1) fronting onto Pembroke Road, and basement level -2 (c. 3,282 sq.m gross floor area), with screened plant area at roof level; 3. The provision of approximately 1,281 sq.m of external landscaped amenity space provided by a combination of sunken gardens and courtyard at lower ground floor level (basement level -1), terrace at first floor level at the northern boundary, 2 no. terraces at the southern boundary at sixth floor level and roof terrace fronting onto Pembroke Road at seventh floor level. 4. The provision of 72 no. car parking spaces, including 4 no. disabled parking spaces and 5 no. motorcycle spaces at basement level -2 with plant room and waste storage facilities, accessed by vehicular ramp from Shelbourne Lane to the rear; 5. The provision of 187 no. bicycle parking spaces, 26 no. shower and changing cubicles, including 2 no. accessible cubicles, plant room and ancillary facilities at basement level -1; 6. The provision of a pedestrian entrance to the building from Pembroke Road with vehicular and cyclist access and egress taken from the rear of the building at Shelbourne Lane; 7. The provision of screened plant, photovoltaic panels and green roof at roof level; 8. Provision of ESB substation and switch rooms at entrance to basement level -1; 9. All other access, drainage, services and utilities infrastructure and site development works.	Granted	06/06/2019

	The proposed development is intended as a replacement of the scheme approved under DCC Reg. Ref. 2895/15 (ABP Ref. PL29S.245342). This permission has not been implemented.		
4250/18	The development will consist of; the demolition of existing ESB Substation (approx. 25sq.m and 3.2m high), general site clearance, and construction of new ESB Substation building (approx. 40sq.m and 3.1m high) to include access ramps, handrails, replacement fencing, and pedestrian access gate adjacent to proposed substation; and development also includes dropped kerb access off Tolka Quay Road. All development to take place on a site approximately 0.66 hectares. The application is for a 10 year planning Permission.	Granted	06/06/2019
2415/19	Permission for development at a site of 0.5 ha at Apollo House, Tara Street (D02 N920) 9-11 Townsend St. (incl. The Long Stone Pub (D02 FE00) College House, Nos. 2-3 Townsend Street, (D02 F990) and the Screen Cinema, 16-19 Hawkins Street (D02 DP65), Dublin 2. The site is bounded by Townsend St. to the South, Tara St. to the East, Hawkins St. to the East, Hawkins House to the North and West and Poolbeg St. to the North. The development consists of the amendment of previous permissions relating to College House and the former Screen Cinema (DCC Reg. Ref: 3637/17, ABP Ref: PL29S.300709) and the former Apollo House (DCC Reg. Ref: 3036/16, ABP Ref: PL29S.247907) as follows: 1. The proposed development consists of the amalgamation and re-organisation of the permitted basements and floor levels of both buildings and the removal of the permitted car lifts onto Townsend St. as permitted for the redeveloped College House site. The combined, two-level, basement will be accessed from a single ramp onto Townsend St. Cycle access to the basement will be via a dedicated access controlled cycle lifts accessed from Townsend St.; an additional 25 cycle spaces are proposed in the basement, in addition to a relocation of some surface level cycle parking at ground level. Reconfiguration of the permitted core layouts, from basement -2 to upper levels, including roof, in both buildings and amendments to associated site servicing (foul and surface water drainage and water supply). 2. Alterations to the permitted ground floor layouts of College House and Apollo house to include: increased office entrance foyer of College House and additional retail/cafe/restaurant unit onto the internal block of 121sq.m. Amalgamation and increase of permitted retail/cafe/restaurant units in Apollo House and College House to single unit of 1198sq.m (with potential to subdivide into up to 3 individual units). Revisions to elevations at ground floor level as a result of reduction in external plant and basement access. Consolidation and relocation of permitted 2 no. substations into 1 no. substation onto Tara St. and 1 no. substation onto Townsend St. Increased office entrance foyer of Apollo House onto Tara St. and Poolbeg St. and minor increase in the size of permitted cafe/retail/restaurant unit on the new internal route to 161sq.m. 3. Increase in permitted space at -1 level of Apollo House to 505sq.m and removal of internal fire escape stair core. 4. Overall minor increase in retail floorspace of 222sq.m and office floorspace 563sq.m resulting from these proposed alterations.	Granted	06/06/2019
2407/18	The proposed development site extends to 5,857 square metres in area and will have a gross floor area of 37,722 square metres, including basement areas of 14,970 square metres. The application site is bounded by Nassau Street to the north and the rear of buildings fronting Nassau Street, Setanta Place to the south (including existing basement levels beneath Setanta Place street level), to the east by Kildare Street and the rear of the buildings fronting Kildare Street, and to the west by the rear of buildings fronting Frederick Street South. The planning applications relates to development which adjoins the rear of protected structures fronting 22 - 30 Frederick Street South, the rear of No. 5 and 16 - 19 Nassau Street and the rear of 45- 46 Kildare Street.	Granted	28/05/2019

	<p>The number of storeys on the existing buildings on the site varies up to a maximum of 8 storeys with roof-top plant and equipment over 2 basement levels. The development will consist of the demolition, excavation and clearance of all existing buildings and structures on the site including basements other than the existing Kilkenny Design Store and annex 1,455 square metres and associated basement areas of 1,432 square metres (notated on the planning application drawings as 'SG1' and 'SG2' at B-1) which do not form part of the demolition/construction proposals. The western boundary walls to the rear of the protected structures fronting Frederick Street South and rear of 5 and 16-19 Nassau Street will be demolished and new boundary walls constructed. In addition to the demolition of the buildings, the development also provides for the demolition of the two existing basements (excluding the basement levels beneath Setanta Place which are retained and remodelled internally), and car park ramps from Setanta Place. Following the above demolitions, excavations and site clearance the development provides for the construction a new office building extending to 8 storeys in height including setbacks at 6th, 7th and 8th storey over 4 basement levels (the two basement levels beneath Setanta Place which are retained and remodelled and are notated on the planning application drawings as 'SG1' and 'SG2' at basement level B-1) and new car park access/egress ramps off Setanta Place. The existing vehicular connection beneath Setanta Place between the application site and public car parking spaces in the building known as 10-11 Molesworth Street will be reinstated.</p> <p>The proposed basement levels will contain 211 car parking spaces (of which 141 will be for public use with the balance i.e. 70 for private use). The number of onsite car parking spaces on the overall site will be reduced from the existing 319 spaces to 211 spaces. The basement areas will also contain 300 bicycle parking spaces along with associated drying areas, bicycle repair facilities, showers and locker/changing/storage areas, accessed via a dedicated cycle access/egress ramp off Setanta Place, circulation, waste receptacle areas, plant and equipment and tenant facilities. Service and deliveries will be from Nassau Street and Setanta Place and via basement areas.</p> <p>A swimming pool and gymnasium are proposed at ground and B-1 levels. The development incorporates sustainable development measures including roof mounted photovoltaic cells (500sq.m), green roof areas, rain water harvesting, air-sourced heat-pumps and attenuation tank. The pedestrian link between Nassau Street and Setanta Place will be repositioned and upgraded. It is also proposed to relocate the existing mosaic mural known as the "Tain Wall" for the western boundary wall forward towards Nassau Street.</p> <p>The proposal includes roof terraces at 5th floor level to the northern, eastern and western elevations facing towards Nassau Street, South Frederick Street and Kildare Street respectively. The main entrance to the proposed development will be off Nassau Street, with secondary entrances off the pedestrian link and Setanta Place. A pedestrian entrance is also provided off Kildare Street. The proposed development provides for 1 no. double ESB substation fronting Setanta Place along with all associated site development works including landscaping and boundary treatments and air intake and out-let fans and ducts/vents including screened roof top mounted plant and equipment including zone for communications equipment (satellite dishes/aerials) at seventh and eight storeys.</p>		
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DSDZ2076/19	Permission for development at Unit 5, Point Campus, Upper Mayor St. and 113-115 Sheriff Street, Dublin 1. The site is bounded by Upper Mayor St./Point Village Square to the south, Sheriff St. to the north, North Wall Avenue to the west and existing north-south street adjacent the Point Village District Centre to the east. The proposed development includes for the installation of a mezzanine of 71 sqm for storage and ventilation equipment; signage on the southern and eastern elevations; 2 no. ventilation panels on the eastern elevation; and all associated works.	Granted	27/05/2019
3900/18	Planning permission comprising the demolition of an existing commercial building, formerly used as a car dealers and the development of a 'Build to Rent' residential apartment development, intended for use as a long-term rental housing scheme comprising of a seven storey building to accommodate a total of 52 no. apartments consisting of 10 no. studio apartments; 16 no. 1 bedroom units; 12 no. 2 bedroom (3 person) units; 13 no. 2 bedroom (4 person) units 1 no. 3 bedroom unit with balconies (2 no.) at each level from first to fifth floor levels and terraces (2 no.) at sixth floor level on the front (north) elevation and balconies (6 no.) at each level from the first to sixth floor levels on the rear (south) elevation; a communal facility/meeting room and an ESB substation/switch room at ground floor level; bicycle lock-up parking facilities with 78 no. spaces; a secure bin storage facility; 2 no. areas of communal open space, including a children's play space; and associated site development works. Primary access to the development would be from Poplar Row with service access from Annesley Place.	Granted	23/05/2019
DSDZ2572/19	Planning permission for development at a site of c. 0.435ha at the Opus Building, former Kilsaran Concrete Site, 6 Hanover Quay, Dublin 2. This site fronts onto three streets, Hanover Quay to the south; an unnamed lane which the apartment block fronts onto the east; and Horse Fair Road/Britain Quay to the north. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area. The development will consist of modifications to permissions DCC Reg. Refs. DSDZ3647/18, DSDZ4134/17, DSDZ2577/17 and DSDZ3197/16 to include the following: Removal of a section of artificial grass and installation of paving to match the existing and construction of a new pergola (c. 2.6 metres) at 7th floor roof terrace level in the north east corner; Removal of a section of artificial grass and installation of a fire pit and timber decking to match the existing along with the construction of a new pergola (c. 2.6 metres) at 8th floor roof terrace level in the south east corner; The construction of a communal room for residential use (c. 20.7 sq.m and c. 2.8m tall) at 8th floor roof terrace level in the south east corner; Reconfiguration of the roof area and associated alterations to the open spaces, landscaping and boundary treatment works. The remainder of the development will otherwise be carried out in accordance with permissions DCC Reg. Refs. DSDZ3647/18, DSDZ4134/17, DSDZ2577/17 and DSDZ3197/16.	Granted	16/05/2019
3653/18	Planning Permission for development at lands to rear of No. 28 Frederick Street North, Dublin 1 D01 T2W5 (with main access from Frederick Lane North). The development will consist of (i) new 4 storey building with 3 no. two bed apartments, 1 no. bed apartment; (ii) screened roof terrace with plant room area at roof level; (iii) Associated apartment bicycle parking, bin stores, screened balconies and terraces; (iv) all associated site development works.	Granted	08/05/2019
4059/18	Permission for development at 18/19 Richmond Street South, Dublin 2, D02 EF20. The development will consist of demolition of 18-19 Richmond Street South and the construction of a new standalone development comprising: - 15 No. apartments consisting of 9 no. 1 bedroom and 6 no. 2 bedroom units over 5 no. floors to a height of 19.6m over ground floor. - Ground floor retail units of 188 sq.m and - All ancillary site works and landscaping. The proposed works are all within a site area of 443m ² - 0.044 hectares	Granted	25/04/2019

4070/18	Planning permission is sought for a variation to previously approved application (Reg. Ref. 2952/17) for a development of a new building containing a ground floor restaurant with 25 residential apartments overhead on a site at Pembroke Row, known as 5/5A Lad Lane, Dublin 2. Permission is now sought for a change of use of the ground floor, 434sq.m.. in extent, approved for restaurant use, to that of an Enterprise Centre. Permission is also sought to extend the ground floor by 452sq.m. to the rear to be used as part of the Enterprise Centre. The total floor area of the Enterprise Centre will be 886sq.m. and will have ancillary landscaping. The centre will provide 15 bicycle spaces and showering facilities at basement level. The amenity open space to serve the approved apartments will be amended as a consequence.	Granted	23/04/2019
2388/18	The development consists of the following: (i) The provision of a nine storey including two set back storeys (over basement) commercial development with 18,464 sq.m. gross floor area of office space; (ii) The provision of a new pedestrian link from Harcourt Road through to the existing plaza area west of One Park Place, providing for access through to Hatch Street Upper from Harcourt Road; (iii) The provision of two retail/restaurant/cafe units at ground floor to Harcourt Road and Adelaide Road with a GFA of 640 sq.m. (including mezzanine level); (iv) The provision of a single storey basement level of 2,648 sq.m. GFA which would link to the existing basement servicing One, Two and Three Park Place. Vehicular access to the basement is proposed via the existing ramp to Hatch Street Upper at Two and Three Park Place; (v) The provision of 48 no. car parking spaces and 193 bicycle parking spaces at the proposed basement level with associated facilities; (vi) The proposed development involves the demolition of the former Telephone Exchange building and vaulted foundations 10 and 11 adjacent to the former Harcourt Railway Station buildings; (vii) Public realm upgrades to Harcourt Road and Adelaide Road linking through to the plaza area west of One Park Place; (viii) All ancillary and associated site development, demolition works, site clearance, infrastructural works, provision of plant at basement and roof levels including photovoltaic panels. (ix) The overall development consists of a total 21,906 sq.m. GFA.	Granted	10/04/2019
4302/18	Construction of a new 3 storey apartment building comprising of three no. two bedroom apartments. The proposed works include; a new pedestrian entrance to the site in lieu of the existing vehicular access; balconies to the 1st and 2nd floor apartments; bin storage and bicycle parking; associated landscaping; boundary treatments and all other associated works to facilitate the development.	Granted	05/04/2019
3513/18	Demolition of the existing building , in the use as a licensed premises with roof garden and night club, while retaining part of the Victorian shop front and the construction of a 5 storey over basement with setback top floor building (seven stories in total). The new building (with a total floor area of 2936 sq.m) will be used as a boutique hotel containing a reception area with bar at ground floor, a total of 52 guest bedrooms on levels 1-4 a roof-top licensed restaurant and a basement containing a function room, meeting room, staff facilities, storage and plant rooms. The proposed development will also contain services and all other ancillary works to service the hotel.	Granted	01/04/2019
3752/18	The proposed development will consist of the demolition of an existing 3 no. storey industrial building with a gross floor area of 1,052sq.m., and construction of a 7 no. storey office building over 1 no. basement level containing plant and ancillary facilities. The total gross floor area, including basement level, of the new office building will be 4.710 sq.m. The northern and western facades of the building will be set back at sixth and seventh floor levels, with outdoor terrace areas provided at these locations. The building will be set back from Ulysses House to provide a ground level private open space of 125sq.m. The proposed development includes basement level storage space for 47 no bicycles, hard and soft landscaping and all associated site development works.	Granted	22/03/2019

4566/18	The proposed development will consist of the demolition of an existing 3 no. storey industrial building with a gross floor area of 1,052sq.m., and construction of a 7 no. storey office building over 1 no. basement level containing plant and ancillary facilities. The total gross floor area, including basement level, of the new office building will be 4.710 sq.m. The northern and western facades of the building will be set back at sixth and seventh floor levels, with outdoor terrace areas provided at these locations. The building will be set back from Ulysses House to provide a ground level private open space of 125sq.m. The proposed development includes basement level storage space for 47 no bicycles, hard and soft landscaping and all associated site development works.	Granted	19/03/2019
3172/18	The proposed development will consist of the construction of a 9 storey (with 7th and 8th floor level setback) over basement aparthotel fronting Great Strand Street, comprising 269 no. bedrooms and related aparthotel facilities (including reception area, coffee dock, staff accommodation, bin store, switch room and plant area) with a total gross floor area of c. 10,951 sqm (including basement of c.641 sqm); a 9 storey (with 7th and 8th floor level setback) over basement hotel fronting Abbey Street Upper, comprising 207 No. bedrooms and related hotel facilities (including reception area, lounge and kitchen, staff accommodation, bin store, switch room and plant area) with a total gross floor of c.7,348 sqm (including basement of c. 635 sqm); 2 No. retail units of c.2,078 sqm and c. 70qm and 2 No. ESB Substations at ground floor level. The development will include vehicular access via Great Strand Street to provide service access, bicycle parking spaces, associated lighting, signage, site servicing (foul and surface water drainage and water supply), the provision of SuDS measures (including attenuation tank below ground and sedum roofs), and PV panels, plant and lift overruns at roof level. The scheme also includes: all hard and soft landscaping; boundary treatments; relocation of Dublin Bikes station and provision of vehicle set down along Great Strand Street; provision of connection to building for the Luas Overhead Cable System; changes in level; and all other associated site excavation and site development works above and below ground.	Granted	14/03/2019
DSDZ4423/18	Permission for development at a site of 0.17 ha at The Marker Hotel, Grand Canal Square, Misery Hill, Dublin 2. The site is bound by Misery Hill to the South, Hibernian Road to the West, Chimney Park to the North and Forbes St. to the East. The development consists of the following: 1. Additional level of bedroom accommodation between permitted 7th floor and 8th floor rooftop restaurant (as previously permitted by Planning Reg. Ref. DSDZ2505/17) which will increase the overall permitted building height by 2.215m; 2. Alteration to the permitted rooftop restaurant to comply with Part L, including solar screening, and minor additional plant; 3. Proposed new glazed entrance at ground floor southern elevation. The proposed amendments result in an overall increase in floor area of 1,475.93 sq.m. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area.	Granted	11/03/2019
DSDZ2074/19	Permission for development at Airbnb Warehouse, 6-8 Hanover Quay, Dublin 2 and The Reflector Building, 8 Hanover Quay, Dublin 2. The site is bound by Hanover Quay to the South, Benson St. to the West and Green St. to the North. The development consists of the following: 1. Creation of an opening between the eastern elevation of the existing Airbnb Warehouse and western elevation of the Reflector Building at ground floor level. 2. Insertion of new fire escape door to the front facade of the Reflector Building at ground floor level. 3. A new extract riser on the western elevation of the Reflector Building to parapet level. The proposed development includes all associated and ancillary works.	Granted	11/03/2019

3869/18	The development will consist of a new 38kv substation development comprising; (i) a single storey building (470sq.m floor area) over basement (330 sq.m floor area) with an overall height to apex of approx. 6 m; (ii) underground cabling and drainage; and (iii) ancillary site development works. Note the site will be accessed from the existing entrance to the ESB compound on South Lotts Road. A secondary access to the site is available from the laneway running from South Lotts Road to Sportsco, along the northern boundary of the site adjacent to Shelbourne Park Apartments.	Granted	07/03/2019
3606/18	The development will consist of the demolition of an existing building (c.3,059 sq.m) and the construction of a building (max height c.26.8m) incorporating an 8-storey 158 No. bedroom hotel with a gross floor area of c.7,458sq.m, including a c.565 sq.m office space incorporating a Board Room and Meeting Room, a food and beverage facility with an associated restaurant to cater for 120 No. customers (c.231 sq.m), kitchen and food preparation area (c.117 sq.m), reception area (c.139 sq.m), luggage storage facilities (c.20 sq.m), 1 No. ESB sub-station and switch-room at ground floor level fronting onto Cumberland Street South, 23 No. photovoltaic panels (c.46 sq.m). 28 No. bicycle storage spaces and changing facilities, drainage and all ancillary works on a 0.18 hectare site.	Granted	05/03/2019
4467/18	Planning Permission for development at 1 Cumberland Place, Fenian Street, Dublin 2 (formerly known as Cumberland House). The site is bound by Fenian Street to the south, Boyne Street to the north and Bass Place to the east. The proposed development consists of amendments to the development permitted under Reg. Ref.: 3595/16, as amended by Reg Ref.: 2833/18. The proposed amendments consist of the following: (i) Amendments to internal layout at basement, lower ground floor and ground floor levels; (ii) Omission of a previously permitted entrance from Fenian Street in the southern facade, including resulting amendment to the glazing line / facade; (iii) Amendments to the roof layout to include reconfiguration of permitted photovoltaic panels, modifications to the plan area and air handling units; (iv) Modification of the permitted curtain glazing to the building facade at ground and lower ground floor levels; (v) Amendments to external landscaping and access arrangements; and (vi) All associated site development works and ancillary works. The proposed amendments will result in an increase of 46.4 sq.m in the overall gross floor area (GFA) of the permitted office building, resulting in a total GFA of 7065.4 sq.m including basement plant. No change to the GFA (75 sq.m) of the cafe unit proposed.	Granted	05/03/2019
4292/17	Demolition of existing 3-storey building containing 2 commercial units at ground level and 2 three bedroom apartments at upper levels and the construction of a residential/ commercial development in two blocks consisting of: 1 no. commercial unit at ground floor, 3 no. two bedroom apartments and 1 no. one bed apartment in five storey front block with set-back at upper floor level fronting Bolton Street; 6 no. one bedroom, 7 no. two bedroom and 1 no. three bedroom apartments in five storey block to rear with set-back at upper floor fronting Henrietta Lane, a total of 15 no. apartments (7x1 bed; 7x2 bed and 1x3 bed) incorporating bicycle and refuse stores and ancillary site works, all on site of 0.044 Ha.	Granted	26/02/2019
3797/18	Hammerson ICAV and Irish Life Assurance plc intend to apply for permission for development at Kiosk K13, Central Square, Unit No. 21 Central Square and the Chapel accessed off Central Square, Unit Nos. 38A, 38B and 39 Central Square, Unit Nos. 56-60 and 72-74 Parnell Mall, a service corridor along Parnell Mall and Unit No. 32 Cole's Lane, ILAC Shopping Centre, Henry Street/Mary Street, Dublin 1. The development will consist of: (a) the removal of Kiosk K13 (11.7 sq m); (b) the amalgamation of Unit Nos. 56 and 57 to create an enlarged unit (66.6 sq m) and the change of use from retail to cafe; (c) an increase in the size of Unit No. 21 to provide a larger retail unit (316.3 sq m) through the amalgamation and change of use of the chapel and service corridor to retail, the incorporation of the rear of Unit Nos. 58 and 59 Parnell Mall and the incorporation of part of the Central Square	Granted	26/02/2019

	<p>mall space, resulting in a reduced Unit 58 (35 sq m) and 59 (35.4 sqm Parnell Mall, which are retained as retail; (d) the change of use of the rear of Unit No. 60 Parnell Mall from retail to chapel (24.5 sq m) and retail to store (13.2 sq m and ancillary to the enlarged Unit No. 21) and the subsequent reduction in size of Unit No. 60 Parnell Mall from 69.9 sq m to 30.4 sq m; (e) the amalgamation and change of use from retail of Unit Nos. 38B and 39 Central Square and Unit No. 74 Parnell Mall and from non-retail service of Unit 38A Central Square and the incorporation and change of use of 58.3 sq m of Central Square mall floorspace to create a restaurant measuring 309.8 sq m at ground floor level; (f) the amalgamation and change of use of Unit Nos. 72 and 73 Parnell Mall from retail to restaurant (210.4 sq m); (g) the enclosure of floor area above the enlarged Unit No. 21 and the proposed restaurant Unit Nos. 38/39/74 at first floor level and the provision of new shopfronts; (h) the change of use of the ground floor (retail) and first floor (storage/vacant/ancillary floorspace) of Unit No. 32 Cole's Lane to a two storey restaurant (427.7 sq m) and the provision of a new entrance from Unit No. 32 onto Cole's Lane; (i) the provision of plant at roof level; (j) and all other associated ancillary work.</p>		
DSDZ4701/18	<p>Planning permission for development at this site generally bounded by North Wall Quay, Castleforbes Road, Block D (under construction) and Block B (under construction), North Lotts, Dublin 1. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of amendments to Block E permitted under Dublin City Council Reg. Refs. DSDZ3552/16 and DSDZ3350/15 and amended by Reg. Refs. DSDZ2489/18 and DSDZ2352/18. The proposed amendments relate to Building E03 only. The development will consist of: change of use of ancillary residential areas at ground level to create 1 no. mixed use unit (94sq.m) to accommodate cafe/deli, Class1, Class 2 or Class 8 uses; the rearrangement of residents gym and reception areas; the relocation of main residential entrance from Castleforbes Road to East-West Lane; the alteration of ground floor door and window rearrangement to reflect altered internal layout; general alterations to access cores and layout at all levels; repositioning of balconies on south-west corner at Levels 01-04; minor changes to windows and elevations at upper levels; minor changes to internal layout of apartment units; reconfiguration and placement of plant at roof level and provision of screen and all associated development works.</p>	Granted	22/02/2019
4359/18	<p>Permission for Medical Centre at first floor</p>	Granted	15/02/2019
4363/18	<p>The Provost, Fellows, Foundation Scholars and the other members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin, intend to apply for Permission for development at this site, the Trinity Biosciences Building, Pearse Street, Sandwith Street Upper and Cumberland Street South, Dublin 2. The development consists of a change of use of 611.8 sqm floor area at second floor level from previously permitted commercial office use originally approved under Reg. Ref. 4995/06 to university use. The proposed development includes all associated ancillary works.</p>	Granted	15/02/2019
DSDZ4618/18	<p>PROTECTED TRUCTURE; We Versus Ltd. (In Receivership), Abbono Ltd. (In Receivership), Beckton Properties Ltd. (In Receivership) & Candourity Ltd. (In Receivership) (each acting by the Receiver Mark Reynolds), Savills, 33 Molesworth Street, Dublin 2, intend to apply for Planning Permission: for development at a site of 1.0056 ha known as The Former Boland's Mill incorporating 33 & 34 Barrow Street together with 35A Barrow Street & 35 Barrow, Street (car park) at Ringsend Road and Barrow</p>	Granted	15/02/2019

	<p>Street, Dublin 4, bounded to the north by Ringsend Rd., to the south by adjacent office development (Mason Hayes Curran ("South Bank House") and the Warehouse), to the east by Barrow Street and to the west by Grand Canal Dock.</p> <p>The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.</p> <p>The site accommodates 4 protected structures including; Block B referred to as 1 Ringsend Road (RPS 7377); Block D comprising no's 33 and 34 Barrow Street (RPS 483, 484) two storey brick gables of warehouses to south of Boland's Mill (the 'factory' building) (RPS 485).</p> <p>The proposed development seeks amendments to Block C previously permitted under Reg. Ref. DSDZ3796/14 and as amended by Reg Ref DSDZ3264/17. The proposed amendments comprise of the following;</p> <ul style="list-style-type: none"> * Provision of combined flue and services penetrations terminated with cowls at roof level; * Provision of AOV smoke ventilation panels at roof level; * Provision of PV solar panels at roof level; * Provision of additional patters plates on all elevations to support the building * Omission of mezzanine level to serve the residential units at 5th floor level to provide for attic space and a plant room 		
3353/18	<p>Permission was granted in June 2015 (Reg. Ref. 3757/14 and PL29N.244496), for a period of 3 years to operate the conference centre at the Regency Hotel subject to conditions relating to a) the use and opening hours of the conference centre and b) the noise level not to be exceeded from the conference centre. The permission is to be reviewed in June 2018. Permission is now sought to continue to operate the centre subject to the remaining conditions in the permissions applying to the centre and without the need to reapply again in 3 years time.</p>	Granted	12/02/2019
4313/18	<p>The development consists of forming two no. openings at ground floor level between no. 34 and 35 Wicklow Street and revision to floor level of no. 34 Wicklow Street to align with no. 35 Wicklow Street in order to connect the two buildings at ground level together with associated site works.</p>	Granted	12/02/2019
DSDZ4549/18	<p>The proposed development is to modify previously permitted application DCC Reg. Ref.; DSDZ3865/14 and DSDZ4131/15 to allow the amalgamation of Enterprise Office Units 1,2,3 and 4 located on Horse Fair Road into the open plan office area to the rear of these units. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme area. The overall gross floor area of the building will remain the same. The total floor area of the enlarged open plan ground floor office space will be c. 2,127sqm (increased from c. 1,958sqm open plan office area). Works include a) the removal of the internal stud partition walls, b) removal of four existing glazed doors and the facade louvres above and replacement with new glazed panels to the external facade, a new planter box to match existing, c) new building signage and d) all associated site development works.</p>	Granted	08/02/2019
DSDZ4465/18	<p>For development at a site generally bounded by North Wall Quay, Castleforbes Road, New Wapping Street and Mayor Street Upper, Dublin 1. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area. The development will consist of a proposed pedestrian bridge link connecting Block A (under construction) as permitted under Dublin City Council Reg. Ref. DSDZ2750/16, as amended by Reg. Ref. DSDZ3130/17, with the Central Bank of Ireland Headquarters (Block C) over and east-west lane connecting Castleforbes Road and New Wapping Street.</p>	Granted	25/01/2019

DSDZ4442/18	Planning Permission for development on a site of 0.43 ha at 8 Hanover Quay (former Durabond House), Dublin 2. The application relates to development within a Strategic Development Zone Planning Scheme area. The development seeks to amend the mixed use development on the subject site, as permitted under Reg. Ref.: DSDZ3777/15 and amended under Reg. Ref.: DSDZ3172/17, which is currently under construction. The amendments for which permission for the completion and retention of is sought, includes minor alterations to elevations, including provision of additional doors and associated internal amendments.	Granted permission and retention	23/01/2019
4494/17	<p>Development comprising:</p> <ol style="list-style-type: none"> 1) Demolition of existing single storey commercial units comprising Nos. 25-27 Donnybrook Road and Nos. 1-3 'The Crescent'; and 2) The construction of a 6-storey (16 metre high) over basement, 78-room contemporary hotel comprising the following main elements: <ol style="list-style-type: none"> i) hot and cold water storage, floodwater tank and plant room at basement level; ii) hotel entrance, lobby/ reception and bar area (108 sq.m), restaurant and bar (175 sq.m) with terrace dining/ seating, meeting room/ private dining room (33 sq.m), kitchen, toilets, service areas, ESB substation, plant room and staff facilities at ground floor level; iii) provision of 78 no. hotel bedrooms at first, second, third, fourth and fifth floor levels with 43 no. bedrooms served by balconies screened with timber panels on the side (west facing) and rear (south facing) elevations; and iv) additional incidental space to be provided in the form of internet/ study space at third and fourth floor level to the rear (south facing) elevation. 3) Other works proposed as part of the development include provision of a taxi set down/ drop-off area from Donnybrook Road; v) service yard with bicycle parking spaces accessed via 'The Crescent'; vi) roof plant; vii) facade treatments to include brick and glazing detail with timber screen panels on side (west facing) and part-rear (south facing) elevations; viii) screen planting; and landscaping; ix) SuDs drainage; x) signage and xi) all associated site works necessary to facilitate the development. 	Granted	21/01/2019
DSDZ3370/18	Permission for a development at No. 15-18 Hanover Quay, adjoining Grand Canal Dock, Dublin 2, which is located in a Strategic Development Zone. The development involves the demolition and replacement of an existing 2 storey building (919sq.m in floor area), in use as a recording and rehearsal studio and storage at 15-18 Hanover Quay, Dublin 2. The new building (with a total floor area of 2,684sq.m), on the footprint of the existing building, will be a 3 storey over-basement structure, (four storeys in total), 14.4m in height, to be used as a U2 Visitor and Exhibition Space open to the public containing a re-construction of the band's original studio, various exhibit areas, reception, visitor WC', cafe, ancillary merchandising and auditorium. In addition, private administration, storage, archive, plant, staff accommodation and facilities (including 28 bicycle spaces) will also be provided over four levels. The upper floors of the building will cantilever over the adjoining Grand Canal Dock where a removable pontoon splayed in depth from zero metres up to a maximum of 10m is proposed. The basement will be protected from the quay wall by seacant piles. Other works will include associated drainage, attenuation tank and all associated site development works.	Granted	18/01/2019

DSDZ4332/18	The development consists of revisions to permitted student accommodation development under Reg. Ref: DSDZ3689/15 and as subsequently amended under DSDZ4385/16, DSDZ2460/17, and DSDZ2155/18. The application seeks to temporarily amend condition 5 of DSDZ3689/15 as it relates to 5th and 6th floors of Block C (southern block), and for all of Block 5A (northern block) of Point Campus, to permit short-term accommodation for a maximum period of 9 months, over the period to the commencement of the next academic year i.e. September 2019. Thereafter, this temporary amendment to condition 5 will revert to that as permitted by DSDZ3689/15. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.	Granted	09/01/2019
3730/18	<p>Planning Permission at this 0.43 ha site, previously amended under Reg. Ref. 2260/17 and Reg. Ref. 3971/17. The proposed development will consist of the following:</p> <ul style="list-style-type: none"> - Provision of 2 no. additional storeys (c. 1,052 sq.m) to Block D (located in the north of the site) increasing the height of Block D from 5 no. storeys to 7 no. storeys over basement with a building height of c. 26.3m, resulting in a part 6 no. part 7 no. storey building comprising of Blocks A, B, C and D at Charlemont Exchange; -Extension to ground, first and forth floor levels to align with the main building facade; - Amendments to the basement to provide for plant area of c. 424 sq.m; - Reduction in car parking spaces from 108 no. to 94 no. and increase in number of bicycle parking spaces from 112 no. to 164 no. bicycle parking spaces at basement level; - Provision of new screened plant area at roof level c. 128 sq.m; - Provision of ESB substation at ground floor level; - Provision of 1 no. totem sign located at the entrance to Block A and B and 1 no. totem sign located at the entrance to Block C and D; - Alterations to the building facades, including new entrance doors and opes, increased use of brick material and clouding of certain fenestration; - Minor amendments to Block C to facilitate the extension of Block D and to ensure consistent finishes with the extended Block D; - Minor amendments to the fourth floor plan to facilitate the additional floors; - Minor internal alterations, engineering works to support the structure, and all associated site works and site services necessary to facilitate the development. <p>The total gross office floor space will increase from c. 12,681 sq.m to c. 13,825 sq.m.</p>	Granted	04/01/2019
DSDZ4308/18	Permission for development at 'Point Campus', Upper Mayor Street, and North Wall Avenue, Dublin 1. The site is bounded generally by Upper Mayor Street/Point Village Square to the South, Sheriff Street to the North, North Wall Avenue to the West and existing north-south street adjacent the Point Village District Centre to the East. The Site is located within City Block 5, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of revisions to permitted development under, inter alia, Reg. Ref. DSDZ3689/15 and Reg Ref DSDZ4385/16. The proposed development seeks permission for the inclusion of a mezzanine storage area (c.39m2) located in the permitted retail unit within Building 5c. This planning application relates to development within the North Lotts and Grand Canal Dock SDZ Planning Scheme.	Granted	20/12/2018

4110/17	<p>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.</p>	Granted	12/12/2018
3068/18	<p>The development will consist of the demolition of the low perimeter wall around the site and the construction of a part single storey, part two storey, detached three-bedroom mews house accessed from Price's Place, consisting of two courtyards within dwelling, a 69.7 sq.m central garden, a rooflight over the single-storey living area and a single storey garage with off-street parking and cycle storage opening on to Mountpleasant Terrace; and all associated drainage and landscaping works.</p>	Granted	10/12/2018
2234/18	<p>Permission for development at a site of 0.17 ha at Marine House, Clanwilliam Court, Clanwilliam Place, Dublin 2, D02 FY24. The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street, to the North East and Clanwilliam House, onto Mount Street, to the South West and West. The development consists of the external and internal refurbishment and extension of the existing Marine House Building and will result in an increase in gross floor space of 1056 sq.m. It comprises the following elements: 1. The removal and replacement of all existing facade treatments; 2. The construction of a 3.5m extension to the south eastern elevation of the building with a new fully glazed facade; 3. Demolition of existing plant at sixth floor level and the construction of a new set back office floor; 4. Reconfiguration of internal layout (including removal of own-door offices to create open plan office space at each floor level and provision of a shared centralised lobby space accessed from an enlarged entrance on Clanwilliam Place at ground floor level); 5. Provision of a new pedestrian route on the north eastern side of the building for a dedicated secure access to existing residential block to the rear; 6. New landscape treatment onto Clanwilliam Place including the provision of a dedicated cycle ramp into the existing basement and a new disabled lift to ground floor level; 7. Reconfiguration of existing 2 level basement underneath Marine House to include minor extension south eastwards to accommodate upgraded and additional plant areas and reconfiguration of existing car parking spaces, new cycle storage and associated cycle facilities; 8. All other associated and ancillary development and site works above and below ground.</p>	Granted	07/12/2018
3884/18	<p>We, the Provost, Fellows, Foundation Scholars and other Members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin, intend to apply for permission for development at this site, c 0.21 ha within the campus of Trinity College, Dublin, Dublin 2 (consisting of the four storey Biochemistry building fronting Parade Ground and link pedestrian bridge to Watts building, two storey portacabin, single storey Roberts Laboratory, glasshouses and ancillary single storey structure). The development consists of: Demolition of four storey, Biochemistry building and link pedestrian bridge to Watts building, Roberts Laboratory, and ancillary single storey structures; the demolition of the bridge will result in a minor alteration to the Watts building facade at second floor level; removal of glasshouses and two storey portacabin; and all associated ancillary site development works above and below ground.</p>	Granted	07/12/2018

3304/18	Permission for development on a site of c. 48 sq m at No. 30 Moore Street, Dublin 1. The development will consist of the provision of a seven storey over basement level building comprising five aparthotel/serviced apartments (measuring 298 sq m gross floor area in total across all floor levels) and a retail unit (measuring 12 sq m gross floor area at ground floor level) with a terrace at sixth floor level on the Moore Lane elevation). The building will have a total gross floor area of 310 sq m gross floor area. The development will also consist of lighting; associated site servicing (foul and surface water drainage and water supply); the provision of SUDs' measures, including a sedum roof; hard and soft landscaping; changes in level; and all other associated site excavation and site development works above and below ground.	Granted	28/11/2018
2001/18	Permission for development at a site of c. 0.385 ha. The site is bounded by Church Avenue to the north; existing education (St. Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east. The development will consist of the demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 sq m) and the construction of a 5-storey apartment building (with setbacks at Third and Fourth floor levels) (accommodating 90 no. apartments (23 no. 1 bed units, 53 no. 2 bed units, and 14 no. 3 bed units)) over single basement level (accommodating 90 no. car parking spaces, 4 no. motorbike parking spaces, 90 no. bicycle spaces, together with circulation, plant, attenuation, waste management, storage areas, and service areas). Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access also from Church Avenue; (the total gross floor area of the proposed development is 11,527 sq m (including a basement level 2,889 sq m and a detached ground floor ESB substation/switch room of 23 sq m)). The development will also consist of the provision of: private and semiprivate open spaces in the form of balconies and terraces (on the Beach Road, Church Avenue frontages on the north-western, south-eastern and south-western facades), and ground level courtyards including a children's play area; all hard and soft landscaping including boundary treatments; changes in level; plant; PV panels; SUDs measures including green roof; 8 no. bicycle spaces at ground level; waste collection area; and all other associated site excavation and site development works above and below ground.	Granted	26/11/2018
3671/17	Planning permission for development on a site of approximately 0.22ha, located at No. 98 Merrion Road, Dublin 4. The development will consist of the demolition of all of the existing structures on the site (872m2) currently in guesthouse use, and the construction of an infill apartment scheme of 5 storeys over basement in height (4,035m2). The third and fourth floors of the building will be set-back onto Merrion Road. The development will comprise 20 no. apartment units including 3 no. 1-bedroom units, 14 no. 2-bedroom units and 3 no. 3-bedroom units with private balconies/terraces at each floor level. The basement level will accommodate 31 no. car parking spaces (including 2 no. universal access spaces and 9 no. visitor spaces), 2 no. motorcycle spaces, ancillary apartment stores, bin stores and service stores, via a ramped access within the site. The development also includes 879m2 of communal open space. Revised vehicular and pedestrian access arrangements to the site are proposed from Merrion Road. The development will also include piped infrastructure and ducting; 6 no. solar panels at roof level; roof plant; 20 no. bicycle spaces; changes in level; site landscaping and all associated site development and excavation works above and below ground.	Granted	21/11/2018
DSDZ3995/18	The site is bounded generally by Upper Mayor Street/Point Village Square to the South, Sheriff Street to the North, North Wall Avenue to the West and existing north-south street adjacent the Point Village District Centre to the East. The site is located within City Block 5, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of revisions to	Granted	15/11/2018

	permitted development under, inter alia, Reg. Ref. DSDZ3689/15 and Reg. Ref. DSDZ4385/16. The proposed development seek permission for the inclusion of an off licence area (c. 32m2) located in the permitted retail unit within Building 5c. This planning application relates to development within the North Lotts and Grand Canal Dock SDZ Planning Scheme.		
3488/18	Permission for development at the former Asahi Site, Breakwater Road North, Dublin Port, Dublin 1. The development will consist of: the demolition of redundant storage tank including associated pipework; general site clearance; construction of new hard surface including underground drainage and electricity infrastructure; 2 no. CCTV poles (18m high); new lighting (including 2 no. lighting columns 30m high and 9 no. lighting columns 12m high); new 4m high security fence on all boundaries. The development also includes the closure of the existing site access and provision of a 12m wide sliding gate access on Breakwater Road North. All development to take place on a site of approx. 0.3 hectares.	Granted	14/11/2018
3629/17	The proposed development comprises site clearance works, including the demolition of all existing building(s) on site and the construction of a new mixed-use building that ranges in height between 3 and 7-storey above basement level with a total Gross Floor Area (GFA) of 14,364 sq.m. The proposed development comprises an aparthotel use at basement, part ground and at all upper levels of the proposed building to provide 343 aparthotel units. Provision is made for ancillary staff and guest facilities, plant, storage and waste/ refuse storage areas, 9 no. car parking spaces and 35 no. bicycle parking spaces at basement level. The basement is accessed via ramped access off Little Green Street at the northern end of the site. Ancillary staff and guest facilities together with ancillary reception, kitchen and coffee shop are provided at ground floor level which is accessed off Little Mary Street. A retail unit (214 sq.m GFA) is provided at ground floor level at the corner of Little Mary Street and Little Green Street with Artist Studio space, measuring approximately 103 sq.m in area, together with ESB switch-room and ESB sub-station to the north thereof along Little Green Street. A combination of hard and soft landscaping measures is proposed along all frontages to enhance areas of public realm and ancillary amenity spaces within the development. The proposed building includes for the provision of sustainable drainage measures together with the provision of green roofs. Rooftop plant is provided at 4th and 6th floor levels.	Granted	12/11/2018
3719/18	The development will consist of: permission for the painting a mural and other surface finishes by a professional street artist(s) to discourage unlawful graffiti and make a positive contribution to the streetscape and surrounding vicinity.	Granted	09/11/2018
3303/18	Permission for the development of a hotel on a site of c. 603 sq m at Nos. 17,18 and 19 Moore Lane, Dublin 1. The development will consist of the provision of a seven storey (with a setback at Sixth Floor Level along the Parnell Street and Moore Lane elevations, respectively) over basement level (with water storage tank and lift pits below) hotel comprising 141 no. bedrooms and ancillary hotel facilities including public bar/licence restaurant, reception/foyer area, laundry room, storage, staff facilities, plant, etc. The total gross floor area of the proposed building is 4,053 sq m, which includes a basement level of 517 sq m. The development will also include: the erection of an internally illuminated fascia sign (measuring 2.57 sq m) and three projecting signs, of which one is internally illuminated (measuring 5.49 sq m) and two are non-illuminated (each measuring 0.45 sq m) all on Parnell Street elevation and one non-illuminated fascia sign (measuring 3.27 sq m) on the Moore Lane elevation; cycle parking; lighting; electrical sub-station; switchrooms; rooftop plant; associated site servicing (foul and surface water drainage and water supply); the provision of	Granted	06/11/2018

	SUDs' measures, including a sedum roof and an attenuation tank; hard and soft landscaping; changes in level; and all other associated site excavation and site development works above and below ground.		
3563/18	We, the Provost, Fellows, Foundation Scholars and the other members of Board of the Holy and Undivided Trinity of Queen Elizabeth near Dublin intend to apply for permission for development at ; Trinity Biosciences building originally approved under Reg. Ref. 4995/06. This application is for a change of use of 948sq.m floor area at second floor level from previously permitted commercial office use to university use. The proposed development includes all associated ancillary works.	Granted	24/10/2018
DSDZ3754/18	<p>Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 24-26 City Quay, Dublin 2 intend to apply for permission for development at a site of 2,382sq.m at the junction of North Wall Quay and East Wall Road, Dublin 1. The site is bounded by North Wall Quay to the South, East Wall Road to the East, the 3Arena to the West and the Point Village District Centre to the North. The overall site is located within City Block 10, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme.</p> <p>The development consists of alterations to the permitted development of the Exo Building under Reg. Ref: DSDZ3632/15, DSDZ3686/16 and DSDZ3776/17. The development proposed comprises the following design modifications:</p> <ol style="list-style-type: none"> 1. Minor alteration to core locations, reconfiguration of the permitted elliptical cores layout including development of mezzanine level in Core 3 and external plant door locations. 2. Reconfiguration of the internal layout of the Glass Box. 3. Minor alterations to Level 8 roof terrace layout, including decrease in external plant of Core 2. 4. Increase of permitted balustrade at Level 8 by 0.5m in height and 1.5m extension in length towards the southern elevation and alterations to the permitted glass canopies at Level 8 and Level 1. 5. Reconfigurations of basement -1, -2 and -3 level including relocation of cycle facilities and some cycle parking with an increase in cycle parking spaces from 300 to 352. 6. Minor increase of lift overrun at level 17. 7. Internal signage located inside glass lobby of Core 1 and 3 and in the Glass Box onto Point Square. 8. These alterations result in a minor increase in overall floor space of 730.2 sq.m. <p>This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area.</p>	Granted	15/10/2018
3377/18	<p>The proposed development will consist of the construction of a mixed use hotel and retail development comprising a part-three to part-four storey building onto Dorset Street Lower and a part-four to part-six storey building, with the sixth storey set back, over a single level basement, onto North Circular Road. The development will have an overall gross floor area of 5,820 sq.m. The development will include:</p> <p>A) The demolition of an existing two storey terrace building (No. 41-41A Dorset Street Lower) to be replaced with a part-three and part-four storey building fronting onto Dorset Street Lower adjacent to the Big Tree public house. Retail use will be accommodated at ground level with hotel accommodation above.</p> <p>B) The Big Tree public house over basement is to be retained with this building extended to provide a fourth storey. Public house use will be retained at ground level and basement level with hotel accommodation provided above.</p>	Granted	26/09/2018

	C) Demolition of a single storey building (No. 511 North Circular Road) and a single storey outbuilding in the central portion of the subject site to be replaced by a part-four to part-six storey building with the sixth storey set back, over a single level basement, onto North Circular Road to contain hotel accommodation. The proposed hotel will provide for 163 no. bedrooms, reception, lobby, circulation areas, plant and store rooms, landscaped courtyards to the rear; plant area at roof level and to the rear; an ESB substation room accessed from North Circular Road; associated signage, boundary treatment and ancillary works.		
DSDZ3648/18	Planning permission is sought, under the Planning Scheme for the North Lotts and Grand Canal Dock Strategic Development Zone. Development will consist of (i) the demolition of an existing single storey building and the construction of a new eight-storey mixed-use development, comprising (i) retail/cafe use (69.5sq.m), with new shop front, at ground floor level; (ii) office space (702sq.m) on above ground floor levels, with terraces/balconies and staff facilities on each floor, and with ancillary office space (64.5sq.m) at ground floor comprising office entrance, reception area, and bicycle/bin stores; (iii) access stair core and glazed safety balustrade at roof level; (iv) drainage and all associated site works necessary to facilitate the development.	Granted	26/09/2018
3351/18	The development is to extend the first floor area by 24 sq.m. by filling in an existing void at first floor level over the entrance reception area. The proposed development will increase the total floor area from 1,829 sq.m to 1,853 sq.m.	Granted	20/09/2018
3314/18	The development will comprise of works to the existing Breakwater Road North and Breakwater Road South to upgrade access to the Dublin Port Operations Centre and the Dublin Ferryport Terminals (DFT), to consist of: re-alignment of traffic lanes and modification of Alexandra Road and Tolka Quay Road junctions to include pedestrian crossings, signage, traffic signals, flexible bollards, barriers, relocation of gate and removal of existing traffic island; provision of Optical Character Recognition system to include traffic lights, camera, barriers and gantry; 2.4m high palisade security fence along the western boundary of the DFT entrance; DFT check points with associated barriers, kiosks and traffic signals and; associated site works including underground drainage and electricity infrastructure. The proposed development will modify lane alignment on Breakwater Road North and Breakwater South, layout of the Breakwater Road North / Tolka Quay Road and the Breakwater Road South / Alexandra Road junctions, remove a bus stop from Breakwater Road North and, relocate a gantry to the north on Breakwater Road North. (As permitted under Reg. Ref. 3084/16) All development shall take place on a total area of c.1.1ha.	Granted	18/09/2018
DSDZ2896/18	Spencer Place Development Company Limited intend to apply for planning permission for development at a site of 1.26 hectares located at City Block 2, Spence Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The development site also includes the existing operational North Lotts Pumping Station and its associated infrastructure - the proposed development involves building adjacent to, and over, the Pumping Station. The application relates to a proposed development within a Strategic Development Zone Planning Scheme Area. The development consists of the following: - Construction of 325 no. residential units and aparthotel in 2 no. blocks; - Block 1 to the north of the site will be 7 no. storeys in height (max 31.5m) and will comprise of 211 no. units in total (73 no. 1 bed and 138 no. 2 bed) all with associated private terraces/balconies to all elevations; - Block 1 will also include the provision of a communal open space courtyard, reception/concierge, back of house area and internal communal space associated with the residential development at ground floor level, and communal amenity space at 6th floor level; - Block 2 to the south of the site will be part 6 no. (28.050m)/part 7 no. storeys (31.5m) and will comprise of 114 no. units in total (47 no. 1 beds and	Granted	05/09/2018

	<p>67 no. 2 bed units) all with associated private terraces/balconies to all elevations and an aparthotel to the western portion of the block comprising of 102 no. units (216 no. bed spaces); - Block 2 will also include provision of reception area associated with the aparthotel, cafe, internal residential communal space and communal open space courtyard at ground floor level, and a communal residential area at 5th floor level. - Provision of 2 no. undercroft levels of car parking and cycle parking to serve each block to facilitate a total of 77 no. car parking spaces and 462 no. bicycle parking spaces in addition to plant, refuse areas, back of house area to serve the aparthotel and storage facilities and 2 no. new vehicular access points onto New Wapping Street; - Provision of new north/south vehicular and pedestrian street including new road way, pedestrian footpath, on street car parking with access from Mayor Street Upper and access/egress from Sheriff Street Upper; - Provision of a new landscaped pedestrian street running in an east/west direction through the site; - Provision of 2 no. substations fronting New Wapping Street to serve each building and 1 no. substation to serve the aparthotel on the new internal north/south street to the west of the site; - Provision of plant at roof level on the aparthotel element of Block 2; - Pedestrian connection from internal courtyard of Block 2 to Mayor Street Upper along the western boundary of the existing residential units; - Screening and appropriate landscaping of existing North Lotts Pumping Station; - Landscaping plan including new pedestrian and disabled access from New Wapping Street to the proposed new landscaped east/west pedestrian street; pedestrian access and maintenance vehicular access from the proposed new north/south street to the landscaped east/west pedestrian street, provision of public artwork, revised boundary treatment to all boundaries; provision of informal children's play areas and seating areas throughout the site, provision of surface level bicycle stands, and defensible landscaped strip at ground floor level on all boundaries; - Improvements to the public realm including tree planting, and the provision of new footpath areas along all site boundaries; - The development also includes, SUDs drainage, the provision of a green roof on both blocks and all associated site development works necessary to facilitate the development.</p>		
<p>4458/17</p>	<p>The development will include the demolition of the existing vacant motor garage showrooms (c.2,211 m2) and the construction of a mixed-use scheme of 6-7 storeys in height (c.6,752 m2) arranged around a central courtyard of communal open space at 1st floor level (c. 594 m2). The uppermost floor of the building will be set back onto the North Circular Road. The development will comprise 3 no. retail units, 33 no. car parking spaces including 2 no. universal access spaces, 86 no. bicycling parking spaces, bin stores, plant rooms and an ESB substation at ground floor level, with 5-6 storeys of apartment units above comprising 10 no. 1-bedroom units, 40 no. 2-bedroom units and 11 no. 3-bedroom units, with private balconies at each floor level. Vehicular access to the site will be via a new entrance onto Portland Street North. The development will also include an external deck access to the 2nd and 3rd floors of the building to the eastern/courtyard elevation which will connect to the existing external deck access at these levels within the adjacent mixed-use scheme to the north of the site (known as Bakers Yard). The development will also include piped infrastructure and ducting; roof plant; changes in level and all associated site development works above and below ground.</p>	<p>Granted</p>	<p>31/08/2018</p>
<p>3143/18</p>	<p>The construction of a vehicle service/maintenance facility and office accommodation contained in one building (approx. 946sq.m and 7.2m high to eaves/9.8m high) incorporating vehicle service/maintenance bays, a store with associated mezzanine, a boiler room, compressor room, nitrogen generator room, switch room, a two storey office area of 260sq.m with offices, meeting/training room, canteen and changing area, toilets, building signage;, solar photovoltaic (PV) system on the south facing elevation, micro louvres on part of east elevation, associated site works; 8 lighting columns (approx. 7m); removal of existing fencing and replace with a 2m high boundary fence along the south, east and west boundaries and a 5.2m high fire wall on the northern boundary and part of eastern and western boundaries of the site and; car parking areas for 55 cars. The development also includes reconfiguration and</p>	<p>Granted</p>	<p>31/08/2018</p>

	widening of existing entrances/exits and connection to existing services on Tolka Quay Road. All development to take place on a site of approx. 0.38 hectares. The site of the proposed development is a SEVESO site.		
3145/18	Planning permission for development at Block B, Joyce's Court, Joyce's Walk, Talbot Street, Dublin 1. The application site is located to the north of Talbot Street, south of Foley Street and east of Joyce's Walk. The proposed development will consist of the change of use and amalgamation of 2 no. ground floor retail units with a combined total GFA of 446 sq.m. to office use (including self-service cafe, common areas for staff, meeting/conference facilities, showers and restrooms) and all associated internal and external alterations. The proposed use will be ancillary to existing Block B office space in use by Smartbox Experience Ltd.	Granted	31/08/2018
3123/18	Permission is sought for the subdivision of the part two and part three storey house into two apartments including the demolition of the single storey return and the construction of a part two and part single storey return including a balcony at first floor level to the rear and rooflights to the front.	Granted	28/08/2018
3090/18	This application specifically relates to the student accommodation development currently under construction on the south side of the new east-west street (as permitted under Reg. Ref. 2182/16, and subsequently modified under PL.29S.249055 and Reg. Ref. 4529/17). The development involves a change of use of constructed shell of first floor level office space over the two storey structure at the western boundary (65.2sq.m)to gym floor space, along with minor change to the western elevation where the permitted external stair is now to be omitted. The development also involves change of use of constructed shell of ground floor incubation unit to student study area to south of the development (110sq.m)along with change of use of constructed shell of student study area to the north of the development into an incubation unit(114sq.m). The latter includes omission of a permitted partition wall, kitchenette and relocation of WC in order to join with the adjacent incubation unit and create a single large incubation unit (288sq.m). All associated site works including minor of entrance off new east-west street to south, father 5.5m.	Granted	23/08/2018
3069/18	The development will consist of the use of the permitted student accommodation for tourist and visitor accommodation outside of academic term time only by the omission or modification of condition 19 of Register Reference 3971/15; An Bord Pleanala Reference PL29S.246555 to make the permitted use consistent with the definition of student accommodation in the Planning and Development Act 2000 as amended by the Planning and Development (Housing) and Residential Tenancies Act 2016. The principal permitted use as student accommodation during academic term time will remain unchanged.	Granted	21/08/2018
3858/17	Department of Education & Skills intend to apply for permission for development at this site of 0.38ha. at nos. 11A Harcourt Terrace (former Garda Station) that also fronts onto Charlemont Place (Harcourt Terrace Lane); and 12-16 Harcourt Terrace (former Film Censor's Office), Dublin 2. The development will consist of the demolition of all structures on site (1,550sqm) and the construction of a four storey over part basement, with part single and part two storey new primary school (4,630 sqm) that will comprise 24 no. classrooms and two special educational needs classrooms as well as all ancillary school accommodation, services and storage. The development will include small inset balconies to its west facing front elevation facing Harcourt Terrace at first, second and third floor level. The development will include 5 no. play areas including a sensory garden in the courtyard of the special educational needs unit, a dedicated special needs play area above the single storey special educational needs unit; a junior play area to the front and bounding Harcourt Terrace; a rooftop play area above the four storey element; and a main play area to the rear. The main	Granted	16/08/2018

	pedestrian access to the school is off Harcourt Terrace with a secondary access from Charlemont Place with provision of secure parking for 225 bicycle and scooters to the front and rear of the building. No car parking is proposed within the site with no dedicated set-down areas along Harcourt Terrace. The development will also include a new boundary wall, fencing and gates around the periphery of the site with new entrance along Harcourt Terrace as well as all associated site development and landscaping works.		
2959/18	Permission for change of use of existing part-ground floor from offices to ESB substation and meter room to include all associated elevational changes and site works.	Granted	07/08/2018
2833/18	Planning permission for development at 1 Cumberland Place, Fenian Street, Dublin 2 (formerly known as Cumberland House). The site is bound by Fenian Street to the south, Boyne Street to the north and Bass Place to the east. The proposed development consists of amendments to the development permitted under Reg. Ref.:3595/16. The proposed amendments consist of the following: (i) Provision of a new entrance to the office building from Fenian Street and associated elevation and internal alterations; (ii) Increase in floorspace and internal alterations at lower ground and basement levels. (iii) Amendments to the ground floor, including increase in footprint, and provision of an additional building manager's office to the rear of the building; (iv) Internal amendments at basement to fifth floor levels to include revised stair and lift cores and bathroom facilities, and omission of link corridor with existing office building to the north; (v) At roof level, amendments to the permitted plant enclosure and the provision of lift and stair overruns, service pop-up, and solar panels; (vi) Minor amendment to the elevation treatment, omission of the glazed screen at first to fifth floor level to the west of the permitted building. (vii) Minor elevational amendments to cafe unit; (viii) Amendments to external landscaping and access arrangements; and (ix) All associated site development works and ancillary works. The proposed amendments will result in an increase of 329 sq.m in the overall gross floor area (GFA) of the permitted office building, resulting in a total GFA of 7019 sq.m, including basement plant. No change to the GFA (75 sq.m) of the cafe unit is proposed.	Granted	20/07/2018
3637/17	Permission for the development of a mixed-use office scheme at this site of 0.288 hectares, approximately, at College House, Nos. 2-3 Townsend Street, Dublin 2, D02 F990 & the former Screen Cinema, Nos. 16-19 Hawkins Street, Dublin 2, D02 DP65. The development will consist of the: demolition of the existing nine storey over part-basement College House Building (8,501 sq.m gross floor area) including its associated multi-storey car park and ancillary structures; demolition of the existing three storey cinema building (1,363 sq.m gross floor area); and their replacement by construction of a ten - storey over two-level basement commercial building (with set-back Sixth, Seventh, Eighth and Ninth floor levels) (25,224 sq.m gross floor area (including two basement levels of 5,022 sq.m gross floor area) accommodating: office space over Ground to Ninth Floor Levels (18,705 sq.m): a café/retail/restaurant unit at Ground Floor Level (248 sq.m); a c. 500 No. seater entertainment venue at Basement -1 and Basement - 2 Levels (2,100 sq.m) including an associated bar, restaurant and box office located in a part double - height space at Ground Floor Level and First Floor Level (1,249 sq.m), a double height void at Ground Floor Level providing an external pedestrian route through the urban block; a plant enclosure at roof level including lift over - runs; and ancillary floor areas over all Floor Levels	Granted	16/07/2018

	<p>(ancillary space includes areas such as circulation cores (lifts and stairs), toilets, plant areas throughout the building, switch rooms etc.).</p> <p>The development will also consist of the provision of: a new civic space to the south of the site at the junction of Hawkins Street and Townsend Street including a podium/ water feature, a cast iron feature Grille, tree planting, seating and bicycle stand (20 No. spaces); a central courtyard including a planter with intergraded seating; the repositioning of a post box on Townsend Street; the repositioning of bus stops and associated shelter on Townsend Street; 2 No. car lifts accessed via Townsend Street; car parking at Basement -2 Level (8 No. spaces including 2 No. mobility-impaired spaces); a bicycle lift accessed via Townsend Street; bicycle parking/ store at Basement -2 Level 1 (230 No. spaces); landscaped roof terraces to the east and south elevation on the roof of the fifth floor Level, to the west and north elevation on the roof of the Sixth floor Level and to the west and south elevation on the roof of the Seventh Floor Level ; Shower rooms and changing areas; storage; waste compounds / stores; suds' measures including attenuation tank and green roofs; a comms room an ESB substation; a kitchen; elevational treatments; lighting signage; all hard and soft landscaping and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).</p>		
DSDZ3029/18	<p>Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 24-26 City Quay Dublin 2 intend to apply for permission for development at Unit 11 & 12, First Floor, Point Village District Centre, East Wall Road and Sheriff St, Dublin 1. The site is located within the City Block 5 as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme.</p> <p>The development consists of the amalgamation, change of use and extension of Units 11 & 12 as follows;</p> <ol style="list-style-type: none"> 1. The amalgamation of Unit 11 and Unit 12, located at first floor level , into a single unit of 1197 sq.m (including a new mezzanine floor of 607 sq.m); 2. Change of use of the new unit from previously permitted restaurant to office. The proposed development includes all associated and ancillary works, including site development works. 	Granted	10/07/2018
2689/18	<p>Planning Permission for the construction of a four storey residential building of 573 sqm to provide 8 number apartments at a vacant site (227 sqm) at 26 New Street South, Dublin 8, to the corner of New Street Gardens and adjacent to Atkinson House (protected structure), consisting of 5 number one bed apartments and 3 number two bed apartments. The residential building is served by balconies on the east elevations and terraces at 3rd floor to the west. It includes 8 cycle parking spaces and refuse storage located at ground floor level, pedestrian access to New Street South with boundary railings and stone plinths, planting and all associated site works.</p>	Granted	03/07/2018
3412/17	<p>The proposed development will consist of the demolition of the existing derelict two storey building and the construction of a four storey over single basement apartment development to include 8 apartments, comprising of 1 no. one bed apartment and 7 no. 2 bedroom apartments. Balconies are proposed to the north-west elevations at first to third floors. The proposed basement is accessed via a car lift and vehicular entrance from Percy Place and comprises of 8 no. car parking spaces, storage space for the apartments, refuse storage area, bicycle storage for 14 no. bicycles, plant area and associated circulation space. The total gross floor area of the proposed development is circa 1,189.25 sq.m. The proposed development includes all associated and ancillary works, including landscaping to the front (north-west) of the proposed new building.</p>	Granted	21/06/2018

DSDZ2145/18	<p>KW Real Estate ICAV acting for and on behalf of KW Irish Real Estate Fund VIII intends to apply for permission for development at a site of c.1.93 ha, known as Capital Dock, at Sir John Rogerson's Quay, Britain Quay, Green Street East and Benson Street, Dublin 2. The site adjoins the State Street Bank building to the west.</p> <p>The proposed development comprises changes to the two basement levels and changes at surface level, previously permitted under DSDZ2546/15 (the parent permission) as amended by permission references DSDZ4345/15, DSDZ2663/16, DSDZ4102/16, DSDZ3796/16, DSDZ3572/17 and DSDZ4135/17. The basement levels are now described as follows: A two level basement (c.23,781 sq.m gross floor area as previously permitted), accessed via existing entrance on Green Street East (shared with State Street Bank building), to serve the mixed-use development permitted under DSDZ2546/15 (as amended by subsequent related permissions), to accommodate: a total of 339 no. car parking spaces (a decrease of 33 no. spaces from the permitted), of which 94 no. car parking spaces to serve the permitted commercial (office) floor area (c.40,075 sq.m gfa), a total of 674 no. bicycle parking spaces (an increase of 24 no. spaces from the permitted), and the reconfiguration of other associated and ancillary facilities including: plant, utility and attenuation areas, refuse storage, employee welfare facilities, remote residential storage, remote non-residential storage, stair and lift cores, and circulation areas.</p> <p>Proposed reconfiguration of site development and landscape works at surface level to include: Re-positioning of permitted car-parking/set down spaces at the entrance to Block A & B (no change in number of spaces); 1 no. new set down space adjoining Block G. The removal of 2 no. ventilation funnels and relocation of 1 no. ventilation funnel along the roadway between Block B and Blocks F & E. The removal and relocation of 1 no. permitted set down space from Green Street East to the space between Block D and the existing State Street Bank. All associated with and ancillary to the development otherwise permitted under parent permission DSDZ2546/15 (as amended).</p> <p>This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	Granted	15/06/2018
2486/18	<p>The development will consist of a single storey ESB sub-station of approx. 14sq.m located in the South East of the site and all associated ancillary site development works.</p>	Granted	12/06/2018
DSDZ2784/18	<p>Planning Permission for a new revolving door at North Elevation of Block C and all associated works including making good existing facade and external landscape works. The application relates to a proposed development within a strategic development zone planning scheme area.</p>	Granted	11/06/2018
2429/18	<p>The development will consist of the provision of a plant room (measuring circa 108 sq m gross floor area) at Level 00; two associated exhaust flues on the northern elevation (up to a maximum height of 23.5m); associated radiators at Level 04; and ancillary equipment. The development will also consist of: associated elevation changes; alterations to existing site services; changes in levels and all other associated site development works above and below ground.</p>	Granted	07/06/2018

<p>3846/17</p>	<p>A 38 bedroom hotel (approximately 1,752 sq.m including roof level plant approximately 73 sq.m and a basement of approximately 250 sq.m), ranging in height from four to eight storeys plus setback roof level plant (overall height approximately 24.7m, 33.170 OD).</p> <p>The proposed development will upgrade and refurbish the existing building at 13 Trinity Street (approximately 321 sq.m) and its basement (approximately 215 sq.m) and provide a new extension to the rear (addressing St. Andrew's Lane) to provide hotel accommodation and associated ancillary facilities. The development will consist of:</p> <p>1) The demolition of the existing two storey extension (approximately 240 sq.m) to the rear of 13 Trinity Street (addressing St. Andrew's Lane) and its replacement with an 8 storey plus plant over basement extension (approximately 1,181 sq.m), connected to 13 Trinity Street, to provide hotel facilities including bedroom accommodation, ensuites, storage, lift and circulation space, bar/ restaurant facilities and ancillary facilities.</p> <p>2) Internal and external modifications, reconfiguration, refurbishment and change of use of no. 13 Trinity Street and its vacant basement (to be extended) from retail/ office use to provide hotel facilities including a reception area, kitchen, storage, bedrooms, ensuites, circulation space and ancillary facilities. External works include the upgrading of the facades addressing Trinity Street and St. Andrew's Lane - provision of a new facade frontage, 2 new windows and a new doorway at ground floor level of the western facade (addressing St. Andrew's Lane) and new facade frontages, new doors and windows at ground floor level addressing Trinity Street.</p> <p>3) All of the above, resulting in the provision of a 38 no. bedroomed hotel building and all associated ancillary facilities as follows:</p> <ul style="list-style-type: none"> i. Ground floor level - hotel reception/ lobby/ check-in area, bedroom accommodation, ensuites and ancillary areas, lifts, stairwells and circulation areas. ii. First to Eighth storey - provision of general bedroom accommodation, ensuites, lifts, associated ancillary areas and circulation areas. iii. Roof level of the new extension - provision of setback screened enclosed plant (approximately 73 sq.m) and maintenance circulation areas. iv. Basement level - bar/ restaurant, toilet facilities, kitchen, storage areas, ESB switchroom and comms room, lift and circulation areas (with an overall basement area of approximately 250 sq.m). <p>4) The development will also comprise 3 no. signage zones on the southern facade (addressing Trinity Street) approximately 3.8 sq.m, approximately 1.75 sq.m and approximately 2.76 sq.m and 2 no. projecting signs off the Trinity Street facades approximately 1.88 sq.m each and 1 no. signage zone on the western facade (addressing St. Andrew's Lane) approximately 2.76 sq.m.</p> <p>5) Drainage works and all associated site development works.</p>	<p>Granted</p>	<p>25/05/2018</p>
<p>2379/18</p>	<p>Development at this site, comprising existing office floorspace at Block D within the upper Abbey Court garden level, on a site of 707 sq.m approximately, principally bounded by Blocks A, C, D and G of the Irish Life Centre, Abbey Street Lower, Dublin 1.</p> <p>The development will consist of:</p> <ul style="list-style-type: none"> -the refurbishment and internal re-configuration of existing ground floor office accommodation (380 sq.m approximately); -minor works at lower ground and basement levels comprising the removal of an existing lift car; -the provision of a ground floor office extension (124 sq.m approximately); -upgrade and refurbishment works at roof level, and 	<p>Granted</p>	<p>23/05/2018</p>

	-all ancillary development including revisions to access arrangements, minor elevational changes, landscaping and site development works.		
3710/17	The development will consist of demolition of the existing ground floor meeting rooms (c. 159 sq m) and provision of an additional c.942 sq m at ground to 7th floors to provide a new conference/meeting room area, and an additional 40 hotel bedrooms (bringing the overall total to 209). East facing terrace to serve one of the hotel rooms at 7th floor . All associated works to the existing hotels and all associated landscaping , drainage works and site services provision.	Granted	17/05/2018
2266/18	Permission for development at a site comprising Nos. 35 & 36 Charlemont Street, Dublin 2. The development will consist of an amendment to permission granted under Reg. Ref. 2907/15 (ABP Ref. PL29S.246118), as amended by Reg. Ref. 3894/16 and Reg. Ref. 3976/17, comprising modifications to Nos. 35 & 36 Charlemont Street to facilitate the change of use of 3 no. previously approved aparthotel units (comprising 6 no. bedrooms) and ancillary storage area, permitted under Planning Ref. 2907/15 (ABP Ref. PL29S.246118), to 11 no. hotel bedrooms (2 no. hotel bedrooms with ensuite facilities at ground floor level and 3 no. hotel bedrooms with ensuite facilities on each floor at basement, first and second floor levels) together with associated reconfiguration of internal spaces. Total gross floor area subject to proposed change of use is 481sqm. Associated external alterations include the removal of railings to the front of No. 36 and reinstatement of steps and provision of new front door including door surround, and new railings to match No. 35 at ground floor level to the north-eastern elevation together with all associated and ancillary modifications. In the interest of clarity, the proposed amendments will result in an overall increase of 11 no. hotel bedrooms within the overall scheme permitted under Reg. Ref. 2907/15 (ABP Ref. PL29S.246118), as amended by Reg. Ref. 3894/16 and Reg. Ref. 3976/17, from a previously permitted 176 no. bedrooms plus 3 No. Aparthotel units (6 no. bedrooms) to a proposed 187 no. bedrooms with the previously permitted aparthotel element omitted.	Granted	16/05/2018
DSDZ2135/18	David Carson of Deloitte, Statutory Receiver of Danninger Unlimited Company (In Receivership & Liquidation), intends to apply for planning permission for development at a site of c. 0.842 hectares bound by Mayor Street Upper to the south, Castleforbes Road to the east, Northbank House and Alexander Terrace to the north and undeveloped land to the west, Block 3, North Lotts, Dublin 1. The site bounds the Pelko building which fronts onto Castleforbes Road and includes the access route south of Northbank House and Alexander Terrace. The development consists of the following: 1. The provision of 3 no. commercial blocks as follows: a. Block 3E - 11,865 sq.m. GFA of commercial space with a retail/cafe/ restaurant unit (115 sq.m. GFA) at ground floor to Mayor Street Upper with part 6, part 5 storeys. The six storey element has frontage to Mayor Street Upper and the five storey element has frontage to the permitted public park. A terrace is proposed at fifth floor to the north; b. Block 3F - 23,340 sq.m. GFA of commercial space with frontage to Mayor Street Upper and Castleforbes Road, with part 6, part 5 storeys. The six storey element has frontage to Mayor Street Upper and Castleforbes Road and the five storey element has frontage to the permitted public park and the east west street within the city block. A terrace is proposed at fifth floor to the north and west. Two retail/cafe/restaurant units are proposed. One of 215 sq.m. GFA is located at the corner of Castleforbes Road and Mayor Street Upper. The second of 175 sq. GFA is located along the new north south street between Blocks 3E and 3F orientated along the new street with frontage to Mayor Street Upper; c. A two level basement is proposed which is below Block 3E and 3F of 7,535 sq.m. GFA. The basement levels	Granted	08/05/2018

	<p>provides 90 car parking spaces and 450 bicycle parking spaces and associated facilities. At -1 level, office space is provided of 3,390 sq.m. GFA. The basements also include plant and services; d. Block 3G - 940 sq.m. GFA of commercial space with five storeys which fronts onto Castleforbes Road and the access route south of Northbank House and Alexander Terrace. This includes a retail/cafe/restaurant/class 2 office/own door office (Class 3) unit (135 sq.m. GFA) at ground floor with office over. 2. Vehicular and bicycle access to basement car park is from the street south of Northbank House and Alexander Terrace accessed off Castleforbes Road. A further 50 no. bicycle parking spaces are provided at ground level. 3. The development includes the construction of a new north south street between Blocks 3E and 3F. The development also consists of revisions to the landscaping to the southern part of the park and to the eastern side of the north south street west of Block 3E permitted under DSDZ3357/17. 4. Revision to the east west route south of Northbank House and Alexander Terrace including footpaths and set down area; 5. All hard and soft landscaping works including integration with and minor revisions to the permitted public park (DSDZ3357/17 refers). 6. Upgrade to the footpaths to Mayor Street Upper and Castleforbes Road; 7. Development to include all site development, boundary treatment, landscaping, roof plant, PV panels, substations, service provision and ancillary works. 8. The overall development comprises of 43,445 sq.m. GFA. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.</p>		
<p>4153/16</p>	<p>The proposed development will consist of the demolition of the existing 3 storey Kildress House building and the 2 no. 3 storey dwellings at numbers 1 & 2 Pembroke Row and all their associated structures and the construction of a new 6 storey (4 storeys with 2 setback penthouse levels) over single level basement office building with 6 levels of office accommodation from ground to fifth floor inclusive and associated ancillary plant, waste storage area, electrical switch room, shower, changing and locker facilities at basement level, 2 no. enclosed car parking spaces and 28 no. enclosed bicycle parking spaces at ground level. The main pedestrian access to the building will be from Pembroke Row with a separate gated vehicular/bicycle entrance from Pembroke Row. The proposed development also provides for all associated engineering, site development works, landscaping and boundary treatments including the provision of a new footpath to Pembroke Row.</p>	<p>Granted</p>	<p>06/04/2018</p>
<p>4303/16</p>	<p>The proposed development will consist of the demolition of the existing 3 storey building at 13 Pembroke Row and the 2 storey building at 6 Pembroke Row and all their associated structures and the construction of a new 6 storey (4 storeys with 2 setback penthouse levels) over single level basement building comprising of 5 levels of office use from ground to fourth floor levels inclusive and media associated use at fifth floor level, 8 no. car parking spaces and 36 no. bicycle parking spaces with associated ancillary plant, waste storage area, shower, changing and locker facilities all at basement level. The main pedestrian access to the building will be from Pembroke Row with separate gated vehicular/bicycle entrance to the basement from Pembroke Row. The proposed development also provides for all associated engineering, site development works landscaping and boundary treatments including the provision of a new footpath to Pembroke Row.</p>	<p>Granted</p>	<p>06/04/2018</p>
<p>4601/17</p>	<p>Permission for development at the Former Clyde Court Hotel, being part of a wider site known as the D4 Hotels site / former Jury's Hotel site, generally bounded by Lansdowne Road to the north, Shelbourne Road to the east and Pembroke Road to the west, Ballsbridge, Dublin 4. The proposed development comprises a series of minor amendments to permitted Blocks 3, 4, 5 and 6 located within the Former Clyde Court Hotel site only fronting Lansdowne Road and Shelbourne Road (referred to as Site 1 of parent permission) consisting of: Amendment to alignment of permitted fire tender access route where it connects to Shelbourne Road, to also include Part M access platform; addition of 4 no. meter rooms (c.2.05sqm each) at ground floor level of Blocks 6A, 6B</p>	<p>Granted</p>	<p>05/04/2018</p>

	and 6C respectively; place Name Signage in 2 no. locations (fronting onto Lansdowne Road and Shelbourne Road respectively) each consisting of the backlit development name and logo on a structure measuring c.0.9m x 1.5m x 0.2m (signage area of c.1.35sqm) which will be mounted on a limestone plinth measuring c. 0.3m x 1.5m x 0.2m; minor alterations to previously permitted roof terrace areas at Level 6 between Block 6 and Blocks 3, 4 and 5, these are retained and provided as additional private amenity terrace areas (c.21.5sqm each) to 3 no. permitted apartment units (Unit Nos. 2F-03-20, 2F-04-22 and 2F-05-23); minor alterations to windows on the western gable elevation of Block 6A at Levels 1 to 6 inclusive in the form of infill changes from fully glazed to part panelled / part glazed to facilitate internal kitchen units - the permitted window opening size does not change; new gas skid for incoming gas services including an enclosure constructed of powder coated open mesh sheeting measuring c.2.1m in height with a GFA of c.19.25sqm; all on a site of c.1.07ha. All of the above amends a previously permitted mixed use scheme Dublin City Council Reg. Ref. 4015/09; An Bord Pleanala Ref. PL29S.237454 - the 'parent permission' as amended by Dublin City Council Reg. Ref. 4343/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16, 3532/16, 4369/16 and 2853/17 in respect of Site 1.		
4593/17	The proposed development will consist of the demolition of the existing nine storey over basement College House building (8,501 sq m gross floor area) including its associated multi-storey carpark and ancillary structures; demolition of the existing three storey cinema building (1,363 sq m gross floor area), provision of site boundary protection to all frontages and all ancillary site works.	Granted	05/04/2018
4620/17	The development will consist of 1 no. security kiosk 1.5m x 1.5m x 2.1m (high) and associated site works which will be placed in the undercroft at the south west corner of the building fronting onto East Road.	Granted	05/04/2018
4643/17	Planning permission for revisions to an approved development Reg. Ref. 2990/14 and PL 29N.244466 on site at 27-31 Church Street, Dublin 7. The revisions locate at ground floor in the approved building and will comprise (a) the provision of screen walls in internal courtyard, (b) the provision of a fire escape corridor feeding to Church Street, (c) the re-configuring of ESB sub-station and switch room, (d) the provision of services cupboard in inner courtyard and (e) all associated elevational changes.	Granted	05/04/2018
2560/17	Planning permission for development at this site of 0.132 ha at River House, 21-25 Chancery Street, Dublin 7, D07 KX21. This site is bound by the St. Michan's House housing development to the north, Chancery St. to the south, Greek St. to the west and St. Michan's Place to the east. The development will consist of the demolition of the existing vacant 6 storey building and the construction of a new 8 storey (including a mezzanine level between the double height ground floor and first floor and a setback seventh floor) 249 bedroom hotel development over single level basement. The north east elevation is set back from mezzanine level to the 7th floor. The proposal will accommodate an independent cafe/restaurant unit at ground floor and mezzanine level with a gross floor area of circa 169 sq. metres. The remainder of ground floor will accommodate hotel lobby, reception, breakfast area and ancillary service accommodation. Guest accommodation will be provided on remainder of floors. The basement will accommodate plant, fitness room, meeting and function rooms and ancillary accommodation. The total gross floor area of the building is circa 8,857 sq. metres (including basement). The proposed development includes : ESB substation and associated switch room to be provided on north and eastern elevation at ground floor level; non accessible landscape terrace provided at 2nd floor level on	Granted	03/04/2018

	eastern elevation, screened external plant areas at mezzanine level and 7th floor level; and proposed signage to south and west elevations. The proposed development includes landscaping and all associated and ancillary works. The proposal also includes public realm enhancement works to Chancery Street and Greek Street.		
4529/17	Planning permission for development at the Junction of Mill Street and Blackpitts, Dublin 8 (bounded partly by Warrenmount Lane to the west). The development will consist of the use of the permitted Student Accommodation for Tourist or Visitor Accommodation outside of academic term time only by the omission or modification of Condition 4 of Reg. Ref. 2182/16 to make the permitted use consistent with the definition of 'Student Accommodation' in the Planning Development (Housing) and Residential Tenancies Act, 2016. The principal permitted use during academic term time, as Student Accommodation, will remain unchanged.	Granted	28/03/2018
DSDZ2155/18	Development at a site of 0.75 ha. The site is bounded by Upper Mayor Street/ Point Village Square to the South, Sheriff Street to the North, a new north-south street to the West and existing north-south street adjacent the Point Village District Centre to the East. The site is located within City Block 5, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of revisions to permitted student accommodation development under Reg.Ref.: DSDZ3689/15 (as amended by Planning Reg. Ref.: DSDZ4385/16 and Reg.Ref. DSDZ2460/17) comprising the following amendments to the roof layout plan for buildings 5A & 5C: 1. Minor increase and relocation of plant at roof level; 2. Re-design of permitted roof amenity area. This application relates, to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.	Granted	21/03/2018
2951/17	Development at this site c. 0.18 ha. The proposed development comprises of the construction of a retail and student accommodation development comprising of a part-three to part-four storey building onto Dorset Street Lower, and a part-four to part-six no. storey building, with the fifth floor set back, over a single level basement, onto North Circular Road. The development has a total GFA of 5,840 sq.m. The proposal involves the demolition of the existing 2 no. storey terrace building (No. 41-41A Dorset Street Lower) to be replaced with a part-three and part-four no. storey modern addition fronting onto Dorset Street Lower adjacent to the Big Tree Public House, which is to be retained and extended at third floor level. The retail unit will be accommodated within this element of the scheme with student accommodation above. The proposal also includes the demolition of a single storey building at the eastern section of the site (No. 511 North Circular Road) and a single storey out building located in the central area of the site. The proposed student accommodation development provides for 161 no. bedspaces and includes indoor ancillary services for occupants at ground floor level including a gym, screening room, management office, reception, study room and common room. 80 no. cycle parking spaces and shower facilities are proposed at basement level, which is accessed via a ramp from the courtyard. Access to the student accommodation development is to be provided from North Circular Road. Service access is to be provided from street level and from the lane to the rear. The proposal includes all ancillary site works, plant, storage, hard and soft landscaping and boundary treatments. An ESB substation and switch room are proposed at ground floor level.	Granted	16/03/2018

<p>4342/16</p>	<p>The development will consist of the demolition of an existing two storey building (c.603.3sqm GFA) and replacement with a nine storey + plant level (c.27.9m) over lower ground floor hotel development of c.4,138 sqm (GFA) consisting of 155 bedrooms; reception, bike store and lobby area, and associated back of house facilities including, linen store, staff rooms, changing areas and associated uses.</p> <p>The development will include plant of c.196 sqm at roof level consisting of attenuation measures and all associated site development and site excavation works above and below ground.</p> <p>The development will also include public realm upgrades to St. Andrew's Lane including resurfacing works and street lighting.</p>	<p>Granted</p>	<p>28/02/2018</p>
<p>DSDZ4478/17</p>	<p>KW Real Estate ICAV acting for and on behalf of its sub-fund KW Irish Real Estate Fund XIII intends to apply for planning permission at a site at Charlotte Quay, Grand Canal Dock, South Dock Road, Ringsend, Dublin 4, generally bounded by Grand Canal Dock to the north, 'Surfdock Watersports Shop & School' and Grand Canal Wharf to the east, Dublin Bus Depot to the south and the Waterside apartment development to the west. For development comprising: The removal of 1 no. existing storage container (c. 13.9 sq.m GFA) and replacement with part single, part two storey, remodelled shipping containers (c. 110.07 sq.m GFA) to provide accommodation to be used by a water based activity group. This will include a meeting space, gym and shower/ changing facilities. All associated site development and landscaping works including 4 no. bicycle parking spaces. All on a site of c. 0.03 hectares.</p> <p>This application relates to proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	<p>Granted</p>	<p>13/02/2018</p>
<p>2449/17</p>	<p>The development involves a modification to the permitted development under Reg. Ref. 2182/16 (student accommodation scheme with ancillary office development). Specifically the development consists of the demolition of a vacant structure (c.38sqm gfa) on the east side of Warrenmount Lane which was previously granted permission to be converted into two storey office use (95sqm gfa) under Reg. Ref. 2182/16. The demolition includes part of the boundary wall which forms part of this vacant structure. The office floorspace will instead be located in a first floor structure (c.65.2sqm gfa, including WC and kitchenette) over permitted single storey gym building under Reg. Ref. 2182/16. The permitted single storey gym building will be modified as follows: increase in height from 5.25m to 6.9m and moved c.500mm away from the western boundary wall. All associated site works including external metal staircase to rear of gym building, hard landscaping and steps in place of vacant structure and access gate to be added at northwest of Core A.</p>	<p>Granted</p>	<p>09/02/2018</p>
<p>2827/17</p>	<p>Permission for development at a 0.2067 Ha site known as Nos. 1, 2 ,2.5 and 3 Spitalfields, No. 15 Carman's Hall, and Nos. 28-32 Garden Lane, Dublin 8 (former pig abattoir site). The development will consist of: the demolition of all existing structures on site (1,823 sq m) with the exception of some boundary walls; and the construction of a part-three to six storey mixed-use development (6,638 sq m) comprising a cafe/coffee shop (100 sq m) and a student accommodation development providing 232 No. bedspaces with ancillary accommodation including a gym, study room, multi-purpose room and lounge area. The 232 No. bedspaces are provided in 35 No. cluster units comprising 1 No. four bedroom cluster, 3 No. five bedroom clusters, 10 No. six bedroom clusters, 15 No. seven bedroom clusters and 6 No. eight bedroom clusters. Permission is also sought for hard and soft landscaping including</p>	<p>Granted</p>	<p>09/02/2018</p>

	two courtyards (606 sq m); pedestrian access off the eastern boundary; boundary treatments; 116 No. cycle parking spaces; plant including screened roof plant; sub-station and switch room; signage and all ancillary site and development works.		
DSDZ4463/17	Extend the existing 25mm Diameter relief vent pipe work from 3.8m to max 5m above ground level to include all ancillary services and associated site works. This application relates to land within the north lotts and Grand Canal Dock Strategic Development Zone .	Granted	09/02/2018
3608/17	<p>At the site of the Tara Towers Hotel and ancillary car park on Merrion Road and Bellevue Avenue, Dublin 4.</p> <p>The proposed development of the hotel site comprises the demolition of all existing buildings and structures on site and the construction of a new mixed-use building that ranges in height between 1 and 9-storey over basement level to provide a replacement hotel of approximately 6,634.7 sq.m of hotel (140 bedrooms) fronting onto Merrion Road, together with 57 no. residential units (comprising 9 x 1 bedroom; 38 x 2 bedroom and 10 x 3 bedroom units comprising) at first to 6th floor level, to the side (south) and rear (west) of the hotel block fronting Bellevue Avenue. Proposed roof terraces serving the residential units at 1st to 8th floor (rooftop) levels.</p> <p>The basement and ground level car park provides 138 car parking spaces, 76 bicycle parking spaces together with ancillary plant, storage and waste storage areas with ESB sub-station and switch room at ground floor level.</p> <p>A new ramped vehicular access/ egress is provided off Bellevue Avenue serving the ground and basement level car park. The existing vehicular access off Bellevue Avenue close to the junction with Merrion Road shall be retained to provide a secondary vehicular access/ egress for passenger service vehicles and delivery vehicles. The existing vehicular access onto Merrion Road shall be closed and a new gate-controlled vehicular egress point onto Merrion Road at the north-eastern corner of the site is proposed for such servicing vehicles.</p> <p>The proposed development on the car park site comprises site clearance works and the construction of a new pocket park (public open space) of approximately 177 sq.m at the western end of the site with frontage onto Bellevue Avenue.</p> <p>To the east thereof is a terraced row of 5 no. 3-bedroom, part single, part 2-, part 3-storey town houses with integrated single garages, accessed of the southern side of Bellevue Avenue with ancillary private roof terraces at 2nd floor level.</p> <p>Attached to the town houses at the eastern end of the site is a proposed 4-storey apartment block comprising of 8 no. apartments (5 x 1 bed units and 3 x 2 bed units) with balconies at 1st, 2nd and 3rd floor levels to the front and rear of the block. A total of 8 no. ancillary cycle storage spaces are provided at ground level within the communal amenity space to the rear of the block at ground level.</p> <p>A combination of hard and soft landscaping measures are proposed to the communal and ancillary amenity spaces and areas of public realm.</p>	Granted	06/02/2018

4166/16	The development proposes the demolition of the existing 5 storey over lower ground floor office development on the site (c.2,290 sqm, [c.15.70m high with roof plant extending to overall height of c. 18.94m]) and demolition of its lower ground floor single storey annex building (c.365 sqm - partially underground with roof car park above for 11 no. car park spaces with vehicular access from Wilton Terrace) and the construction of a new 6 storey office development (7,024 sqm [24.05m high]) over 2 basement levels including the following elements: removal of existing vehicular access from Wilton Terrace (with future vehicular access from Baggot Street Lower via Pembroke Row); provision of 14 no. car parking spaces and 56 no. bicycle spaces together with main plant, storage areas, waste facilities and staff facilities at basement levels, ESB substation to rear (at basement-01 level); provision of cafe and office space at ground floor level and office space above; sunken rooftop plant and all ancillary development, landscaping and site works above and below ground.	Granted	29/01/2018
4012/17	Permission for change of use of existing first floor of building (400.3m ²) from permitted office use to laboratory (research & development) including associated external plant & equipment, including plant platform, all located to the rear of the existing building, and to include all associated site and development works.	Granted	19/01/2018
4039/17	The development will consist of the use of the permitted Student Accommodation for Tourist or Visitor Accommodation outside of academic term time only by the omission or modification of Condition 2 of Reg. Ref. 3611/14 (ABP Reg. Ref. PL 29N245025) to make the permitted use consistent with the definition of 'Student Accommodation' in the Planning and Development (Housing) and Residential Tenancies Act, 2016. The Principal permitted use during academic term time, as Student Accommodation, will remain unchanged.	Granted	19/01/2018
2997/17	Irish Life Assurance plc together with Ventasker Ltd and MIRELF V1 Irish Investments ICAV, intend to apply for planning permission for development at this site, part of St. Stephen's Green Shopping Centre (128 - 140 St. Stephen's Green, Dublin 2) comprising of a combination of units as follows: Ground Floor (and mezzanine), Basement (and mezzanine) of unit B5 (formally known as The Dandelion) and Ground Floor entrance and Basement of Unit B1B (known as TGI Fridays), St. Stephen's Green Dublin 2. The proposed development comprises a change of use, external works to the ground floor facades and internal reconfiguration of the units. It relates to the interior of the ground floor and basement levels of Unit B5 (formerly 'The Dandelion'), to the basement level of Unit B1B, (TGI Fridays) and to the Ground Floor (St. Stephen's Green) facade of Unit B5 and (part of) Unit B1B. The proposed change of use is from mixed bar/restaurant/dancing to 100% retail. The external changes include revised glazing, new aluminium/ timber clad shopfronts (to selected RAL colour) with individual illuminated lettering in signage panels. The existing escape doors from adjoining hotel are to be incorporated into the new shopfront facade (with no change in function as hotel fire escape route). The internal changes include a demolition of Internal walls, partitions, stairs and partial demolition of the lower mezzanine (reduction of 40sq. m floorspace); demolition of entire upper level mezzanine (reduction of 115 sq. m floorspace) demolition of part dividing wall at basement level to link basement levels, reconfiguration of circulation areas and provision of a new escalators in newly formed opening/ void from ground to basement level (reduction in Ground Level Floor space of c. 60sq. m). Other works include the construction of new fitting rooms, offices and staff locker rooms/ancillary accommodation and all necessary ancillary development above and below ground.	Granted	18/01/2018

3942/17	<p>Development consisting of:</p> <ul style="list-style-type: none"> i) Demolition of 2 no. two-storey existing structurally unsound terraced dwellings at Nos. 6 & 7 Walworth Road and construction of 2 no. replacement two-storey terraced dwellings similar in form, appearance and character to existing dwellings; ii) Provision of private open space to rear of each dwelling; iii) Demolition of existing garage to rear of No. 7 Walworth Road and iv) All associated site development works necessary to facilitate the development. 	Granted	08/01/2018
3322/17	<p>The proposed development comprises the demolition of all existing buildings on site and the construction of a new building that ranges in height between 2- to 6- storeys above ground level on Mill Street, and between 4- and 5- storeys above ground level onto Newmarket Square with a total Gross Floor Area (GFA) of 3,995 sq.m to include 843 sq.m (GFA) of micro-brewery floorspace (including ancillary bar and cafe/restaurant use) and 2,857 sq.m (GFA) of office floorspace. An ESB sub-station and Electrical Switch Room is proposed at lower ground floor level at the south-western corner of the proposed building. Roof terraces are proposed at first, third and fourth floor levels to the rear (south) facing Mill Street and at fourth floor level to the front (north), facing Newmarket Square. A total of 37 No. bicycle parking spaces and ancillary shower and changing facilities are provided at lower ground floor level. Ancillary storage areas and plant are also provided at lower ground floor level with further plant located at 4th floor level.</p>	Granted	05/01/2018
DSDZ4165/17	<p>Extend the existing 25mm diameter relief vent pipework from 3.9m to max 6m above ground level to include all ancillary services and associated site works.</p> <p>This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.</p>	Granted	03/01/2018
3958/17	<p>A variation is sought to an existing Planning Permission (Reg. Ref. 3015/15). The permission granted involved a mixed use development of a 4 storey-over basement building comprising 1 retail unit at Ground Floor level with retail storage and gym at Basement level and office accommodation at Levels 1-3. The development also provided for 8 car parking spaces to the rear and 28 bicycle parking spaces in the basement. The proposed amendments to the permitted development consist of: 1. Redesigned external elevations to upper floors and to include more appropriate retail frontage at ground floor level; 2. Moving of bicycle parking from basement to the rear yard accessed from Harrington Court and to provide a revised layout to the previously approved 8 no. car parking spaces. 3. A rationalisation of internal spaces including cores & circulation space. As a result of the proposed amendments, the over all floor area is to increase from 3,739 sq.m as approved under the previous Permission (Reg. Ref. 3015/15) to 3,815 sq.m (an increase of 76 sq.m).</p>	Granted	20/12/2017
DSDZ3780/17	<p>David Carson Statutory Receiver, acting for Crossman Properties Limited (in receivership) c/o Deloitte, 29 Earlsfort Terrace, Dublin, D02 AY28 intend to apply for a ten year permission for development at a site of 0.91 ha at North Wall Quay and Mayor Street Upper Dublin 1. The site is bounded by North Wall Quay to the South, undeveloped lands to the West, the new north-south road to the East and Mayor Street Upper to the north. The overall site is located within City Block 9, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme.</p> <p>The development will consist of the following:</p>	Granted	19/12/2017

	<p>1. A ten year permission for the construction of 4 no. commercial office buildings ranging in height from 6 storeys to 8 storeys. The total gross floor area above ground is circa 35,883 sq.m. The breakdown of accommodation is as follows: Block B1 is 6-7 storeys in height with Gross Internal Area (GIA) GIA of 7,456 sq.m, and external terrace on the south western elevation. Block B2 is 6-7 storeys in height with GIA of 7,601sq.m, external terrace on the south western elevation and a retail/café unit of 175 sq.m onto Mayor Street Upper. Block D1 is 6-8 storeys in height with GIA of 10,218sq.m, and external terrace on the northern elevation. Block D2 is 7-8 No storeys in with GIA of 10,608 sq.m, and external terrace on the northern elevation.</p> <p>2. Construction of one level of basement beneath the proposed commercial building accommodating 360 bicycle parking spaces, 90 car parking spaces, plant, storage areas and other associated facilities, with access from the new north-south road to the east</p> <p>3. The development also includes a public plaza, located onto North Wall Quay between Block D1 and D2, accessed from North Wall Quay, a new pedestrian route from the new north-south street to the East and a temporary new north-south pedestrian route centrally located through Block 9 connecting North Wall Quay and Mayor Street Upper.</p> <p>4. The planning application includes all site landscaping works, signage, and associated and ancillary works, including site development works.</p>		
<p>DSDZ3805/17</p>	<p>The development will consist of the following; Demolition of all existing structures on site including 2-storey office building (c.380 sq.m). Construction of a 7-9 storey building (with mezzanine) providing c.18,679 sq.m of offices with two entrances to North Wall Quay, retail unit (c.84 sq.m), cultural / community space (c.230 sq.m), 30 under-croft car parking spaces, 266 bicycle spaces with changing rooms, showers, and lockers, service yard, and courtyard (to be accessed from the new street currently under construction to the west (Reg. Ref. DSDZ3630/15)). 2 No. ESB substations / switch rooms (total c.64 sq.m). All ancillary service plant and storage areas. Total gross floor area c.25,440 sq.m. All associated site development, landscaping, boundary treatment works, and infrastructural services provision. This application modifies existent permission Ref. DSDZ3875/15. There is also a concurrent planning application on the remainder of the application site for an apart-hotel development. This application relates to a proposed development within the North Lotts 7 Grand Canal Dock SDZ Planning Scheme area.</p>	<p>Granted</p>	<p>11/12/2017</p>
<p>3788/17</p>	<p>The development will consist of the change of use of the building from warehouse use to self storage use. Works will also include the addition of a new mezzanine area comprising of 1,036.45sq.m, a new office comprising of 15 sq.m), and a lift and stairs areas comprising of 58 sq.m.</p>	<p>Granted</p>	<p>06/12/2017</p>

DSDZ4064/17	<p>The development at a site generally bounded by Project Wave Block D (currently under construction) to the west, 81-82 North Wall Quay and Castleforbes Road to the East, by project Wave Block B (currently under construction) to the north and by North Wall Quay to the south, Dublin 1 of c. 0.37 hectares.</p> <p>The development will consist of the temporary change of use (for a period of 3 years) of the Ground Floor Level (Restaurant use) of Block E1 (permitted under Reg Ref. DSDZ3552/16) to marketing suite at ground floor level and all associated works.</p>	Granted	06/12/2017
DSDZ4112/17	<p>Planning permission for development at a site generally bounded by the Central bank of Ireland to the west, Project Wave Block D (currently under construction) to the north and east, and by North Wall Quay to the south, North Lotts, Dublin 1 of c. 50sq.m. The development will consist of the erection of 3 no. freestanding flag poles and associated flags at ground floor level and all associated works. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.</p>	Granted	06/12/2017
3744/17	<p>The application site comprises of 0.24 hectares and is bound by Dawson Street to the East, Anne Street South to the South, Duke Street to the North and Duke Lane to the West. The development will consist of upgrades to the Dawson Street and Duke Lane entrances to Royal Hibernian Way and internal shop front and elevation upgrades within Royal Hibernian Way including removal of all existing 'Royal Hibernian Way' entrance signage, associated banners, clock and concrete cladding from existing entrance piers and will include:</p> <p>Dawson Street</p> <p>Elevation changes to ground floor at Dawson Street including new shop fronts and signage; Provision of 3 no. signage zones fronting onto Dawson Street with metal lettering and LED integrated lighting as follows: signage zone associated with unit 8/9 (4 sq. m), unit 10 (4 sq. m) and overall entrance signage zone (2.5 sq. m);</p> <p>Duke Lane</p> <p>Elevations changes to ground floor at Duke Lane including new shop fronts and signage; Provision of 4 no. signage zones fronting onto Duke Lane with metal lettering LED integrated lighting as follows; signage zone associated with unit 1/2 (1.5 sq.m), unit 19/20 (4 sq. m), unit 21 (3 sq. m) and entrance signage zone (2.5sq. m);</p> <p>Royal Hibernian Way</p> <p>Provision of a canopy to western side of Royal Hibernian Way with integrated lighting and retractable security barrier; upgrade to surface treatment within Royal Hibernian Way; existing covered area to eastern side of Royal Hibernian Way to be re-clad with integrated lighting and retractable security barrier; Upgrades to all shop fronts within Royal Hibernian Way to include removal of projecting tenant's signage to be replaced with proposed signage zones fixed to existing concrete fascia; Removal of existing first floor concrete soffit from canopy of Unit 16 and Units 3,4,5 and 6.</p> <p>Permission is also sought for all ancillary engineering and site development works necessary to facilitate the development including upgrade of entrance ways to include integrated lighting, removal and replacement of existing doorways and windows.</p> <p>An extension of standard working hours is also sought between 8am to 10pm, Monday to Saturday with no work proposed on Sunday or Bank Holidays unless previously agreed with Dublin City Council.</p>	Granted	04/12/2017

3746/17	Permission sought for montessori school to rear, side of existing family home, approx 40m2 and opening hours 8.30am 4.30pm Monday to Friday and all associated site works.	Granted	04/12/2017
2952/17	A mixed use development. The proposed development comprises of 6 Storey building facing Pembroke Row consisting of 25 apartments (5 one bed apartments, 15 two bed apartments and 5 three bed apartments) all above a ground floor, restaurant & cafe 434 sq. m in size with an outdoor terrace at rear of 132 sq.m totalling 566 sq. m, with access from Pembroke Row. There will be communal open space at ground level and at roof level to serve the apartments. 28 car parking spaces and 32 cycle spaces are proposed at basement level, with access from Pembroke Row. The proposal involves the demolition of the buildings on the site.	Granted	01/12/2017
DSDZ3979/17	The proposed development seeks to amend previously permitted development under Reg. Ref. DSDZ2878/16. The proposed development consists of: - Amalgamation of previously subdivided Unit 1 (office / reception and retail) to form 1 no. unit of 197 sq.m GFA; - Permanent change of use of the retail area of Unit 1 to office use; - Internal reconfiguration of office / reception area of Unit 1 previously permitted under Reg. Ref. DSDZ2878/16 to provide for office / reception and meeting / conference rooms. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.	Granted	28/11/2017
DSDZ3357/17	<p>I, David Carson of Deloitte, Statutory Receiver of Chinook Investments Limited Company (In Receivership), intend to apply for planning permission for development at a site of 1.54 hectares bound by Sheriff Street Upper to the north, New Wapping Street to the west, Mayor Street Upper to the south and Northbank House and undeveloped land to east, Block 3 North Lotts, Dublin 1.</p> <p>The development consists of the following:</p> <ul style="list-style-type: none"> -Demolition of existing single storey cottage to north of the site. -The construction of a 2 to 7 storey over single basement residential development in 6 no. blocks with a gross floor area of c. 43,065 sq. metres (including basement of 9,264 sq. metres) accommodating 360 no. units comprising of 108 no 1 bed units, 198 no. 2 bed units and 54 no. 3 bed units. The development provides for a crèche of c 300 sq. metres and a cafe of 129 sq. metres. <p>The breakdown of accommodation is as follows:</p> <ul style="list-style-type: none"> -Blocks 3A1 and 3A2 with GFA of c. 17,0412 sq. m. to the north onto Sheriff Street Upper comprise 6 to 7 storey buildings accommodating 186 no. units comprising 65 no. 1 bed units, 93 no. 2 bed units, 28 no. 3 bed units. -Block 3B with a GFA of 8,291 sq. m. to the north onto Sheriff Street Upper comprises a 7 storey building accommodating 83 no. units comprising 28 no. 1 bed units, 43 no. 2 bed units and 12 no. 3 bed units. The development includes a crèche of 300 sq. m. and a café unit of 129 sq. m. at ground floor level. -Block 3D2 with GFA of c. 4,194 sq. m. located centrally within the block to the west of the proposed new civic park comprises a 6 storey building accommodating 47 units comprising 6 no. 1 bed units and 41 no. 2 bed units. -Block 3E2 with a GFA of c. 3,453 sq. m. located to the south onto Mayor Street comprises a 3 to 6 storey building accommodating 37 no. units comprising 9 no. 1 bed units, 21 no. 2 bed units and 7 no. 3 bed units. 	Granted	23/11/2017

	<p>-Block 3D1 with GFA of 821 sq. m. located to the immediate east of the existing terrace of houses on New Wapping Street comprises 7 no. 2 storey 3 bed dwellings.</p> <p>-Balconies are provided on elevations of all the apartment blocks (3A1, 3A2, 3B, 3D2 and 3E2). Garden areas are provided at ground floor level to the rear of the dwellings in Block 3D1.</p> <p>-The development provides a total of 283 car parking spaces, comprising of 275 no. at basement level and 8 no. at ground floor level, 11 motorcycle spaces at basement level and a total of 438 no. bicycle parking spaces, comprising of 402 no. spaces at basement level and 36 no. at ground floor level. Vehicular access to the basement car park is from New Wapping Street. The basement also includes storage/service and plant areas.</p> <p>-The Development includes the construction of a new internal east-west street and 2 no. internal north-south streets.</p> <p>-The construction of a new civic park located centrally within the block with an area of 2,259 sq. metres to include active and passive recreational facilities.</p> <p>-All hard and soft landscaping works include new internal residential courtyard areas. Public Realm upgrade works along Sheriff Street Upper, New Wapping Street and Mayor Street Upper. Revised landscape treatment to the boundary with Northbank Fire Tender Route previously approved under DSDZ2642/16.</p> <p>-Development to include all site development, boundary treatment, landscaping, service provision and ancillary works. The application related to a proposed development within a Strategic Development Zone Planning Scheme area.</p>		
<p>2981/17</p>	<p>Permission for development on this site (0.43ha) bound by Gardiner Street Lower to the west, Summerhill to the north, Gloucester Place Upper to the east and Diamond Park to the south)The application relates to the permitted student residence complex Reg.Ref. 3611/14 (Bord Ref. PL29N.245025) as amended by Reg. Ref. 3345/16.The development will consist of: 3 no. external signs comprising the following:- 1no internally illuminated square sign (2.25m x 2.25m) at 5th floor level on the south (Diamond Park) elevation; 1no internally illuminated vertical sign (12.3m x 0.5m) comprising 13no. individually pinned letters - 'Kavanagh Court ' - at 2nd to 6th floor levels on the north (Summerhill) elevation; 1no. internally illuminated three-sided cube sign (0.75m x 0.75m) within the entrance underpass from Gardiner Street Lower.</p>	<p>Split decision</p>	<p>14/11/2017</p>
<p>DSDZ3897/17</p>	<p>Demolition of existing single storey cottage and associated structures. The application relates to a proposed development located within a Strategic Development Zone Planning Scheme area.</p>	<p>Granted</p>	<p>14/11/2017</p>
<p>3152/17</p>	<p>The development will consist of demolition of existing buildings on site including an office & warehouse, two vacant cottages and other structures and construction of 14 apartments , comprising 8 x 1 bed. duplex units and 6 x 2 bed. apartments each with balconies or roof terraces in a building ranging from 3 to 4 storeys, with associated facilities including, caretaker's office, bin</p>	<p>Granted</p>	<p>10/11/2017</p>

	storage, 14 x cycle parking spaces, plant and service room, service enclosure on roof, all service connections landscaping and all associated site works.		
DSDZ3776/17	Permission for development at a site of 2,382sqm. The overall site is located within City Block 10, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of revisions to permitted development of the Exo Building under Reg. Ref: DSDZ3632/15 and DSDZ3686/16 comprising minor amendments. The development proposed comprises the following design modifications: (i) A 136mm extension to the building on all sides which results in an overall floor space increase of 294.53 sqm; (ii) Reconfiguration of permitted southern core (Core 3) at roof level resulting in a height increase of 0.7m	Granted	27/10/2017
3973/16	Planning permission is being sought for a residential apartment development consisting of the demolition of 4 no. existing dwellings, 1 no. workshop and other ancillary structures and the erection of an apartment block containing 71 no. apartments consisting of 7 no. 1 bed, 52 no. 2 bed and 12 no. 3 bedroom apartments in a single block varying in height from 4 to 6 storeys with upper floors set back; apartments with balconies at all levels and all over basement car park with ramped vehicle access from Ashcroft Estate, containing 60 car parking spaces, 76 bicycle spaces, bin stores and ancillary services, emergency fire tender and bin lorry access from Station Road with stair and lift access to basement in central courtyard, associated site works, landscaping and boundary treatments all on site of 0.36ha.	Granted	25/10/2017
3454/17	The development will consist of the construction of a new two storey permanent steel gantry structure to allow for safe inspection and repair of refrigeration engines on shipping containers & all associated site works.	Granted	23/10/2017
4459/16	The development will comprise: (i) Demolition of existing single storey sheds (670 sqm); (ii) Construction of 5 no. five-storey, over basement, residential apartment buildings, accommodating a total of 90 no. residential apartments, each with and associated balcony / terrace. Block 1- accommodating 8 no. 2 bedroom apartments and 10 no. three-bedroom apartments, over ground to fourth floor levels, and Energy Centre (81 sqm), car parking, bicycle parking and bin stores at basement level. Part of Block 1 lies within the Dun Laoghaire Rathdown County Council administrative area, on land which is subject to a concurrent planning application to Dun Laoghaire Rathdown County Council, which specifically seeks permission for part of 10 no. three-bedroom apartments over ground to fourth floor levels, together with part of basement level car parking and the energy building. Block 2,3,4 and 5 each block to accommodate 16 no. 2 bedroom apartments and 2 no. 3 bedroom apartments over ground to fourth floor levels and car parking, bicycle parking and bin stores at basement level; (iii) 90 no. residential car parking spaces at basement level, to include 5 no. universal access car parking spaces and 90 no. secure bicycle spaces; (iv) Secure storage total 371 sq.m and 5 no. bin stores, total 94 sq.m at basement level; (v) 37 no. visitor car spaces and 40 no. visitor bicycle spaces provided at surface / ground level; (vi) ESB substation and switch room (27 sqm) and security / concierge office (13 sqm) at ground floor. (vii) Communal amenity space, internal access roads, landscaping, boundary treatment, SuDS drainage and all ancillary works necessary to facilitate the development. Access to the development. Access to the development will be via an existing entrance and	Granted	09/10/2017

	roadway from Greenfield Park. Widening of the entrance and roadway has been approved under Dun Laoghaire Rathdown County Council Reg. Ref. D15A/0860/ An Bord Pleanala Ref. PL06D.246607.		
4436/16	<p>Permission for development at this site, Chatham Court, Chatham Street, Dublin 2 bounded to the north by Chatham Street, to the south by the rear of The Gaiety Centre, King Street South, to the west by Clarendon Row and to the east by 6 Chatham Street and the Gaiety Theatre (Protected Structure).</p> <p>The proposed development will consist of the redevelopment of Chatham Court entailing the demolition of the existing three storey building on the site (retail and restaurant uses at ground floor and 9 no. apartments at first and second floors) and the construction of a 6,350 sq.m. (gross) five storey over double basement mixed use building comprising: a 993 sq.m. (gross) lower basement containing 14 no. car parking spaces (12 no. new and 2 no. relocated), plant areas, shower rooms, 48 no. cycle parking spaces and storage areas; 993 sq.m. (gross) of retail floor space in the upper basement; a total of 528 sq.m. (gross) of retail floor space in two units (378 sq.m and 150 sq.m) and a total of 160 sq.m of food and beverage floor space in three units (50, 52 and 58 sq.m.) on ground floor; a total of 1,145 sq.m. (gross) of office floor space on first floor; 1,010 sq.m. (gross) of office floor space on second floor with an external terrace on the northern elevation; 831 sq.m. (gross) of office floor space on third floor with an external terrace on the northern and western elevations; and 6 no. residential units (3 no. one bedroom and 3 no. two bedroom) with external terraces on the northern and western elevations and a plant room on fourth floor.</p>	Granted	13/09/2017
2932/17	<p>Development on this site (0.43 ha). (Site bound by Gardiner Street Lower to the west, Summerhill to the north, Gloucester Place Upper to the east and Diamond Park to the south). The application relates to the permitted Student Residence Complex Reg.Ref. 3611/14 (Bord Ref. PL29N.245025) as amended by Reg.Ref. 3345/16. The development will consist of: Revisions to the permitted student residence complex as follows:</p> <ul style="list-style-type: none"> - Ground floor level: - Internal reconfiguration of the permitted ground floor accommodation at 3 no. locations including the reception area and adjoining management office/ administration spaces, courtyard access lobby and the adjoining study space, cinema room and seminar room and the activity space and gym facilities. The gross floor area of the ground floor remains unchanged. - Sixth floor level: - Extension of the permitted Common Room (from 110 sq.m to 150 sq.m) and provision of a new access door from the common room to the roof terrace and relocation of the permitted access door from stair core No. 1 to the roof terrace. As a result of the above revisions the gross floor area of the development increases from 14,963 sq.m to 15,003 sq.m. <p>The total number of apartment units (88 no. units) and bed spaces (491 no. bed spaces) remains unchanged.</p>	Granted	30/08/2017
2052/17	<p>Site (0.52ha) at Gardiner Street Lower, Summerhill and Gloucester Place Lower & Upper, Dublin 1, (Site bound by Gardiner Street Lower and Diamond Park to the west, Summerhill to the north, Gloucester Place Upper & Lower to the east and Diamond Park and Lourdes Parish School to the south).</p> <p>The development will consist of an extension (Phase 2: 4,005sq.m gross floor area) to the permitted (under construction) Student Residence Complex (Reg. Ref. 3611/14 and 3345/16) comprising a 6/7-storey building accommodating 117 no. bed spaces in 81 no. units.</p> <p>The proposed accommodation is as follows:</p>	Granted	28/08/2017

	<p>- Lower Ground Floor Level (635.2sq.m): - Reception area with access from Gloucester Place Upper/ Lower. 11 no. 1 bed studios and 2 no. communal rooms (Study Zone - 101 sq.m and Games/ Relaxation Space - 108.5 sq.m). This level has access to external amenity areas and bicycle parking (34 no. spaces);</p> <p>- Ground Floor Level (646.9 sq.m): - 10 no. 1 bed studio units and 2 no. 5 bed units, a link to the permitted student Residence Complex (Phase 1) is provided at this level and involves minor revisions to the layout of the permitted Phase 1 building resulting in the loss of 2 no. bed spaces from unit G.05 (from 6 to 4 bed unit);</p> <p>- First Floor Level (641.5 sq.m): 11 no. 1 bed studios and 2 no. 5 bed units;</p> <p>- Second Floor Level (641.5 sq.m): 11 no.1 bed studios and 2 no. 5 bed units;</p> <p>- Third Floor Level (641.5 sq.m); 11 no. 1 bed studios and 2 no. 5 bed units;</p> <p>- Fourth Floor Level (528.4 sq.m): 11 no. 1 bed studio units and 1 no. 5 bed units. This level includes an external roof terrace (95 sq.m);</p> <p>- Fifth Floor Level (270 sq.m): 7 no. 1 bed studio units.</p> <p>The proposed accommodation also includes ancillary corridors, a lift core and 2 no. stair cores.</p> <p>Permission is also sought for hard and soft landscaping, boundary treatments, signage (east & west elevations) and all ancillary site and development works.</p> <p>The proposed extension brings the overall Student Residence Complex to 18,968 sq.m gross floor area comprising 606 bed spaces in 169 no. units.</p>		
<p>2080/17</p>	<p>The proposed development comprises of the demolition of the existing vacant commercial building on part of the site and the construction of a 6 storey over lower ground floor/basement level student accommodation development (247 no. bed spaces in 50 no. clusters, including 16 no. studios), including setback at fifth storey from Dominick Street Upper (north elevation) and to the west elevation. The proposed development is proposed be used for student accommodation or accommodation related to a higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/visitor accommodation only during academic holiday periods. The proposed development will include an outdoor amenity area to the rear (south) of the proposed development with access from basement level and balconies located on the south elevation and on the east elevation of the western wing from first to fourth floor on the southern elevation from first to fifth floor and balcony facing the rear courtyard from first to fifth floor. A rooftop terrace is proposed on the eastern wing. The proposed development also provides for 1 no. cafe (83 sqm gross) at ground floor level, and ancillary services for the student accommodation including reception/foyer, games room, social room, and quiet room all at ground level with laundry room, bin store area, music room, storage, plant room and 124 no. bicycle spaces provided at lower ground/basement level. Access to the development is to be via controlled pedestrian accesses on Dominick Street Upper and Henrietta Lane. Cycle access will be via a proposed cycle ramp along the private laneway to the west of the application site. Vehicular access will be from Dominick Street Upper. Permission is also sought for all ancillary engineering and site development works necessary to facilitate the development. The total gross floorspace of the proposed development is 8,006 sqm.</p>	<p>Granted</p>	<p>18/08/2017</p>
<p>2199/17</p>	<p>Construction of a two-storey operations building of 432 sq.m, an ESB substation of 21.8 sq.m with ancillary transformer and generator and site clearance works. The ground floor of the proposed operations building of 216 sq.m will accommodate welfare facilities, supervisors control room, conference room, electric switch room and stores. The first floor of 216 sq.m will contain the</p>	<p>Granted</p>	<p>18/08/2017</p>

	company offices. These and any associated development and works to be undertaken at Yard 1, Promenade Road, Parish of Saint Thomas, Dublin Port, Dublin 1, which is a SEVESO site.		
2099/17	Permission sought for the redevelopment of the existing two storey building, to provide a new four storey over basement building. The new building will provide 11 no hotel bedrooms (1 no wheelchair accessible) at ground to third floors, an office and reception at ground floor level, over a basement storage area.	Granted	14/08/2017
DSDZ3172/17	Development on a site of 0.43 ha. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The proposed development seeks to amend permitted mixed use development on the subject site Reg.Ref.DSDZ3777/15, which is currently under construction. The amendment to the permitted development consists of the omission of the strip window to the east elevation at second to fifth floor levels and its replacement with a solid wall, consisting of a natural stone cladding.	Granted	09/08/2017
4280/16	Planning permission for a mixed-use development including residential and commercial uses on a site which extends to 3,848 sqm at Chancery Lane and Ship Street Great, Dublin 8. The site is bounded by the Chief State Solicitors Office building to the north, by Ship Street Great to the east, to the south by the exiting Radisson Hotel and commercial buildings; and to the west by Chancery Lane. The application site forms part of a larger landholding which includes land immediately adjacent to the proposed site which is currently under consideration by the Planning Authority under planning application Reg. Ref. 2962/16. The development comprises of the demolition of all existing structures on site and the construction of a mixed-use development with a total gross floor area of 17,084 sqm and up to a height of 20 metres (31.250m OD). The development includes the construction of: 1. A 6-storey, mixed use development ranging in height from 5 residential storeys over commercial ground floor onto Chancery Lane and the new Le Pole Square, with 4 residential storeys over 2 floors of commercial development facing onto Ship Street Great. 2. A new pedestrian street running west to east between Chancery Lane and Ship Street Great and the creation of a heritage open space at La Pole Square which will be open to the public during designated hours. 3. A convention centre over two storeys with associated back up servicing, break-out spaces, and pre-conference facilities. The main conference hall which extends to 818 sqm is supported by a pre-conference lobby which extends to 936 sqm including circulation, reception, bar area, cloaks, toilet facilities, kitchens and storage spaces. The upper floor of the convention centre comprises of meeting rooms and break-out spaces of 770 sqm area and includes circulation, toilet facilities and reception areas. 4. An exhibition gallery which extends to 161 sqm at ground floor level accessed from Le Pole Square and 127 sqm at lower ground floor level which is accessible via Ship Street Great. 5. A café extending to 118 sqm at ground floor level with dual access from the proposed Le Pole Square and the proposed pedestrian link off Chancery Lane. 6. A residential development of 86 apartment units over 5 floors, consisting of 16 three beds, 43 two beds and 27 one beds ranging in size from 51.3 sqm to 115 sqm. Private balconies / terraces provided on all elevations. Communal open space provided by means of an internal courtyard at a raised podium level and roof gardens at upper levels.	Granted	25/07/2017

	<p>7. Vehicular access is proposed via a ramped entrance from Ship Street Great and cyclist access is proposed via a dedicated lift from Chancery Lane. 18 cycle racks will be provided in the proposed Le Pole Square.</p> <p>8. A double basement is proposed to accommodate the provision of boiler / ancillary plant facilities; residential and commercial storage; kitchen preparation area / office and storage, staff changing room; 65 parking bays, 90 cycle racks; cyclist shower room, and residential and commercial refuse storage.</p> <p>9. The provision of an ESB substation accessed from Chancery Lane and all other associate ancillary works.</p> <p>10. All associated site development, servicing and landscaping works.</p>		
2701/16	<p>The development will consist of the construction of a 136 bedroom , 4 star hotel in a 7 storey block over partial basement comprising:</p> <p>1) Demolition of the existing warehouse building on the site (gross floor area of 802 sq m);</p> <p>2) a 136 bedroom hotel including a public bar (194 sq m) and restaurant (184 sq m) and other ancillary facilities such as kitchen, gym, storage areas, bin stores, plant rooms, reception area, administration offices, a meeting room, all totalling 5,699 sq m including an ESB substation (6 sq m);</p> <p>3) 10 no. internal bicycle spaces;</p> <p>4) Associated plant, infrastructural connections and site development works.</p>	Granted	24/07/2017
2693/17	<p>The development will consist of a golf course toilet with Streamline BAF wastewater treatment system complete Puraflo Module and a sand polishing filter. The toilet will be of masonry construction and will be landscaped as a sand/ grass dune. It will include rooflights, and all associated landscaping and finishing. Also proposed is a single-storey timber swing practice structure with mono-pitch roof and a netted ball catch area. All associated ancillary works and services will be included.</p>	Granted	18/07/2017
4341/16	<p>Development at a 0.1285 ha site. The proposal comprises the demolition of the existing vacant warehouse building on the site with a GFA of 1,156 sq.metres and the construction of a student accommodation development with 77 no. bedspaces in 27 no. clusters including 13 no. studios. The proposal has a gross floor area of 2,813 sq.m and a height which ranges from 3 no. to 5 no.storeys (over part basement level). Balconies are located on the north, south and west elevations all facing onto the internal courtyard/ amenity space.</p> <p>The proposed development is proposed to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/ visitor accommodation only during academic holiday periods.</p> <p>The proposed development also provides for a reception, games and social room at ground floor level with bin store located along the western boundary. Laundry and plant are contained at basement level. There are 42 no. bicycle spaces provided along the western boundary.</p> <p>Access to the development is to be via controlled pedestrian access from Dominick Street Upper. Services and fire tender access is also to be provided from Dominick Street Upper.</p> <p>Permission is also sought for all ancillary engineering works, plant, storage, hard and soft landscaping and site development works necessary to facilitate the development.</p>	Granted	12/07/2017

2137/17	<p>The development will consist of 1) demolition of the existing rooftop (6th .floor) plant-room and its replacement with a new penthouse (6th) floor with 16 bedrooms; 2) the addition of a new floor (4th) and plant-room (5th) facing Bethesda Place; 3) the change of use of No's 3, 4 & 5 Granby Row from residential use to Hotel use; 4) the linking of No's 3, 4 & 5 Granby Row to the existing Hotel ; and 5) the infilling of the courtyard behind No's 4 & 5 Granby Row as a glass roofed lounge. No's 3, 4 & 5 Granby Row are protected structures.</p>	Granted	12/07/2017
3847/16	<p>Planning permission at 60-63 Dawson Street and 3 Duke Lane (Hibernian House); 64-65 Dawson Street and 34-39 Nassau Street (Hibernian Corner) and 40-43 Nassau Street (Nassau House), Dublin 2 (on a site measuring approximately 0.36ha in extent). The proposed development comprises the demolition of all existing structures on site, together with site clearance works and the construction of a new mixed used building of part4-, part5- and part 6- storey height (incorporating setback levels) with a total Gross Floor Area (GFA) of 22,837 sq.m of which 16,505 sq.m of floor space are provided above ground floor level, over a double basement (6,332 sq.m). Open air rooftop plant is provided at roof level (32m OD) that is obscured by screens measuring approximately 2m in height to a finished level of 34.05m OD (or 27.65 to 27.85m above the varying adjacent ground level). A total of 7,728 sq.m (GFA) of retail space arranged over three floors at lower ground level, ground level and first floor level. A total of 11,388 sq.m (GFA) of office floor space is proposed that is arranged over four floors at second floor level and above. The main office entrance and lobby is provided at the southern end of the site onto Dawson Street. A secondary access / egress to the office accommodation serving the upper levels of the building is proposed at the western end of the site fronting Nassau Street. The existing vehicular access onto Dawson Street will be closed and the existing access off Duke Lane will be retained to service the development via a centrally located service yard at the rear of the building from where the basement levels of the building are accessed via two (2) car lifts and a goods lift to serve retail units at lower ground level and the basement level which contain 50 car parking spaces, 172 no. bicycle parking spaces; ancillary staff changing facilities and ancillary plantrooms. A number of roof terraces are proposed at 2nd, 4th and 5th floor level to the northern, eastern, western and southern elevations of the proposed building to include 1x west facing terrace at 2nd floor level, 2x north facing and 1 x west/south facing terraces at 4th floor level and 1 x north facing; 1 x north facing; 1 x north east facing and 1 x east facing 1 x east/south facing terrace at 5th floor level. The proposed building incorporates sustainable urban drainage measures, including the provision of green roofs, attenuation tank and rainwater harvesting system together with all associated site development works.</p>	Granted	10/07/2017
DSDZ2505/17	<p>Permission for development at a site of 0.17 ha at the Marker Hotel, Grand Canal Square, Misery Hill, Dublin 2. The site is bound by Misery Hill to the South, Hibernian Road to the east , Chimney Park to the North and Forbes St to the West and located within City Block 12, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of the following.</p> <ol style="list-style-type: none"> 1. Additional level of bedroom accommodation at 7th floor level; 2. Extension of existing 6th floor level to building line on northern elevation; 3. Increase in the existing rooftop facilities (now at 8th floor level) to include a restaurant, function room and bar with external terrace on the southern elevation; 4. A new stair core on the northern elevation; 5. Relocated lift access to rooftop level. <p>The proposed amendments result in an overall increase in floor area of 2612.99sqm.</p>	Granted	10/07/2017

2599/17	<p>The development will consist of the demolition of existing single storey workshop (103B) and the construction of a three storey building to the rear of existing shop unit and first floor apartment. The building will consist of 2 no. 1 bedroom apartments with 2 no. parking spaces and storage at ground floor level. Private balconies for the apartments will be located at first & second floor on North West boundary. The development also involves alterations to existing first floor apartment to facilitate use of proposed stairway and ground floor storage area.</p>	Granted	05/07/2017
3037/16	<p>Site of 0.3536ha at Hawkins House, Hawkins St, Dublin 2. The site is bounded by the Screen Cinema and College House to the South, Apollo House to the East, Hawkins St to the West and Poolbeg St to the North.</p> <p>The proposed development consists of the demolition of the existing Hawkins House located on Hawkins St and Poolbeg St, Dublin 2 and the construction of a commercial office building ranging in height from 6 storeys to 10 storeys (including one level of plant). The total gross floor area above ground of this will be circa 18,861 sq.m. The ground floor includes 1 no. cafe/restaurant/retail unit of 300 sq.m and 1 no. cafe/restaurant/retail unit of 540 sq.m (with the potential for sub-division to 2 no. units), 1 no. entrance foyer and public reception onto Hawkins St and 1 no. public office entrance onto a new civic space.</p> <p>Access to the two level basement will be ramp access on Poolbeg St, basement -2 contains 51 no. car parking spaces and associated plant and basement -1 contains 204 no. cycle spaces and associated shower & toilet facilities, plant area and a public office accessed from ground level of approx. 700 sq.m. Cycle access to the basement will be via a dedicated, access controlled cycle stair accessed from Poolbeg St.</p> <p>Roof terraces are provided on the south, west and north elevations at sixth floor level and on the north elevations at seventh and eighth floor levels.</p> <p>The development will also consist of a new civic space between Poolbeg St and Hawkins St including proposed hard and soft landscaping features and a part-illuminated boundary treatment between the site and the adjoining Screen Cinema/College House site. The proposed development also includes for the provision of green roofs; retail/cafe/restaurant signage; a new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site excavation and site development works above and below ground.</p>	Granted	14/06/2017
3036/16	<p>Apply for permission for development at a site of 0.2925ha at Apollo House, Tara St., Dublin 2 and 9-11 Townsend Street (Incl. The Long Stone Pub), Dublin 2. The site is bounded by Townsend St. to the south, Tara St. to the East, Hawkins House to the West and Poolbeg St. to the North. The proposed development consists of the demolition of the existing Apollo House located on Tara St. and Poolbeg St., and the Long Stone Pub on Townsend St., Dublin 2 and construction of a commercial office building ranging in height from 5 storey to 12 storeys (including one level of plant). The total gross floor area above ground of this building will be circa 16,205 sq.m. The ground floor includes office entrance and foyer of 245 sq.m, 2 no. café / restaurant / retail units (160 sq.m respectively) and 1 no. bar / café / restaurant unit of 460 sq.m. Access to the level basement will be via a ramp onto Townsend St., basement -2 contains 40 no. car parking spaces and associated plant and basement -1 contains 174 no. cycle spaces and associated shower & toilet facilities, plant area and 2 no. ancillary storage spaces of approx. 280 sq.m and 60 sq.m. cycle access to the basement will be via a dedicated, access controlled cycle stair accessed from the new civic space. Roof terraces are provided on the west and south elevation at tenth floor level, on the east elevations at eight floor level, on the west elevation at sixth floor level and on the south elevations at fifth floor levels. The development will also consist of a new civic space onto Poolbeg St. including proposed hard and soft landscaping features and boundary treatment to adjoining Hawkins House. The proposed development also includes for the</p>	Granted	14/06/2017

	provision of green roofs; retail / café / restaurant signage; a new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site excavation and site development works above and below ground.		
DSDZ2723/17	Permission is sought by Tenable Networks Security Ireland Limited for development under the Planning Scheme for the North Lotts and Grand Canal Dock Strategic Development Zone at 81B Sir John Rogerson's Quay, Dublin 2 (adjacent to the existing Liffey Quay wall which is a Protected Structure). Development will consist of 2 no. high level signs, consisting of 1 no. sign to the eastern side gable elevation and 1 no. sign to the northern (river side) elevation. Each sign will comprise back - lit brushed stainless steel lettering and back-lit brushed stainless steel hexagon logo; and all ancillary works necessary to facilitate the development.	Granted	13/06/2017
DSDZ2673/17	Targeted Investment Opportunities ICAV (an umbrella fund with segregated liability between sub-funds, for and on behalf of South Docks Fund, a sub-fund of Targeted Investment Opportunities ICAV) intend to apply for permission for development at this site of c0.469 ha at No. 76 Sir John Rogerson's Quay, Dublin 2. The proposed development consists of modifications to permission Ref. DSDZ3864/14 (As amended by modification permission Ref DSDZ3111/16) as follows: Omission of permitted Basement -2 (plant area) and revisions to permitted Basement -1 to now provide 98 car parking spaces, 184 bicycle parking spaces, 5 no. motorcycle spaces, plant/service areas, shower/WC facilities, storage, waste management and ancillary areas. Revisions to permitted ground floor to provide redesigned residential reception/lobby; cafe (c.105 sq.m); resident's gym (c.75 sq.m) and resident's entertainment room/retail unit (c.105 sq.m). Minor elevational changes. All associated site development, boundary treatment, services provision and landscaping works. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme Area.	Granted	02/06/2017
3963/16	The proposed development consists of the demolition of the existing buildings, 190 being a 2 storey semi detached house and 189 a 2 storey semi detached building divided into 5 flats, and construction of an apartment building with two interconnected blocks, a 3 storey block to the front and 4 storey block to the rear, over basement, with 14 apartments, comprising 2 x 3 bed, 10 x 2 bed and 2 x 1 bed; each with balconies or roof terraces; and alterations to the front boundary treatment including widening of existing vehicular entrance to 189, 15 basement car parking spaces, 2 ground level parking spaces, bin storage, Cycle parking, service connections, landscaping and all associated site works.	Granted	22/05/2017
DSDZ2014/17	Under the Planning Scheme for the North Lotts and Grand Canal Dock Strategic Development Zone. Development will consist of the demolition of an existing single storey building and the construction of a new eight-storey mixed-use development, comprising: i) Café/ retail use, with new shop front, at ground floor level; ii) 7 no. two-bedroom apartments on above-ground floor levels (1 no. apartment on each floor) with private terraces/ balconies to each apartment; communal landscaped roof garden; apartment entrance lobby, bicycle store and bin store at ground floor level; iii) plant/ lift core at roof level; iv) drainage and all associated site works necessary to facilitate the development.	Granted	22/05/2017
2243/17	Permission for development on this site (0.43ha) bound by Gardiner Street Lower and Diamond Park to the west, Summerhill to the north, Gloucester Place Upper to the east and Diamond Park to the south). The application relates to the permitted student residence complex Reg. Ref. 3611/14 (Bord Ref. PL29N.245025) as amended by Reg. Ref. 3345/16. The development will consist	Granted	22/05/2017

	of: Revisions to condition 2 of Reg. Ref. 3611/14 (Bord Ref. PL29N.245025) to allow the permitted cafe/restaurant unit at the corner of Gardiner Street Lower and Summerhill to operate independently of the student residence complex. no amendments are proposed to the permitted layout or external elevations of the cafe/restaurant and the permitted floor area (107sqm) of the cafe/restaurant is unchanged.		
2258/17	The development will consist of the construction of a five storey over basement mixed use development of 1,112.4sqm at the corner of, and fronting onto Capel Street and Strand Street Little and consisting of 7 no. two bed apartments at 1st to 4th floor above 299.4sqm of commercial space at ground floor and basement level that will be provided in the form of a restaurant (229.6sqm) at ground and basement level, and shop (69.8sqm) at ground floor level only. Pedestrian access to the restaurant is from Capel Street and Strand Street Little; to the shop from Capel Street only; and to the apartments from Strand Street Little. The residential component is served by balconies on the east and south elevations as well as a communal roof garden at fourth floor level. The development will be served by 9 no. cycle parking spaces to be located at basement and refuse storage at ground floor level. Permission is also sought for all site development works including attenuation tank, and infrastructure to the service the development, including plant at roof level and all site development works.	Granted	22/05/2017
2164/17	Development to amend a previously permitted 137 no. bedroom hotel (DCC Reg.Ref. 2246/15; ABP Reference PL29S.245162) on a site of c. 0.1441 ha. The development will consist of: <ul style="list-style-type: none"> - an additional two bedrooms at Ground Floor Level (increasing the total number of bedrooms from a permitted 137 no. to 139 no.); - a single storey Ground Floor Level extension (measuring 63 sq.m) to the rear of the building; - amendments to the permitted Basement Level resulting in an increase of floorspace by 66.5 sq.m (from 1,035 sq.m permitted to 1,101.5 sq.m proposed); - an external fire escape route on the roof of the Fourth Floor Level resulting in an extension of the eastern stair core (Stair Core 2) from Fourth Floor Level to Fifth Floor Level; - an increase in the building's parapet height at Fifth Floor Level by 0.54 m from 18.87 m permitted to 19.41 m proposed; - solar PV cells on the roof of the Fifth Floor Level; - four retractable fabric awnings at Ground Floor Level along the western elevation; - and an overhanging canopy to the Fifth Floor to facilitate compliance with Condition No. 2 of the permitted development subject of this proposed amendment application. The development will also consist of: <ul style="list-style-type: none"> - amendments to the permitted internal layout; - associated elevational alterations; - the reconfiguration of the permitted plant on the roof of the Fourth Floor Level including the provision of louvred screening and a water tank. - and associated alterations to the permitted scheme's services (mechanical and electrical, water supply, sewage disposal and surface water disposal). The proposed development will result in the provision of a 139 no. bedroom hotel with a total gross floor area of 5,817 sq.m including a Basement Level of 1,101.5 sq.m (from a previously permitted total gross floor area of 5,671 sq.m including a Basement Level of 1,035 sq.m).	Granted	16/05/2017

<p>DSDZ2460/17</p>	<p>Permission for development at a site of 0.75 ha. at Upper Mayor St and 113-115 Sheriff Street, Dublin 1. The site is bounded by Upper Mayor St/Point Village Square to the South, Sheriff St to the North, the under construction new north-south street to the West and existing north-south street adjacent to the Point Village District Centre to the East. The site is located within City Block 5, as identified in the North Lotts and Grand Canal Dock SDZ Planning Scheme.</p> <p>The development consists of revisions to permitted student accommodation development under Reg Ref DSDZ3689/15 and as previously amended under DSDZ4385/16 comprising minor amendments. The development proposed comprises the following design modifications.</p> <ol style="list-style-type: none"> 1. Height increase of 0.5 between ground floor and first floor level in Building A and C. 2. Reduction to height of the previously approved 1.8m spandrel/parapet to both buildings A and C to 0.5m parapet around perimeter of roof, 1.3m tall glass screen set back from the facade at roof level around landscaped externally amenity areas (roof gardens). 3. Minor adjustments to elevational treatment to all external elevations of both Block A and C. 4. Minor adjustments to the elevations as a result of approved permission Reg Ref DSDZ4385/16 5. Reduction of width and extent of external glazed canopy areas on the southern and northern elevations of Block C and on the southern elevation of Block A. Removal of the canopy on northern elevation of Block A. 	<p>Granted</p>	<p>08/05/2017</p>
<p>4442/16</p>	<p>Development at a 0.1 ha site approximately. This site is principally bounded by Earlsfort Terrace to the west, the Conrad Hotel to the north, Blocks J and F of Earlsfort Centre to the east, and Block D of the Earlsfort Centre and Nos. 5-15, Hatch Street Lower and Convent Place to the south.</p> <p>The development will consist of:</p> <ul style="list-style-type: none"> - an extension of the existing building comprising two additional floors, which will principally be provided over the existing six storey rear section of Block E (The proposed new eighth storey will extend over part of the existing seven storey front section of Block E). <p>The development will also consist of:</p> <ul style="list-style-type: none"> - the extension of the existing six storey rear return to the northeast across all levels to facilitate the internal reconfiguration of the main building core and office floorplate; - the extension and reconfiguration of the existing basement core by 46 sq.m, including the provision of showers, drying room and lockers; cycle parking stands at basement level; - a new set back roof plant room and screened enclosure above the eighth storey. <p>The development will also consist of:</p> <ul style="list-style-type: none"> - the removal of the existing roof plant (131 sq.m); - demolition of 7 sq.m at first floor level in order to expand the double height entrance; - the removal of existing splayed panels at parapet of rear return and replacement with brick to facilitate the additional floors; - removal of roof lights and other elements on the roof of the rear return; - revisions to elevations including the provision of 2 no. new doors at the southern elevation and additional external lighting; - and all site development works above and below ground. 	<p>Granted</p>	<p>27/04/2017</p>

	The overall extension results in a total increase in floor area of 1,273 sq.m approximately, resulting in a building of 7,648 sq.m total GFA (including the basement core and roof plant room). The building will become a part seven, part eight storey building with roof plant, over basement.		
2047/17	The development will consist of the construction of: 320 sq.m of infill offices in an existing void space on the ground, first and second floors of the existing 8-storey block; new plant area (427 sq.m) on the roof of the existing three storey block; 520 sq.m of modular offices on two floors on the Sisters of Charity Caritas Campus connected to the hospital by a covered walkway 62- m in length.	Granted	24/04/2017
2051/17	<p>The site (c. 0.19 ha) encroaches on the adjoining Herbert Park Hotel service lane along the eastern boundary and otherwise is generally bounded by Herbert Park Hotel to the east, Herbert Park (public park) to the south, Nos. 36, 38 & 40 Herbert Park to the west and Pembroke Place and Ballsbridge Terrace to the north. Proposed development comprises:</p> <p>-An extension (c. 38 sq.m) at lower ground floor on the southern elevation of the aparthotel building permitted under Dublin City Council Reg. Ref. 3391/15, with an external terrace above at upper ground floor level; associated amendments to the private courtyard area at lower ground floor level to the south; sundry works in the adjoining hotel service lane. As a result of this proposal, the aparthotel building will have an area of c. 2,006 sq.m gfa and will remain as a 4-storey over basement aparthotel building, accommodating 43 no. aparthotel studio units, with associated external courtyard at lower ground floor level to the south and associated area of open space at upper ground floor level to the north.</p> <p>The following elements of the mixed use development permitted under Dublin City Council Reg. Ref. 3391/15 are not amended by this proposal: The demolition of the existing 2-storey vacant office building (c.1,654 sq.m) and the construction of a 4-storey over basement office building (c. 2,752 sq.m gfa); a new basement car park (c. 754 sq.m gfa) to accommodate 17 no. car parking spaces, 1 no. motorcycle parking space, 38 no. bicycle parking spaces, shower/ changing facilities, plant area and bin store areas; and all associated site development works including new pedestrian access along the western side of the proposed office building; vehicular access ramp to proposed basement along the western site boundary; other sundry works to the adjoining hotel service lane including its partial enclosure; amendments to existing site entrance at Pembroke Place, including the associated relocation of 1 no. existing car parking space and the provision of 1 no. additional car parking space on the public road; 8 no. bicycle parking spaces at street level and all associated landscaping and boundary treatments.</p>	Granted	24/04/2017
4434/16	Permission for construction of a single storey toilet with verandah and all ancillary site works.	Granted	06/04/2017
4415/16	The development will consist of: Demolition of existing LV switchroom (14 sq.m) and construction of new single storey ESB substation and LV switchroom (21.5 sq.m) with associated drainage and services diversions within the existing Eir car park accessed off St. Andrews Lane, Dublin 2.	Granted	05/04/2017
4423/16	The development will consist of: New vehicle entrance with piers and associated works. All finishes to match existing and all of the above to include associated site works and all services connected to existing.	Granted	05/04/2017

3277/16	<p>The proposed development will consist of:</p> <ul style="list-style-type: none"> - Demolition of all existing buildings within the site; - Construction of a 4 to 6 storey over part basement mixed use retail/ commercial building to include: Retail unit at the ground floor level fronting Baggot Street Upper; Office use to the rear at ground floor level at first to fifth floor levels, including ancillary staff facilities; Office storage area, retail storage area, plant room and shower facilities at basement level; Terrace/ breakout space at fourth floor level to the rear and terrace at fifth floor level to the front addressing Baggot Street Upper; - Vehicular access from the existing access road to the rear (south-west) of the site via Flemings Place to undercroft car and cycle parking. - All ancillary site works and services. 	Granted	30/03/2017
4369/16	<p>The proposed development comprises the provision of 16 no. 2-bed units in lieu of 4 no. 1-bed units and 12 no. 2-bed units previously permitted, at Levels 01-04 of Block 6B; each unit has a balcony / terrace. The above amends a previously permitted mixed-use scheme Dublin City Council Reg. Ref.4015/09; An Bord Pleanála Ref. PL29S.237454 - the parent permission' as amended by Dublin City Council Reg. Ref. 4343/15, 2244/16, 2578/16, 2849/16, 3386/16, 3468/16 & 3532/16.</p>	Granted	30/03/2017
4170/16	<p>Planning permission is sought for stone rendering to gable/side wall to be removed and replaced with a smooth nap render finish and all associated site works.</p>	Granted	27/02/2017
DSDZ4385/16	<p>Development at a site of 0.75 ha. The site is bounded by Upper Mayor Street/ Point Village Square to the South, Sheriff Street to the North, the under construction new north-south street to the West and existing north-south street adjacent the Point Village District Centre to the East. The site is located within City Block 5, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of revisions to permitted student accommodation development under Reg. Ref. DSDZ3689/15 comprising minor amendments. The development proposed comprises the following design modifications:</p> <ol style="list-style-type: none"> 1. Reconfiguration of internal permitted layout for fire safety, disability compliance and servicing, including relocation of ESB Substation to above ground, and modification of permitted cores; 2. 31 additional bedspaces (10 no. in Block 5A and 21 no. in Block 5C) increasing total no. bedspaces from 935 to 966; 3. Extension and reconfiguration of the permitted basement areas to include for additional plant areas and amenity spaces and cycle facilities; 4. Relocation and additional amenity space provided at basement level of Block 5A and basement level and ground floor level of Block 5C; 5. Relocation of some of the enterprise space from Block 5A to Block 5C, including additional floorspace; 6. Relocation of the Courtyard of Block 5C from Second Floor to First Floor level; 7. Provision of additional access and escape doors at ground floor level of both Block 5A and 5C; 8. Relocation of cycle access stairs internally within the building; 9. Removal of the internal double height retail service yard at ground floor of Block 5C. Retail servicing will now take place from a designated area onto north-south street adjacent the Point Village District Centre; 10. Redesigned internal courtyards in both Block 5A and 5C; 11. Alterations to the internal courtyard facades; 	Granted	21/02/2017

	<p>12. Increase in the rooftop external amenity area of Block 5A by 173 sq.m.</p> <p>These proposed revisions result in an overall floorspace increase of 4102.5 sq.m within the building envelopes of the permitted scheme.</p>		
2656/16	<p>The development will consist of the construction of a new single storey operational control room, complete with electrical switch room to ESB specifications. A transformer will be sited adjacent to the North side of the new control room. The new control room is to be located adjacent to the existing terminal entrance/ exit gate onto Shelly Banks Road.</p> <p>The construction of a new pump-pad, truck loading gantry complete with a weather proof enclosure, above ground interceptor, horizontal marker dye tank with associated bund, impervious upgrade of existing bund areas and tank refurbishment. The installation of new pipe-work, pumps, fire protection system including firewater tank and other associated works.</p> <p>These development works will result in the site being upgraded to UPPER TIER under the SEVESO regulations.</p>	Granted	03/02/2017
2311/16	<p>Permission is sought to demolish the existing two storey warehouse and office building at 71 Pleasants Place which is to the rear of 71 Camden Street Lower in order to construct on the same footprint, a three storey apartment building to include a studio apartment with ancillary spaces at ground floor level and a one bed apartment at both first and second floor levels. It is proposed to locate communal open space on the Pleasants Place western side at second floor level. Pedestrian and vehicular access will be from Pleasants Place.</p>	Granted	30/01/2017
DSDZ3552/16	<p>Development of c. 0.37 ha. The development will consist of the demolition of a business premises (280 sq.m) and the construction of Block E over a single level basement (17,068 sq.m). Block E will consist of: 124 no. apartment units; 3 no. units to accommodate a mix of uses to include café/ deli, retail and non-retail services (Class 1), professional services (Class 2), medical or health services (Class 8) (160 sq.m, 95 sq.m and 125 sq.m); 1 no. restaurant (335 sq.m); 1 no. management office (60 sq.m); 1 no. business centre (150 sq.m); 1 no. ESB substation (15 sq.m); and modifications to the basement permitted under Reg. Ref. DSDZ3350/15 to enable a single level basement extension under Block E (2,130 sq.m) to accommodate car parking spaces, bicycle parking spaces, storage, utilities, cores and plant associated with Block E and the proposed development as set out in the Master Plan submitted with the application for the delivery of City Block 8. The residential element of Block E will consist of 3 no. buildings above podium level: Building E01 will consist of 11 storeys fronting onto North Wall Quay with an overall height of +46.125 mOD; Building E02 will consist of 7 storeys fronting onto North-South City Street with an overall height of +34.485 mOD; and Building E03 will consist of 7 storeys fronting onto Castleforbes Road and East-West Lane with an overall height of +33.875 mOD. Block E will accommodate 25 no. 1-bedroom, 78 no. 2-bedroom and 21 no. 3-bedroom apartments all with private balconies over podium level; communal roof gardens at levels +06 and +07 on Building E02 (190 sq.m); and communal courtyard at ground level (1,320 sq.m).</p> <p>This application also includes for: temporary construction access to the north of the proposed permanent ramp access to the basement from Castleforbes Road as permitted under Reg.Ref. DSDZ3350/15; attenuation, foul and surface water arrangements; and all associated site development boundary treatment, services provision and landscaping works.</p> <p>This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.</p>	Granted	18/01/2017
2382/16	<p>Planning permission is sought on foot of grant of planning permission Reg. Ref. 3453/15, for the demolition of the existing vacant commercial building and the construction of a residential student accommodation development of 17 no. student accommodation units (130 no. bedspaces). The proposed development consists of the demolition of the existing 4 storey commercial building and all</p>	Granted	12/01/2017

	<p>associated ancillary structures and the construction of a 7 storey building (5 storey plus set-back 6th storey penthouse level over basement) with roof garden.</p> <p>Permission is also sought for 2 no. outdoor garden areas at basement level to the rear/ south of the proposed structure. The proposed development also provides for ancillary services including 1 no. cafe/ restaurant (118 sq.m) with terrace to the rear/south, reception/ management suite with office, study room and social room all at ground floor level with gym, laundry room, bin store area, plant room and 25 no. bicycle spaces provided at basement floor level. Access to the development is to be via controlled pedestrian accesses on Dominick Street and Henrietta Lane. Permission is also sought for signage to the front facade along Dominick Street Upper and all ancillary engineering and site development works necessary to facilitate the development.</p>		
2388/16	The development will consist of 1) the demolition of the commercial building on site (858sqm), and 2) the provision of 4, 3-bed, 3-storey, terraced units ranging from 184-185sqm. Permission will include all associated site works including the provision of solar panels, hard and soft landscaping and boundary treatments; associated car-parking provision, including off-street parking; provision of foul & surface water drains and attenuation on site with connections to existing services and provision of a water mains on site with connection to the existing water mains.	Granted	11/01/2017
3794/16	The development will consist of the reinstatement of the recessed vehicular access, fencing and gates on the line of the original access to the ESB Station lands at Poolbeg. The works include the removal of 100m of existing 2.6m high palisade fence, 110m of chain link fence and 120m of 1.2m high pedestrian hand rail. This will be replaced with 4.5m wide 2.6m high palisade entrance gates and 100m of 2.6m high palisade fencing to create a splayed entrance along the original fence line. Development will also include works to the footpath with road markings at the entrance and all ancillary site and development works.	Granted	11/01/2017
3754/16	The proposed development seeks to accommodate 8 no. 2 bedroom houses, with new proposed rear returns to same (86.4m2 in total), thus replacing 13 no. individual units currently accommodated within No.s 1-8 Dean Swift Square. This application provides for the demolition of existing rear returns (74.4m2 in total) and includes for all associated site development works on a site area of 0.056ha.	Granted	09/01/2017
DSDZ4049/16	Continuation of use of the unit for financial services (Class 2) as permitted under DSDZ3879/14.	Granted	04/01/2017
2308/16	<p>Planning permission sought by Gannon Properties for revisions to the previously approved scheme Reg. Ref. 2620/14 on lands at the former Paper Mills site, bounded by the river Dodder to the east, Clonskeagh Road to the West, Clonskeagh bridge to the south west, specifically including Nos 59-73 and 103 Clonskeagh Road, Dublin 6. The revision to the development include an increase in apartment units from 88 to 97 and consists of the following:</p> <p>Block 1- elevational and plan revisions to the southern end adjacent to block 2 including the relocation of one four storey apartment element from Block 2 to Block 1 so increasing apartment units from 11 to 24 (3 No. 1 bed units and 21 No. 2 bed units);</p> <p>Block 2- elevational and plan revisions including the relocation of one four storey apartment element to block 1 so reducing apartment units from 61 to 51 (12 No. 1 bed units, 26 No. 2 bed units and 13 No. 2 bed with study units);</p> <p>Block 3- elevational and plan revisions to incorporate a change from 5 two storey houses to a 3 storey plus set back penthouse apartment block incorporating 11 apartment units (3 No. 1 bed units, 8 No. 2 bed units) & a ground floor concierge;</p>	Granted	30/12/2016

	Block 4- elevational and plan revisions with no increase in apartments (11 No. 2 bed units); Revisions to the approved access/egress arrangements to widen the access between Nos 59 and 73 Clonskeagh Road and provide a visual link into the site, an increase in basement carpark area to provide 27 No additional car park spaces and ancillary plant areas, together with associated site/landscaping and engineering works to facilitate the revisions of the development.		
3160/16	Avam Limited intend to apply for planning permission for development at a 513 sq.m site located at 48-50 Cuffe Street to the Southside of Cuffe Street and to the east of Wexford Street, Dublin 2. The proposed development comprises of the following: The construction of a 2,440 sq.m gross office development of six storeys with setbacks at the fifth and sixth storeys to the south elevation and at the sixth storey at the north, south and west elevations; Provision of 2 no. ground floor entrances from Cuffe Street to an own door ground floor office and to lobby/ stairway to offices on upper floors. The development also includes pedestrian access from Protestant Row; Provision of 50 no. bicycle parking spaces, showers, changing and locker facilities, plant areas, waste storage and other ancillary areas at ground floor level; The development includes all associated site development works, hard and soft landscaping, roof plant and all other ancillary works.	Granted	19/12/2016
3170/16	The development will consist of revisions to previously approved permission under Reg. Ref. 2651/14 (An Bord Pleanála Ref. PL29N.243648) comprising reorientation of House Types B & B1 (a terrace numbered 8-11 on the original permission), re-sitting and reconfiguration of the plots of House Types A and A1 numbered 5-7 on the original permission, reconfiguration of public open space and access road, relocation of parking spaces to serve houses 1,6, and 7 and the provision of rear garden entrances to serve houses 6 and 7, together with associated site works on a site measuring 0.244 hectares.	Granted	06/12/2016
2210/16	The development will consist of the demolition of the existing single storey sheds (670 sq.m) and the construction of 5 no. buildings accommodating 71 no. residential apartments in total comprising of: - Block 1. Residential building (4 storeys with semi-basement car parking c.2360 sq.m gfa) accommodating 6 no. 2 bed apartments, 6 no. 3 bed apartments and 1 no. 4 bed apartment, with associated balconies/ terrace for each apartment from ground to fourth floor levels. Security/ Concierge office (46 sq.m) at ground floor. - Block 2. Residential building (4 storeys with semi-basement car parking c. 2192 sq.m gfa) accommodating 12 no. 2 bed apartments and 2 no. 3 bed apartments and 2 no. 3 bed apartments, with associated balconies/ terrace for each apartment from ground to fourth floor levels. - Block 3. Residential building (4 storeys with semi-basement car parking c. 2192 sq.m gfa) accommodating 12 no. 2 bed apartments and 2 no. 3 bed apartments, with associated balconies/ terrace for each apartment from ground to fourth floor levels. - Block 4. Residential building (4 storeys with semi-basement car parking c. 2192 sq.m gfa) accommodating 13 no. 2 bed apartments and 2 no. 3 bed apartments, with associated balconies/ terrace for each apartment from ground to fourth floor levels. - Block 5. Residential building (4 storeys with semi-basement car parking c. 2192 sq.m gfa) accommodating 13 no. 2 bed apartments and 2 no. 3 bed apartments, with associated balconies/ terrace for each apartment from ground to fourth floor levels. - Energy Centre. Construction of single storey flat roof 82 sq.m plant room incorporating 1 no. ESB substation and switch room (c. 27 sq.m). Construction of semi-basement car parking (c. 2170 sq.m) accommodating 75 no. residential car parking spaces which includes 5 no. universal access car parking spaces, 75 no. secure bicycle spaces, stores (c. 412 sq.m) bin stores (c. 95 sq.m); 31 no. visitor car spaces and 35 no. visitor bicycle spaces provided at ground floor.	Granted	05/12/2016

	All associated and ancillary site development and landscape works including: the existing vehicular entrance to the property from Greenfield Park will be widened and improved and will serve the entire development (including integrated signage); Provision of internal routes for vehicular and pedestrians and cyclists; hard and soft landscape works, including changes in level and lighting; provision of amenity open space and children's play space; provision of boundary treatments; All other site excavation and development works above and below ground.		
2209/16	<p>The site is bounded by the Luas Green Line to the north-east and east; 'Harcourt Green' residential development to the north-west; 'Charlemont Exchange' to the west; and Charlemont Place and the Grand Canal to the south. The development will consist of the following:</p> <ul style="list-style-type: none"> - Construction of a new 7-storey hotel extension over existing basement to the rear (north) of the existing hotel providing 97 additional hotel bedrooms with function rooms and ancillary area at ground floor. - North/ south facing balconies for 6 bedrooms at 6th floor. - Reconfiguration of existing hotel areas at ground floor, removal of 5 existing hotel bedrooms at upper floors, links to new extension and new lifts. - Provision of an additional 7th storey (with 6th floor south facing terrace) to the existing hotel building providing an additional 20 hotel bedrooms and executive lounge. Total new and retained hotel bedrooms will be 305. - Reconfiguration of existing basement including omission of 19 car spaces and reconfiguration of remainder. - Provision of 40 bicycle spaces. - Removal/ reconfiguration of existing plant/ service areas and provision of new plant/service areas throughout. - Total gross floor area of hotel (retained and new) c. 17,081 sq.m. - All associated landscaping, drainage works and site services provision. 	Granted	28/11/2016
2554/16	<p>The development will consist of the construction of 16 no. residential dwelling units with a total gross floor area of 2,074.16 sq.m in a five storey residential building (with a maximum building height of 16 metres) with a setback fourth floor penthouse level above a lower ground and basement level to include:</p> <ul style="list-style-type: none"> (i) 3 no. 1 bed apartments, 1 no. 1 bed with study apartment, 11 no. two-bedroom apartments and 1 no. three-bedroom apartment; (ii) The provision of private terraces / courtyards at lower ground floor and ground floor level and balconies at all upper levels of the building (north, south and west elevations). A private terrace for the penthouse apartment will be provided at fourth floor level and a roof garden at roof level. (iii) The provision of a single level basement car park with vehicular access via a car lift on the ground floor of the south eastern elevation of the building providing for 13 no. private car parking spaces, 1 no. smart car space, 12 no. cycle parking spaces, water storage, plant and attenuation tank. 6 no. cycle parking spaces are also provided at ground level along the north east boundary. Vehicular access to the car lift entrance is to be provided via existing vehicular access to the Mitchel House apartments from Appian Way. (iv) The removal of a 3.2 metre section of boundary wall and railings along Leeson Street to facilitate the provision to the proposed development with entrance portal feature. The remaining boundary wall and railings along Appian Way and Leeson Street Upper to be retained; 	Granted	28/11/2016

	<p>(v) The provision of new boundary treatment along the boundary to Mitchel house apartments consisting of 1200mm high stainless steel balustrade;</p> <p>(vi) Temporary construction access to site from Appian Way;</p> <p>(vii) Construction of bicycle and bin store along eastern boundary and associated works to existing boundary wall.</p> <p>(viii) All site development works, hard and soft landscaping and all other ancillary works.</p>		
3581/16	The development will consist of the formation of a new single story ground floor entrance to the western elevation to existing office building.	Granted	25/11/2016
3595/16	<p>Planning permission for development at Cumberland House, Fenian Street, Dublin 2, D02 HY05. The site is bound by Fenian Street to the south, Boyne Street to the north and Bass Place to the east.</p> <p>The development will consist of the construction of an office building with a gross floor area (GFA) of 6,690 sq.m, comprising of six storeys over lower ground level and basement level of plant (gross floor area (GFA) of 610 sq.m) fronting Fenian Street (part seven storeys including lower ground floor levels to Bass Place). The office building is to be located at the corner of Fenian Street and Bass Place and will be connected through a series of links to the existing office building on site. An external courtyard will be provided between the new office building and the existing Cumberland House. A 75 sq.m single storey café pavilion building is also proposed with an outdoor seating area, which will be accessed from Fenian Street.</p> <p>The main entrance to the new office building is proposed from Fenian Street via the single storey reception area (permitted under Reg. Ref.: 3968/15). A pedestrian and cyclist access is also proposed via a new landscaped entrance from Bass Place. The development includes the provision of 80 no. bicycle spaces, lockers, showers and changing facilities at lower ground floor level. 10 no. car parking spaces for the new office building will be allocated in the existing lower ground floor car park to the rear of Cumberland House. The development includes plant area at basement level and a louvered plant enclosure at roof level, all associated site development works, hard landscaping and all other ancillary works.</p>	Granted	25/11/2016
DSDZ3831/16	<p>David Carson of Deloitte, Statutory Receiver of Crossman Properties Limited (In Receivership), intend to apply for planning permission for development at this site. The development consists of the demolition of the former Hales Freight building with a total GFA of approximately 1,846 sq.m and all associated and ancillary site development works. The development does not include sub surface demolition.</p> <p>The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.</p>	Granted	23/11/2016
3492/16	<p>Planning permission for development at the overall site of c. 0.48 ha is generally bounded by Baggot Street Upper to the north No.23-25 Baggot Street Upper and Durrow Mews to the west, St Martin's House to the east and Fleming Place to the south.</p> <p>The development will consist of the erection of non-illuminated signage at lower ground floor level on the southern elevation of the existing office building fronting Fleming Place, including and address plate (c. 0.3 sq.m) and an entrance sign (c. 0.7 sq.m).</p>	Granted	14/11/2016
DSDZ3686/16	Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 24-26 City Quay, Dublin 2 intend to apply for permission for development at this site of 1.1507 ha. The site is bounded by North Wall Quay to the South, East Wall Road to the East, the 3 Arena to the West and the Point Village District Centre to the North. The overall site is located within City Block 5 and 10, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme.	Granted	03/11/2016

	<p>The development consists of revisions to permitted development of the Exo Building under Reg. Ref. DSDZ3632/15 comprising minor amendments.</p> <p>The proposed development comprises the following design modifications:</p> <ul style="list-style-type: none"> - Relocation of the permitted cycle access ramp from the central core to a dedicated cycle access stair with integral channel to the east of the permitted glass box onto East Wall Road. - Reduction of the permitted -1 basement under the Exo Building from 1588 sq.m to 430 sq.m and relocation of proposed plant, cycle parking and facilities to the existing basement level -1 and -2 beneath the Point Village Square. This will result in a reduction of permitted car-parking spaces from 48 to 42. - Modification to the internal layout of the permitted restaurant/ bar glass box including the incorporation of a controlled lift opening onto the Point Village Square from the car-parking and bicycle parking at basement -1. - Modification to permitted undercroft of the Exo Building to incorporate new openwork industrial panels at soffit level. - The proposed revisions also include internal layout amendments to permitted cores of the Exo Building which include relocation of escape doors and removal of the mezzanine level in the northern core. 		
3438/16	<p>The development will consist of: Demolition of existing 3 storey building over basement to be replaced with new 7 storey over basement incorporated into main structure of hotel, to include a new fire escape stairs exiting onto Talbot Street. The basement element includes 115m2 of commercial floor area with 121m2 New deli-restaurant and shop front on ground floor level accessed from Talbot Street. An Additional 155m2 of guest accommodation on existing 1st & 2nd floors. An additional 456m2 of guest accommodation on existing 3rd floor. New 4th & 5th floors with total 2612m2 of guest accommodation. New 6th floor with 1157m2 of guest accommodation together with new 149m2 of roof terrace and room balconies. New stone cladding to replace existing timber at ground floor facade onto Talbot Street, to also include new glazed main entrance and vehicular gates at existing ramp to basement. New stone cladding to replace brickwork at ground floor facade onto Foley Street to include new windows and pedestrian access points. Minor internal alterations to provide new coffee shop at ground floor in place of existing conference rooms, accessible from Foley Street. New stone cladding and curtain wall glazing from third to sixth floor on both Talbot and Foley Street elevations.</p>	Granted	01/11/2016
3387/16	<p>The development will consist of: the demolition of 5 no. existing buildings comprising Building A - Bord na Mona Shed (c. 3,236sq.m.), Building B - Rubb Shed (c. 3,042sq.m.), Building C - Doyle Shipping Group Offices (c. 380sq.m.), Building D - Toilet Block (c. 33sq.m.); and Building E - Substation (c. 148sq.m); and; the removal of structural and infrastructural elements, reinstatement works and all associated site development works on a site area of 4.54 hectares.</p>	Granted	21/10/2016
2784/16	<p>Erection of a detached metal clad 192 sq.m 7.65m high warehouse structure with 17.4 sq.m link building, all to the north of the existing warehouse/ vehicle maintenance unit adjacent to East Wall Road on lands at P & O Terminal, East Wall Road, Dublin 1.</p>	Granted	19/10/2016
2051/16	<p>Site of c0.385 ha at 1-6 Wilton Terrace (formerly Fitzwilton House), bounded by Wilton Terrace, Cumberland Road and Lad Lane Upper, Dublin 2. Site of c0.385 ha at 1-6 Wilton Terrace (formerly Fitzwilton House), bounded by Wilton Terrace, Cumberland Road and Lad Lane Upper, Dublin 2 The development proposes the demolition of the existing office development on the site (c. 8,513 m2 [+ basement level] ranging from 3 to 12 storeys [12m to 38m] in height) and the construction of a new office development c. 17,405</p>	Granted	17/10/2016

	<p>m2 [+ 2 basement levels] ranging from 4 to 8 storeys [17m to 33m] in height) including the following elements:1) Two basement levels (c. 3,557 m2) including 44 No. car spaces (access via ramp from Wilton Terrace), 178 no. bicycle spaces, plant, waste and ancillary areas;2) Landscaping within the site area (including provision of gardens and terraces at Lower Ground, Ground, Fourth, Seventh and Roof Levels);3) Resurfacing and upgrading and landscaping of adjacent public areas outside the site ownership boundary (including widening part of Lad Lane to create a pedestrian footpath with tree planting, removal of 3 No. parking spaces on Cumberland Road to create a service / delivery loading zone, a new loading zone on Wilton Terrace for waste collection and provision of a [2 car] set down area on Wilton Terrace and associated relocation of the existing coach parking bay; all subject to the agreement of Dublin City Council);</p> <p>4) A plant enclosure (c. 520 m2) and photovoltaic panels on roof of 7th Floor;</p> <p>5) public artworks at the south of the site;</p> <p>6) and provision of an ESB substation, 31 No. surface level visitor bicycle spaces, external furniture and lighting to landscaped areas and of all associated and ancillary development and site works above and below ground.</p>		
<p>2221/16</p>	<p>Development at a site of 1.513 hectares. The development will consist of the demolition of the existing four no. office blocks with a total gross floor area of 9,789 sq.m on the site and the construction of 2 no. 6 storey office buildings (with setbacks at 4th and 5th floor) over three levels of basement, with office accommodation at upper basement level, parking and ancillary facilities at lower basement level and a sub-basement area to accommodate a gym, ancillary to the proposed office use and plant room areas. The total gross floor area of the offices, including basement levels is 52,247 sq.m. The gross floor area of the proposed office accommodation is 40,321 sq.m.</p> <p>Development includes 2 no. single storey café/ restaurant/ retail units of 36 sq.m and 104 sq.m located at upper basement level in the proposed central plaza.</p> <p>Both blocks include terraces at fourth and fifth floor level. Vehicular and cycle access to the basement car park is proposed from the existing vehicular access off Merrion Road on the southern boundary of the site. The development includes the provision of 164 no. car parking spaces, 405 no. bicycle parking spaces (in the lower basement) and 58 additional visitor spaces (at surface level), 7 no. motorcycle spaces, showers, changing and locker space at lower basement level.</p> <p>Pedestrian access via the existing central plaza is retained. Works to the plaza include its lowering to upper basement level, new access steps, planting, water features and hard and soft landscaping.</p> <p>The development includes plant areas and internal switch rooms, all associated site development works, hard and soft landscaping and all other ancillary works. The development includes the construction of a two storey substation/ switch room building located to the west of the site with an area of 57.5 sq.m. Existing site boundary railings to be retained and refurbished.</p>	<p>Granted</p>	<p>03/10/2016</p>
<p>4124/15</p>	<p>The development will consist of part demolition of existing four storey stair core building, construction of a new 5 storey residential development comprising of 29 no. apartments with balconies i.e. 25 no. 1 bed apartments, 4 no. 2 bed apartments, 1 no. maintenance unit with associated storage, office and toilets; internal circulation including shared stairways and lifts; new switch/plant room, roof mounted solar panels; new communal bin stores; new pedestrian /vehicular access from Popular Row Road, new car park including 8 no. car parking spaces (incl. 1 no. disabled access space), 29 no. bicycle spaces, new hard and soft landscaping to the front (Poplar Row) and rear of the proposed development; new boundary walls new connection to existing site services; and all ancillary site development works above and below ground.</p>	<p>Granted</p>	<p>28/09/2016</p>

DSDZ2749/16	<p>of c.0.6ha This development will consist of: The construction of Block B to contain 161 no. apartment units (18,708 sqm), including a retail unit (275 sqm), a café (280 sqm), a community use unit (50 sqm), a residents lounge (185 sqm) and an ESB substation (23 sqm) ; and modifications to the basement permitted under Reg. Ref DSDZ 3350/15 to provide car parking spaces, bicycle parking spaces, storage, cores and plant associated with Block B and the proposed development as set out in the Master Plan submitted with the application for the delivery of city block 8. Residential Block B will form a G shape of terraced buildings, B1, B2, B3, B4 and B5. B1 will consist of 7 storeys fronting onto new north-south and east-west internal streets with an overall height of +30.550mOD, B2 will consist of 8 storeys fronting onto the new internal north-south street and Mayor Street Upper with an overall height of +33.875mOD, B3 will consist of 8 storeys fronting onto Mayor Street Upper with an overall height of +34.375mOD, B4 will consist of 8 storeys fronting onto Mayor Street Upper and Castleforbes Road with an overall height of +33.875mOD and B5 will consist of 8 storeys fronting onto Castleforbes Road with an overall height of +33.875mOD. Block B will accommodate 33 no. 1-bedroom, 99 no. 2-bedroom and 29 no. 3-bedroom apartments all with private balconies over podium level; private roof terraces at level +06 on B2 and level +07 on B3; communal roof gardens at level +07 on B5 and level +08 on B1; and communal open space at ground level. This application also includes for landscaping works to the public footpath along the southern side of Mayor Street Upper and west side of Castleforbes Road; proposals for the public realm at podium level to include the completion of the new internal eastern part of east-west street between Blocks B and E; temporary construction access to the north of the proposed permanent ramp access to the basement from Castleforbes Road as permitted under Reg. Ref. DSDZ3350/15; Attenuation, foul and surface water arrangements, all associated site development boundary treatment services provision and landscaping works. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme area.</p>	Granted	07/09/2016
3028/16	<p>Chartered Land Management and Irish Life Assurance plc intend to apply for permission for development. The development will consist of: The amalgamation of two existing retail units to create a single retail unit measuring 153 sq m at ground floor level and 52.5 sq m at mezzanine level (with the floor area of the existing mezzanine levels reducing in size from 139 sq m to 52.5 sq m), amendments to shop fronts on Central Mall; and associated works.</p>	Granted	02/09/2016
DSDZ3197/16	<p>The development will consist of construction of a new residential and commercial development within a 7-8 storey building (including set back top floor) comprising the following: 122 no. apartments (including 11 no. duplex apartments) comprising 24 no. 1 beds; 76 no. 2-beds and 22 no.3-beds ranging in size from c.49 sq.m to c.158 sq.m) with balconies located on the southern, eastern and northern elevations. Resident's gym (c.89 sq.m), cafe (c.101 sq.m) and restaurant (c.464 sq.m). Single level basement (via permitted ramp access (Ref. DSDZ3866/14) from Horse Fair Road (also known as Britain Quay) providing 98 no. car parking spaces, 122 no. bicycle parking spaces, services and plant areas, services and refuse/storage. Landscaping including new communal courtyard, roof terraces and improvement works to public realm. All associated site development works, boundary treatment, services (including ESB substation/meter room) provision. Total gross floor area of c.15,251 sq.m over c.3,913 sq.m of basement.</p>	Granted	18/08/2016
2923/16	<p>Irish Life Assurance plc intends to apply for planning permission for development at a site of c. 0.42 ha. The proposed development includes demolition of the existing front entrance to the blocks and its replacement with an extended new entrance, a complete redesign of the front entrance plaza and replacement of all of the existing reflective and opacified glass with clear glass throughout both blocks. The application includes the following main elements:</p>	Granted	16/08/2016

	<p>1) Demolition of existing four storey-quadrant-shaped entrance element (20.600 m high, 214 sq.m) to the front of Blocks C and D, including the quadrant-shaped set-back fifth floor with pitched metal roof;</p> <p>2) Construction of a new extended orthogonal-shaped entrance element (20.860 m high, 840 sq.m) comprising a central raised five-storey high glass box element and flanking four-storey stone-framed element with set-back fifth floor, all with clear glazing;</p> <p>3) Removal of the existing colonnaded pergola and railings (including the central stone gateway element) at street level enclosing the front entrance plaza;</p> <p>4) New hard and soft landscaping to the entrance plaza including the extension of the steps fronting onto George's Quay, installation of planters and benches, installation of glass balustrades and foldable glass screens to visually open up the plaza and provision of lighting of the plaza at night-time;</p> <p>5) Replacement of all existing reflective and opacified glazing to the Block C and D facades with clear glazing;</p> <p>6) Temporary removal (for duration of works) of part of two bus stop/ coach set-down areas along east side of Moss Street South (subject to agreement with Dublin City Council); and</p> <p>7) All associated and ancillary development and site works above and below ground.</p>		
<p>2868/16</p>	<p>The development will consist of</p> <p>(a) The demolition of the existing 5 storey commercial building (total GFA of building to be demolished is c. 3290m²)</p> <p>(b) The construction of 1 no. commercial building 4-6 storeys over basement level with pedestrian access from Shelbourne Road consisting of office space (c. 6,283m²) at ground to fifth floor and 1 no. unit to be either retail or cafe use (c.230m²) at ground floor level. There are terraces at 4th floor (c.121m²) and 5th floor (c.262m²) and screened external plant is located at 5th floor level. Permission is also sought for all associated site development and landscaping works including improvements to adjacent public realm at Shelbourne Lane and Shelbourne Road; the provision, at basement level, of 27 no. car parking spaces, 80 no. bicycle spaces bin store and plant with vehicular ramp access from Shelbourne Lane.</p>	<p>Granted</p>	<p>10/08/2016</p>
<p>DSDZ3111/16</p>	<p>Targeted Investment Opportunities ICAV (an umbrella fund with segregated liability between sub-funds, for and on behalf of South Docks Fund, a sub-fund of Targeted Investment Opportunities ICAV) intend to apply for permission for development at this site of c.0.469 ha.</p> <p>The proposed development consists of modifications to permission Ref. DSDZ3864/14 (As amended by modification permission Ref.DSDZ3410/15) as follows:</p> <ul style="list-style-type: none"> - Redesigned plant/ services area in Basement -2. Revised layout for Basement -1 to now provide 97 no. car spaces, 120 bicycle spaces, 5 no. motorcycle spaces with redesigned ramp and revised plant/ service areas, shower/ WC facilities, storage, waste management and ancillary areas. - Revised café/ retail unit at ground floor (now c. 189 sq.m). Replacement of own door offices accessed from Britain Quay with larger office over 2 floors (ground & mezzanine) totalling c. 1,837 sq.m. - Redesigned office reception and minor internal modifications to permitted office building accessed from Sir John Rogerson's Quay. Total office floor area in the proposed scheme now c. 11,183 sq.m. - Revised residential proposal with the number of apartments increased from 61 to 72 no. (14 no. 1-bed, 44 no. 2-bed and 14 no. 3-bed) ranging in size from c. 51 sq.m to 111 sq.m. 	<p>Granted</p>	<p>08/08/2016</p>

	<ul style="list-style-type: none"> - Elevation and entrance modifications. ESB substations relocated to Britain Quay side. Redesigned residential communal areas including revised courtyard now located at podium and accessed from 2nd floor. - Increase in the total gross floor area of development to c. 19,510 sq.m. Overall building height ranges from 7 to 11 storeys. - All associated site development, boundary treatment, services provision and landscaping works. 		
2182/16	<p>Development on a site measuring approx. 0.5526 hectares. The proposed development will be concentrated on the southern portion of the overall site (which currently has permission for a permitted office development under Reg.Ref. 2768/09, as extended under Reg.Ref. 2768/09/x1). The permitted hotel development on the northern portion of the site was recently modified under Reg.Ref. 3755/15 and included a new landscaping scheme for the street to the south side. There are no changes proposed to the permitted hotel building under the current application. Permission is sought to construct a student accommodation facility (including ancillary services and 2 no. business incubation hubs) and convert an existing vacant stone structure into a two storey office (total gfa c.9,634 sq.m). The student accommodation building will contain 303 bedspaces with 49 no. clusters, together with ancillary student accommodation facilities including communal areas, laundry and waste facilities and single storey standalone gym. The 2 no.business incubation hubs are integrated into the student facility. The proposed development is arranged in a single 'U' shaped block configuration enclosing a central landscaped courtyard along with a paved external terrace in the south west corner and a further linear garden to the south. The building ranges in height from 7 no. storeys down to 4 no. storeys in addition to a single storey free standing gym pavilion on the western side of the Courtyard Garden. Access to the Courtyard is provided through two gated entrance undercrofts from the permitted new street to the north and from Blackpitts respectively. The landscaping of the permitted new street to the north will be modified to accommodate fire tender access and additional cycle spaces. The proposed development also includes secure bicycle parking for 150 bikes; plant at roof level, an ESB substation at street level on Blackpitts; a small basement for plant services at the south eastern corner of the building along with all associated site infrastructure works.</p>	Granted	28/07/2016
DSDZ2457/16	<p>The development will consist of demolition of all existing structures on the site and construction of a 6-storey plus set back (over basement) commercial, retail and residential development in 2 mixed-use blocks to include:</p> <ul style="list-style-type: none"> - Construction of a new street extending from a new junction at Cardiff Lane to the existing Hanover Lane East alignment and associated road works on Hanover Street East. - The eastern block shall consist of retail/ non-retail services and café use at ground floor and commercial offices at ground to set back 6th floor levels including 5th and 6th floor terraces addressing Cardiff Lane and Hanover Street East. - The western block shall consist of ground floor commercial units and 47 no. residential units at ground to set back 6th floor level. The residential units shall comprise 3 no. 1 bedroom/ studio apartments, 28 no. 2 bedroom apartments, 9 no. 2 bedroom duplex apartments and 7 no. 3 bedroom apartments addressing Hanover Street East and new pedestrian street. - Provision of balconies addressing Hanover Street East and pedestrian link between the two blocks. - Vehicular access to basement from Hanover Street East. - Car parking, bicycle parking and changing facilities at basement level. - Public realm works external to buildings on Hanover Street East, Whitaker Square and landscaping to all external areas. - All ancillary site works and services. - Commercial and retail signage. 	Granted	26/07/2016

	The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area.		
2693/16	<p>Permission for works to the existing three-storey 2,225m² Secondary School building comprising</p> <ol style="list-style-type: none"> 1) demolition of 72m² of the existing single storey wing containing the existing boiler room and chimney, changing rooms, cloaks and stores 2) the construction of a new 1,440m² single storey extension providing additional accommodation including <ol style="list-style-type: none"> (a) a new entrance, foyer and reception, 3 new classrooms, office and meeting room and ancillary accommodation and (b) a new multi-purpose hall and stage with a maximum parapet height of 12.5 metres, with associated changing rooms, instructor's office, storage areas and ancillary accommodation and services 3) the construction of a new 11m² entrance lobby to the existing hall to the rear of the existing building 4) minor internal alterations and upgrade works to the existing school building including enlarged kitchen to the existing hall and some internal fire safety and services upgrade works including new boiler flues at roof level 5) widening the existing vehicular entrance gate to the site to provide for simultaneous vehicular entry and exit and other associated site works and services. 	Granted	21/07/2016
2577/16	Permission for a new gated entrance onto Bolton Street with all associated Site Works. The proposed entrance is for full-time pedestrian student use and occasional service vehicles for the school by arrangement only. Proposed new gates would be located within the previously approved (3448/12) Railings and Plinth wall onto Bolton Street.	Granted	04/07/2016
4294/15	The conversion of a three storey (including basement) building extending to 843 sq.m, previously in education use but now vacant at corner of 40-41 Sean MacDermott Street Lower, and Rutland Street Lower, Dublin 1 to use as 9 no. residential dwelling units. There would be 5 no. one bed dwellings and 4 no. two bed dwelling units. The conversion also involves works for the construction of a mezzanine level to allow for two bedrooms within the roof area and the creation of 2 dormer windows behind the parapet, the removal of a single storey toilet block addition to the rear of the building and an external steel staircase, and works to the rear courtyard to create a communal amenity garden open space. External alterations are limited to external repair and reinstatement works, alteration and widening of rear windows and a partial horizontal extension of the roof at the Sean MacDermott Street Lower corner. Bicycle and bin storage facilities to be provided to the rear.	Granted	29/06/2016
2465/16	The development will consist of the construction of a free standing single storey ESB substation and switch room (approx 25 sq m) to the side (South-East) of the site, and associated site works.	Granted	16/06/2016
3084/15	Permission for development at a site (c.0.094 ha) at Scotch House, corner of Burgh Quay and Hawkins Street, Dublin 2. The site currently accommodates an existing 7 storey office building (c.4002sq.m gfa) over basement (8 floor levels in total), including plant at 6th floor level (c. 160sq.m) and basement level (c.14sq.m), and excluding existing basement car parking (c. 519sq.m / 18 no. car spaces). The building is currently being used for education purposes on a temporary basis. The proposed development will increase the overall gross floor area of the existing building from c. 4002sq.m to c.4940sq.m, (excluding basement car parking) with works	Granted	14/06/2016

	<p>comprising: a change of use to cafe within the internal basement and at ground floor level (c.197sq.m) with a new independent access off Burgh Quay at ground floor level; the construction of a new building extension from ground to 6th floor level (7 storeys) to existing western elevation; construction of 2 no. new office levels at 5th and 6th floor (c. 1,175sq.m), following demolition of the existing 5th and 6th floors, to provide a seven storey building over basement; provision of a terrace/balcony at 5th and 6th floors (c.178sq.m); existing facades to Hawkins Street and Burgh Quay to be removed and replaced with new facades; the provision of an overhang of the upper levels of the building over the footpath at the corner of Burgh Quay and Hawkins Street; existing south, west and north inner facades to be retained in part and upgraded with external insulation and new windows provided; total demolition works proposed c.709sq.m; internal refurbishment and reconfiguration of the existing office building as exempted development (c.3294sq.m); reconfiguration of basement car parking areas resulting in a reduction of existing car parking spaces from 18 no. spaces to 12 no. spaces; the provision of 52 no. bicycle parking spaces, bin storage and plant at basement level; and all associated site development works and ancillary works.</p>		
<p>3987/15</p>	<p>Hibernia REIT plc intend to apply for a 10 year planning permission for development at a 0.38 hectare site. The proposed development comprises of Phase 2 of the redevelopment of the overall site (Phase 1 is permitted under Reg.Ref.: 2527/15). The proposed development also includes minor amendments to the permitted Phase 1 to allow integration with the proposed Phase 2 development. The proposed development consists of the following:</p> <ul style="list-style-type: none"> - Demolition of existing buildings on the site and the existing wall to Charlotte Way. - The development of a mixed use development of seven storeys above ground, with a setback at seventh storey (sixth floor), a lower ground floor level for office accommodation, all above 1 no. basement level, comprising of 16,630 sq.m total gross floorspace. The development comprises of 1,115 sq.m gross of retail/ retail services/ café/ restaurant floorspace at ground floor level to Charlotte Way, including provision of an outdoor seating area, and 15,515 sq.m of office floorspace. Roof terraces are provided at sixth floor level on the south, east and west elevations. Plant enclosures and a green roof will be provided at roof level; - Provision of a landscaped open space area to Harcourt Street and public realm upgrades to Charlotte Way; - Provision of a vehicular link from Charlotte Way to basement level to serve the proposed Phase 2 and the permitted Phase 1 development and the omission of the permitted vehicular entrance from Harcourt Street as permitted under Phase 1; The proposed Phase 2 basement comprises of 43 no. car parking spaces, 166 bicycle parking spaces, shower, changing and locker facilities, loading bays, plant areas, waste storage and other ancillary areas; - Amendments to the permitted Phase 1, including amendments to the permitted southern facade to provide integration with the proposed Phase 2 development; The development includes all associated site development works, hard and soft landscaping and all other ancillary works. 	<p>Granted</p>	<p>13/06/2016</p>
<p>DSDZ2642/16</p>	<p>David Carson acting as Statutory Receiver of Jarmar Properties Limited (In Receivership), intend to apply for planning permission for development at a Site of 0.65 ha located to the South and West of Northbank Apartment Block, Castleforbes Road/Sheriff Street Upper, Dublin 1.</p> <p>The development consists of the following:</p> <p>Amendments to previously approved development under reg. ref. 2339/13 comprising revised layout and treatment of permitted service access roads located along the west flank of Northbank House (leading in from Sheriff St. Upper) and along the south flank of Northbank house/Alexander Terrace (leading in from Castleforbes Rd.), landscaped open space beside the proposed new road</p>	<p>Granted</p>	<p>03/06/2016</p>

	<p>along the west flank of Northbank House and landscaped open space on lands immediately adjoining to the south and west of the existing Northbank House development at Castleforbes Road and Sheriff Street Upper, Dublin 1. The proposed amendments comprise:</p> <ul style="list-style-type: none"> -Revisions to layout of the permitted service access route to the south and west of Northbank House with controlled access from Castleforbes Road and Sheriff Street. -Revised landscaping proposals to the west of Northbank House to include raised planting beds, a small orchard, outdoor seating, community garden and a children's play area. -Additional landscaping around the western and southern edges of Northbank house. -New access gates and fencing (2.4 metres in height) to Sheriff Street and Castleforbes Road. -The proposed development includes all associated and ancillary works, including site development works, hard and soft landscaping and lighting. <p>The application relates to a proposed development within a Strategic Development Zone Planning Scheme Area</p>		
DSDZ2558/16	<p>Planning permission is sought for a) Sub-division of existing retail unit (Unit C - Ground Floor Retail Area = 362.6sq.m., Basement Floor Storage Area - 80.7sq.m.) into 2 No. retail units (Unit C1 - Ground Floor Retail Area = 184.6sq.m., Basement Floor Storage Area - 80.7sq.m. & Unit C2 - Ground Floor Retail Area = 174.9sq.m.) and b) Internal Alterations at Unit C, Castleforbes Road, Dublin 1, by HSS Hire. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.</p>	Granted	23/05/2016
2279/16	<p>Planning permission for development at the office building currently under construction at 18-21 Charlemont Place, Dublin 2 (as permitted under Register Reference 2502/12, ABP Reference PL29S. 240817). The site is bounded by the LUAS Green Line and Hilton Hotel to the west, Charlemont Place and the Grand Canal to the south, an unnamed laneway, the Glennon Building, no. 1 Harcourt Mews to the east and an undeveloped site to the north. The proposed development comprises of minor modifications to the development permitted under Register Reference 2502/12, ABP Reference PL29S. 240817) comprising the extension of the site area to include adjoining lands to the west to accommodate revised western boundary proposals including the provision of a new western boundary wall, gate, ancillary landscaping and site development works and the erection of 1 no. back lit stainless steel sign with low energy lighting mounted on the revised western boundary wall. The overall site area will increase from 0.1132 ha to 0.1197 ha.</p>	Granted	18/05/2016
2294/16	<p>The development will consists of:</p> <p>The erection of a single story workshop with an area of 47m2 in the existing yard to the rear of the Abbey Theatre.</p>	Granted	16/05/2016
2139/16	<p>To construct a 19M long x 5M high concrete 'hurling wall' together with associated site works.</p>	Granted	28/04/2016

2755/15	The proposed development shall provide for a commercial development (total GFA c. 2,509 sq.m) of 4-6 storeys in height comprising retail use (c. 822.8 sq m) at basement and ground floor level, the option of providing retail or office accommodation at 1st floor level (c. 319m2) and office accommodation (c.1296 sq m) over 4 storeys above 1st floor level. The proposal shall provide for a balcony area of c.8 sq m at first floor level and 2 accessible roof deck areas at fourth floor of c.23 sq m and c.81.5 sq m respectively. The development shall also include the demolition of internal walls, partitions and internal stairwells to provide for the amalgamation of No. 60 and No. 61; minor modifications to the facade at No.60; redevelopment of the facade at No.61; internal and external services areas; storage areas; male and female toilets; lobby areas; roof lights; pedestrian access at ground floor level via Middle Abbey Street and North Lotts; and all associated site development works.	Granted	27/04/2016
DSDZ2242/16	David Carson, Statutory Receiver of Crossman Properties Limited (In Receivership) and David Carson acting as Statutory Receiver of Chinook Investments (In Receivership), intend to apply for planning permission for development at a site of 1.44 ha (City Block 9) bound by North Wall Quay to the south, Castleforbes Road to the west, Mayor Street Upper to the north and vacant land to the east, and site of 0.57 ha (City Block 3) bound by Mayor Street Upper to the south, New Wapping Street to the west, Sheriff Street Upper to the north and the existing Northbank Apartment development and vacant land to the east. The development consists of the following: - In City Block 9, the demolition of 5 no. vacant buildings with a gfa of 7,363 sq.m including a former retail showroom, 3 no. warehouse premises and a three storey office building- the former premises of Dublin Maritime Limited. Demolition of existing boundary wall and fence on Castleforbes Road/ Mayor Street Upper and demolition of existing boundary wall between the former Tile Style warehouse and former Dublin Maritime Office building/ - In City Block 3 the demolition of 4 no. vacant buildings with a gfa of 5,948 sq.m located to the west of the site including 3 no. light industrial/ warehousing/ manufacturing buildings and the former Stewarts garage premises. - The proposed development includes all associated and ancillary works, including site development works. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area.	Granted	07/04/2016
DSDZ3632/15	Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton, 24-26 City Quay, Dublin 2 intend to apply for permission for a development at a site of 1.1507 ha at the junction of North Wall Quay and East Wall Road, Dublin 1. The site is bounded by North Wall Quay to the South, East Wall Road to the East, the 3Arena to the West and The Point Village District Centre to the North. The overall site is located within City Block 5 and 10, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of the following: Construction of a commercial office building ranging in height from 8 storeys to 17 storeys (including one level of plant) at the northern end. The total gross floor area above ground of this building will be circa 19263 sq.m. The building is raised at ground level to 8m and supported by three elliptical cores. Access via dedicated northern and southern glass entrance foyers. As part of the development there will be an external roof terrace and plant at eighth floor level. Construction of one level of basement beneath the proposed commercial building connecting to the existing constructed basement beneath the Point Village Square (as constructed under Section 25 DD478) accommodating 300 bicycle parking spaces, plant, staff facilities, storage areas and other associated facilities. Cycle access to the basement will be via a dedicated, access controlled cycle ramp in the central core. Reconfiguration of the existing basement level -1 beneath the Point Village Square to facilitate 48 No. car parking spaces at -1 level, plant, storage areas and other associated facilities. This will also involve associated structural reconfiguration of existing basement levels -2 and -3. Vehicular	Granted	24/03/2016

	access to the basement will be via the existing ramped access on Sheriff St servicing the Point Village District Centre. The reconfiguration of the basement will involve the removal of the existing external stairs from the Point Village Square to existing underground bar located at -1 level. Construction of 14.5m high restaurant/bar glass box with mezzanine level located within the Point Village Square. The total above ground gross floor will be circa. 519.4 sq.m. Permission is also sought for revisions to the Point Village Square Public Realm including proposed hard and soft landscaping works. This includes a new bus shelter, taxi shelter, 5 number glass screens and the relocation of existing Point Village Signage on East Wall Rd. The proposed development includes all associated and ancillary works, including site development works.		
4198/15	Permission for development at a site of 0.280 ha comprising the Molesworth Building, 10-11 Molesworth Street (formerly 10-14 Molesworth Street); the Frederick Buildings, South Frederick Street, and 35 to 37 Setanta place, Dublin 2 (Eircode Nos: D02 W260, D02 H212 and D02 KN70, respectively). The proposed development will consist of amendments to a previously permitted 6 storey development (Reg. Ref. 3312/13) resulting in an overall increase in gross floorspace of c.365 sq m (from c.12,733 sq m to c. 13,098 sq m) including the following elements: 1) Revisions to the atrium at the rear (increasing gross floorspace by c.125 sq m) including associated changes to the courtyard layout and elevations; 2) Change to lightwell balustrade materials at front (from metal railings to glass panels); 3) Adjustment of facade line at 4th and 5th floors levels onto South Frederick Street (increasing gross floorspace by c.160 sq m); 4) Additional window at 4th floor facing onto Molesworth Street roof terrace; 5) Amendments to basement layout at Level -1 (including provision of a fitness room (c.80 sq m) and 2 additional private car spaces (from 34 to 36)); 6) Amendments to basement layout at Level -2 (including 5 additional public car spaces - from 58 to 63); 7) Extension to permitted roof plant enclosure (increase of c.35 sq m); 8) provision of a night security gate at permitted South Frederick Street entrance; 9) minor revisions to the floor levels (with no overall increase in height) and 10) all other associated and ancillary development and site works above and below ground.	Granted	23/03/2016
DSDZ2141/16	Paul McCann and Steve Tennant, Joint Statutory Receivers, acting for the Specified Assets of Henry A. Crosbie c/o Grant Thornton 24-26 City Quay, Dublin 2 intend to apply for permission for development at Unit 27, Point Village District Centre, East Wall Road and Sheriff Street, Dublin 1. The site is located within City Block 5 as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of the sub-division, change of use and external amendment to Unit 27 as follows: 1. The subdivision of existing Unit 27 into 1 no. retail unit of 85 sq.m and 1 no. unit of 4 sq.m; 2. Change of use of the new unit of 4 sq.m to a LUAS welfare facility; and 3. Alterations to the facade of Unit 27 by removal of double doors and replacement with single access door and glazed panel to new LUAS welfare facility. The proposed development includes all associated and ancillary works, including site development works.	Granted	21/03/2016
3829/15	The development will consist of the provision of a ground floor ESB substation (c. 15sqm) within the existing footprint of the building, relocation of retail accommodation stairs, relocation of 2 no. lift shafts, omission of existing boiler room in basement, minor internal alterations and minor alterations to accommodate substation door in the development previously approved under Reg. Ref. 3164/14 & PL29S.244379.	Granted	03/03/2016

4084/15	Hibernia REIT Plc intend to apply for full planning permission for development at Cumberland House, Fenian Street, Dublin 2, D02 HY05. The application site adjoins Fenian Street to the south, Bass Place to the east and Boyne Street to the north. The development is for a new goods lift from lower ground floor level to roof level situated at the rear of Block A; the provision of a screened roof mounted plant area on Block A; extension to and upgrade of the existing screened roof mounted plant area on Block B and all associated site works.	Granted	23/02/2016
2347/15	The development at this 3.065ha site will consist of:- 101 no. residential units, comprising 12 no. 5 bed units, 12 no. 4 bed units, 55 no. 3 bed units and 22 no. of 2 bed apartments;- The dwelling units are to be provided as follows: 28 no. units of house types 1A to 1C consisting of 2 storey 3 bed terraced houses of c. 117 sq.m; 14 no. units of house types 2A to 2B consisting of 2.5 storey, 3 bed semi-detached houses of c. 116 sq.m; 11 no. units of house types 3A to 3B consisting of 2 storey, 3 bed semi detached houses of c. 115-117 sq.m; 1 no. house type 3C consisting of a 2-storey detached house of 115 sq.m; 1 no. of house type 3D consisting of a 2-storey, 3 bed semi-detached house of c. 115 sq.m; 12 no. of house type 4A and 4B consisting of 2.5 storey, 4 bed with study semi-detached houses of c. 173-179 sq.m; 12 no. of house type 5A to 5C consisting of 2.5 storey, 5 bedroom with study detached houses of 181 to 184 sq.m;- The 22 no. apartments are provided in a 4 storey block including undercroft car parking with balconies and roof garden; - Publicly accessible open space of 6,125 sq.metres;- Revised boundary treatment including new gate, 1.8 metre wire mesh fence and 1.8 metre powder coated galvanised steel fence along boundary with Marino Institute of Education, modification and increase in height of boundary adjacent to St. Joseph's School; modified railing and boundary wall to Griffith Avenue.- Amendments to the layout and design of the road (including horizontal alignment, gradient and vertical curvature parameters) previously permitted under application reference Register Reference 3226/09 & An Bord Pleanala Ref. PL.29N.234636; - All associated site and infrastructural works including foul and surface water drainage; surface car parking; public open spaces; landscaping (hard and soft), boundary treatment; new internal roads, cycle paths and footpaths.	Granted	08/02/2016
3876/15	The development will consist of a new pharmacy facility ancillary to the principal hospital use at roof level of the existing Main Ward Block in the form of a new 2 and 3 storey structure. It will consist of: the demolition of the existing single storey structure of c. 157 sq.m and reorganisation of plant at roof level 3; the provision of an enclosed plant area of c. 914 sq.m at level 3; a new pharmacy space of c. 1,029 sq.m at level 4 including preparation areas, dispensary, storage, offices and associated facilities; the provision of an enclosed plant area of c. 422 sq.m at level 5; rooftop flues serving the aseptic compounding suite (maximum height 33.92m Ordnance Datum); a new service lift shaft from ground level (8.225m Ordnance Datum) to level 4 (23.69m Ordnance Datum); a new link to the existing Clinical Services Block at level 4; the relocation of existing disabled car parking spaces; and, all associated alterations, site development works and site services.	Granted	29/01/2016
3878/15	Permission sought for development consisting of formation of connection at ground and basement floor levels, to provide for a single/combined letting of: (a) Ground Floor- Retail: 190 Sq.m. and (b) Basement- storage: 159 Sq.m., at Nos. 49 & 50 Talbot Street, Dublin 1, by Lise Underwood.	Granted	22/01/2016
3851/15	Redevelopment of the lands by the construction of a mail delivery services unit as follows:- 1) Demolition of all existing structures on site including a warehouse occupying the East Road frontage, former commercial buildings fronting Ravensdale Road and other ruins and yards associated with the established use as a building merchants yard; 2) Construction of a mail delivery services unit	Granted	19/01/2016

	<p>accommodated within a 1-2 storey portal frame with sorting plant and loading bays at ground floor with main vehicular access off East Road and administrative offices, public reception area, staff facilities and ancillary accommodation located in the 2-storey elevation building element on Ravensdale Road; 3) Main vehicular entrance from East Road via a gated entrance with security building and electricity and sub-station in line with the site boundary wall; 4) Public customer post collection entrance on Ravensdale Road with associated vehicular and pedestrian entrance car and bicycle parking, and boundary railings; 5) Internal access roadway with boundary side walls and green-roof covered car parking area; 6) Acoustic screens inside the south, west, east and part northern boundaries; 7) Canopied and screened HGV loading dock to the rear of the delivery services building; 8) All associated operational and visitor van/car parking, bicycle parking, site works, landscaping, boundary treatments and signs.</p>		
3068/15	<p>Planning permission for development at a site of c. 0.15 hectares at Hainault House, Nos. 69-71 St Stephen's Green, Dublin 2. The development will consist of the demolition of the existing six storey office development (c.3,686 sq m) over basement (c.401 sq m) and construction of a new six storey office development comprising c.6,887 sq m gross floor area of office space over a 2,547 sq m double level basement (of which 1,406 sq m relates to parking). The proposed development includes: a setback 5th floor level and setback screened rooftop plant with an overall height of c.26.4 metres; removal of existing vehicular access from St Stephens Green with proposed access from Earlsfort Terrace only; provision of 20 No. basement car parking spaces and 80 No. bicycle spaces together with main plant, storage areas, waste facilities, and ancillary gym facilities; relocation of ESB substation to rear at ground floor level; and all ancillary development and site works above and below ground.</p>	Granted	18/01/2016
3245/15	<p>Kavcre Chanel Ltd. intend to apply for planning permission at a site comprising c.1.6ha surrounding Chanel College and fronting onto Coolock Village, Dublin 5. The development will consist of an amendment to a previous permission granted under reg. ref. 3563/09/x1. This will comprise the replacement of Apartment Block 1 comprising 53 units into 2 no. four storey apartment blocks providing for 65 no. residential units - 13 no. 1 bed, 38 no. 2 bed and 14 no. 3 beds with private terraces/balconies on all elevations; with associated basement providing 79 no. car parking spaces; 65 no. bicycle spaces and external bin storage areas adjacent to the northern boundary wall. The development will also consist of the construction of a proposed steel access gate to the communal open space of the proposed scheme with the removal of the existing access on the northern boundary and the replacement of an existing ESB LV substation with a MV ESB substation with selected facing brickwork to match the existing wall; and all associated site development works.</p>	Granted	11/01/2016
2158/15	<p>The development will consist of the demolition of the existing three storey over basement building on the site and the construction of a 2,679 sq.m five storey over basement mixed use building comprising: 225 sq.m of retail floor space, plant areas, cycle parking (14 no. spaces) and bin storage areas for the commercial uses and residential properties at basement floor; 205 sq.m of retail floor space with an entrance from Chatham Street and services entrances from Balfe Street and Chatham Lane, a 133 sq.m restaurant with entrances from Balfe Street and Chatham Lane, a separate apartment entrance and lobby from Balfe Street and ancillary space and storage at ground floor; a total of 14 no. residential units (2 no. one bed; 10 no. two bed; 2 no. three bed) on the first, second, third and fourth floors (1 no. one bed and 3 no. two bed on first floor; 1 no. one bed and 3 no. two bed on second floor; 1 no. two bed and 2 no. three bed on third floor; and 3 no. two bed on fourth floor) with balconies facing onto Chatham Street, Balfe Street, Chatham Lane and Harry Street; a 51 sq. m. roof access lobby, a 28 sq.m screened plant area and a 110 sq.m communal terrace at roof level.</p>	Granted	31/12/2015

DSDZ3875/15	<p>William G.O'Riordan and Declan McDonald of PWC (Joint Statutory Receivers of Wintertide Limited) intend to apply for permission for development at this site (0.75ha) formerly known as the "Tedcastles Site" at 91-94 North Wall Quay, Mayor Street Upper and Point Square, Dublin 1. (Lands bound by North Wall Quay to the south, the 3 Arena to the east, the Point Luas Stop/Point Square to the north and a derelict building at 89-90 North Wall Quay to the west). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme 2014. The development will consist of demolition of all existing structures on the site including the existing 2 storey office building (380sq.m) and former warehouse facade fronting North Wall Quay and construction of a 7-9 storey (6-8 storeys plus setback level) over basement office development with a gross floor area of 38,137sq.m. The accommodation will consist of office and ancillary accommodation over seven to nine levels designed for single or multiple tenancies and provided across two linked blocks. The southernmost Block measures 24,802sq. and is accessed from North Wall Quay. The northernmost Block measures 13,335sq.m and is accessed from Point Square and a new north-south street proposed to run along the western boundary of the site linking North Wall Quay and Sheriff Street Upper. (Note: This proposed new street is subject to a separate planning application currently under consideration - Reg. Ref. DSDZ3630/15). The ground floor of the office block fronting North Wall Quay incorporates a cultural space (145sq.m) ancillary to the main office use with a separate entrance to North Wall Quay and provision for an internal entrance from the office foyer. A retail/commercial unit (164.sq.m) is provided at ground floor level at the northwest corner with frontage to Point Square and a separate entrance on the western elevation with provision for an internal entrance from the office foyer. External terrace areas are provided at sixth and eighth floor levels extending to 113sq.m and 105sq.m respectively. A landscaped space separates the blocks and accommodates a ramped access from the proposed north-south street to a service area and the basement level. Combined basement accommodation (2,652sq.m) includes office storage; plant rooms; circulation and ancillary office accommodation; 89no. car parking spaces and 355no. bicycle parking spaces. Permission is also sought for ground level service area accessed from the proposed north-south street, hard and soft landscaping within the development and on the adjoining area of Point Square to the north including provision for emergency vehicle set down, external lighting, ESB substation and all ancillary site and development works.</p>	Granted	11/12/2015
3313/15	<p>The proposed development will consist of the replacement of an existing ESB LC substation with a MV ESB substation with selected facing brickwork to match the existing wall and all associated site development and site layout works.</p>	Granted	08/12/2015
3104/15	<p>The development of a serviced apartments/ aparthotel scheme with ancillary accommodation on a site of 0.635 hectares at No. 25 Upper Pembroke Street and including garages to the rear of Nos. 22 and 23 Upper Pembroke Street (which are located on, and accessed via, Stable Lane), Dublin 2. (Nos. 22 and 23 Upper Pembroke Street are both Designated Protected Structures - RPS Nos. 6670 and 6671, respectively. However, the garages are not located within the curtilage of these Protected Structures.) The development will consist of a change of use from residential apartments (1,884,5 sq.m) and garage/ storage (87.5 sq.m) to serviced apartments/ aparthotel use (1,972 sq.m gross floor area), the provision of additional floor area (191 sq.m gross floor area over Lower Ground Floor Level to Roof Level) as a result of an extension to the rear of No. 25 from Lower Ground to Fourth Floor Level (186 sq.m), and entrance lobby (5 sq.m) at Ground Floor Level. The resulting serviced apartments/ aparthotel development, with ancillary accommodation, comprises 2,163 sq.m gross floor area.</p> <p>The development will also consist of: associated internal alterations and elevation changes; provision of signage comprising individual aluminium letters above the proposed entrance lobby (300mm in height by 1,300 mm in width), the removal of fire</p>	Granted	23/11/2015

	escapes from rear elevations and the antennae from the roof; provision of a lift overrun at roof level; the replacement of the roof to the garages; changes to fenestration and doors (including the increase in size in some windows, the blocking-up of some opes, replacement windows and doors etc.); provision of railings to the front boundary wall; opening up of light wells to the Lower Ground Floor; bicycle parking; all hard and soft landscaping; lighting; changes in level; associated site servicing (foul and surface water drainage and water supply); all other associated site excavation and site development works above and below ground.		
3452/15	Permission for development at Port Centre, on a 1.7ha site bounded by Alexandra Road & East Wall Road, Dublin 1. The development will consist of Landscape and associated civil engineering works to the Port Centre Precinct to contribute to the public realm and to accommodate the relocation of the existing carpark from the Alexandra Road site boundary to an area south of the Port Centre Building bounded by the East Wall Road including demolition of the existing redundant single storey building, Port Centre vehicular entrance wing walls and the two storey office block all on Alexandra Road, existing internal site concrete block carpark boundary walls, part demolition of the existing East Wall Road stone wall (approx. 35m length) & existing East Wall boundary wall currently concealed behind hoarding (approx. 32.5m length) and construction of - 1) Proposed 24.5m length of 4m high stone wall and 25m length 4m high metal clad boundary walls with vehicular and pedestrian gates to Alexandra Road including inter alia the sensitive relocation and refurbishment of the existing Marian statue on the Alexandra Road. 2) Proposed 4m high pedestrian "Turn-stile" access gates to north of Port Centre Plaza on the East Wall Road with integrated artwork. 3) Proposed 3.75 - 5.6m high metal clad boundary sculptural wall with integrated signage south of Port Centre Building to East Wall Road to enclose the relocation of an existing crane structure (Crane no. 292, Stohert & Pitt ten tonne crane, approximately 34m tall) behind East Wall Road boundary south of Port Centre building as a new landmark and an example of Dublin Port's Industrial Heritage which will be illuminated and protected with anti climb features. 4) Proposed 4m high east & south internal site metal railings creating new site boundaries that will redefine the extent of the Port Centre Precinct and carpark. 5) Proposed carpark area to accommodate the relocation of the 118no. existing car spaces south of the Port Centre building with associated internal road link from the existing Alexandra Road vehicular entrance with a total of 6no. accessible carspaces available within Port Precinct. 6) Proposed external pedestrian and wheelchair accessible sculptural ramp structure adjacent to the southern elevation of the Port Centre Building, serving the Podium level of the Port Centre from the relocated carpark on the southern boundary spanning over the landscaped garden, approximately 38m long. 7) New bicycle & motorcycle shelter structure to the west of the Port Centre Building & 8no. bike lockers with a 3m high metal screen north of the Port Centre Building. 8) Installation of new art work to the Port Centre Podium & 2no. Wind sculptures to the Plaza north of Port Centre Building. 9) Proposed 1.1m high guarding with handrail to be fixed to the existing Podium perimeter upstand to all sides of the Port Centre Building. 10) New external lighting scheme throughout and relocation of the existing external generator from the east facade of the Port Centre Building to the lower ground level of the external moat to the south of Port Centre.	Granted	13/11/2015
DSDZ3350/15	Planning permission for development at a site bounded by North Wall Quay, New Wapping Street, Mayor Street Upper and Castleforbes Road, Dublin 1 of c.1.875 ha. The development will consist of: demolition of ESB substation (c.50 sq.m) on Mayor Street Upper and partially completed basement structures; construction of a new office building (Block D) of 9 storeys (overall height +42.9m OD including set back top storey, atrium, core and plant) and 7 storeys (overall height +35.1m OD including set back top storey, atrium, core and plant) comprising a total of c.23,882 sq.m gross floor area above podium level; (Block D may operate as a single building or as two separate buildings D1 and D2); external terraces on the seventh and ninth storey of building D1 and	Granted	10/11/2015

	<p>seventh storey of building D2; new internal streets to the north, east and west of Block D; a two level basement comprising a total of c.34,680 sq.m gross floor area below ground level with a segregated ramp for bicycle and vehicular access from Castleforbes Road containing 4,360 sq.m of office space at Level -01 relating to Block D and 428 no. car parking spaces, 898 no. bicycle parking spaces, changing/shower toilet areas, storage, services and plant areas over Levels -01 and -02 to serve the proposed development and future development of the site as indicated within the Master Plan submitted with the application for the delivery of the remainder of City Block 8; landscaping works to the new internal streets to the north, west and east of Block D; temporary works and finishes (with fencing) to top of podium area which will be subject to future planning applications for office (Block A) and residential (Blocks B and E) development; temporary construction access to the north of the proposed permanent ramp access to the basement from Castleforbes Road; attenuation, foul and surface water arrangements, all associated site development boundary treatment, services provision and landscaping works. The total gross floor area above and below ground will be c.58,562 sq.m comprising 28,242 sq.m office use and 30,320 sq.m shared basement. This application relates to a proposed development within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area.</p>		
<p>DSDZ3630/15</p>	<p>The development will consist of: 1. Demolition of existing buildings and other structures on the site including part of the existing warehouse structures at 89-90 North Wall Quay (c.330sq.m) and the former Chetham warehouse at Mayor Street Upper (c.1,527 sq.m); the existing wall to the east of Macken House; and a toilet facility north of Mayor Street Upper.</p> <p>2. The construction of a new north-south street of 330 linear metres as approved in the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme 2014 connecting North Wall Quay and Sherriff Street Upper comprising a 16 to 18 metre wide corridor to include: vehicle carriageway, footpaths, car and bicycle parking, hard and soft landscaping; accesses to City Blocks 5, 9 and 10A to the east and west; signalised junctions and reconfiguration of existing road layouts at North Wall Quay and Sherriff Street Upper; a revised layout and signalised junction at the intersection of the proposed new street and the Luas Line on Mayor Street Upper; a new footpath layout on Mayor Street Upper between Castleforbes Road and the new street; and relocation of existing utility micropillars associated with the operation of the Luas located immediately to the north of Mayor Street Upper to a position further north on the new street.</p> <p>3. Permission is also sought for all ancillary site and development works, public lighting, directional signage, traffic signals, surface water drainage, underground services infrastructure and temporary hoarding to secure City Blocks 5, 9 and 10.</p>	<p>Granted</p>	<p>09/11/2015</p>
<p>3258/15</p>	<p>Planning permission for development at 4-5 Harcourt Road, Dublin 2. The application site comprises of 0.14 hectares and is bounded by Harcourt Road (adjacent to Adelaide Road) to the north, Harcourt Lane to the west and Albert Terrace to the south. The proposed development will consist of the demolition of the existing eight storey (including full height plant room) office building (known as 4-5 Harcourt Road), which has a total gross floor area of 4,069sq.m, and the construction of a part seven part eight storey office building over one level of basement (containing parking and ancillary facilities). The total gross floor area, including basement car parking, of the new office building is 7,456sq.m. The building includes a setback sixth and seventh floor with terrace areas at these levels. The ground floor reception area is setback from Harcourt Road to provide a public space at the entrance. Vehicular access to the basement car park is proposed from Harcourt Lane. The development includes the provision of 15 no. car parking spaces, 64 no. bicycle parking spaces (at basement level) and 1 no. motorcycle space at basement level. The development includes an ESB room at ground floor level, plant areas, including plant enclosures at seventh floor level, all associated site development works, hard landscaping and all other ancillary works.</p>	<p>Granted</p>	<p>27/10/2015</p>

3257/15	Development at a 0.02 hectare site comprising of an existing battery room located at ground floor level to the rear (north) of the Eircom Telephone Exchange building, Adelaide Road, Dublin 2. The proposed development comprises the demolition of part (119 sq.m) of the existing battery room (total floor space of 205 sq.m), and associated roof escape enclosure and part of the tank room, the provision of a new wall to the retained part of the battery room, and the provision of a new escape stairs with escape below to the existing access ramp serving the One and Two Park Place development on Hatch Street Upper. The proposed development includes all associated and ancillary works.	Granted	19/10/2015
3153/15	ESB substation attached to previously approved development (Reg. Ref. 2555/13) on site of 0.9h	Granted	30/09/2015
2338/15	<p>The application site comprises of 0.185 hectares and is bound by Dawson Street to the west ,Molesworth Street to the south and Dawson Lane to the north and east.The proposed development will consist of the demolition of the existing 5 storey office and retail/commercial building (with a plant room at roof level), which has a gross floor area (GFA) of 5,101 sq.m and the construction of a new office and retail building of 6 storeys in height over lower ground and basement floor levels, which will have a total GFA of 12,756sq.m (including basement car parking, plant areas, a Luas stop cubicle room and ESB substation areas). The proposed development includes a retail unit (class 1-Shop) with a GFA of 2,147 sq.m over lower ground and ground floor level (with an option to sub-divide into two number retail units) and a cafe/restaurant with a GFA of 218 sq.m at ground floor level, associated signage zones and a retractable awning for the cafe/restaurant. The fifth floor (sixth storey) along Dawson Street and fourth and fifth floors (fifth and sixth storeys) along Molesworth Street are to be set back with terrace areas provided on the south (fourth floor) and west (fifth floor) elevations.</p> <p>The development includes the provision of 27 no. car parking spaces, 100no. bicycle spaces, and 4 no. motorcycle spaces and showers, lockers and changing facilities at basement level. Vehicular access to the car parking spaces provided via proposed car lifts accessed from Dawson Lane. The development includes two ESB substations,a Luas stop cubicle room,plant areas (including recessed plant area at roof level) and al associated site development works.</p>	Granted	28/09/2015
3611/14	<p>The development will consist of:- Demolition of all existing structures on the site including 18 no. light industrial units (1,330 sq.m) and the construction of a student residence complex with associated ancillary accommodation and a café/ restaurant. The overall building will comprise a gross floor area of 16,994 sq.m incorporating a 7 storey building (6 storey plus setback level) all within a perimeter block around a central landscaped courtyard over a part basement. The following accommodation is proposed:-</p> <p>Basement level accommodating 11 no. car parking spaces, 286 no. bicycle parking spaces, ancillary store, plant and waste management areas with access for vehicles via a ramp from Gloucester Place Upper and for bicycles via a ramp linking to an internal courtyard within the development and accessed from Gardiner Street Lower Ground floor level accommodating a management suite (36 sq.m), reception (70 sq.m), gym (106 sq.m), storage (122 sq.m), laundry (36 sq.m), ancillary circulation areas (270 sq.m) and student accommodation (4 no. 1 bed accessible studios, 4 no. 4 bed accessible units, 3 no. 4 bed units, 6 no. 5 bed units). The ground floor level also accommodates a café/ restaurant (51 sq.m) fronting onto Gardiner Street Lower; Levels 1-6 comprises student accommodation (28 no. 1 bed accessible studios, 4 no. 3 bed units, 25 no. 4 bed units, 62 no. 5 bed units and 1 no. 8 bed unit) with associated ancillary circulation areas and communal areas at 6th floor level including screening/ presentation room (38 sq.m), seminar room (33 sq.m), study room (42 sq.m), communal living room/ kitchen (176 sq.m), toilets (9 sq.m),</p>	Granted	25/09/2015

	storage (3 sq.m), and an external balcony/ terrace. Permission is also sought for hard and soft landscaping, solar panels at roof level, boundary treatments, signage and all ancillary site and development works.		
2364/15	The development will consist of the amendment of part of a previously permitted development under Dublin City Council Reg. Ref 3373/10 (An bord Pleanála Reg. Ref. PL29S.232913) as subsequently amended by Dublin City Council Reg. Refs. 2812/11, 3773/11, 2482/13 and 3170/14 respectively. The proposed amendments to the previously permitted development involves the provision of a new roof extension at 3rd floor level with ancillary, screened plant on top, to provide an additional 192 sq.m (GFA) of restaurant floor space at 3rd floor level comprising additional seating area, ancillary kitchen and bar space to the permitted restaurant below (DCC Ref. 3170/14) together with ancillary roof terraces defined by glass balustrading to the north, east and south of the proposed roof extension to provide ancillary outside seating / dining space in connection with the proposed restaurant extension. A minor external alteration is proposed at ground floor level to provide a new escape door to the Duke Lane elevation.	Granted	22/09/2015
2756/15	Permission for development at a 0.353 hectare site located at Hatch Street Upper, Adelaide Road, and Adelaide Court, (including existing units 1-14 Adelaide Court), Dublin 2. The site has an existing access from Adelaide Road. The proposed development comprises of the demolition of all existing buildings (1,996 sq.m gross) on the site, including the existing retaining wall to Hatch Street Upper, and the construction of a seven storey building over a basement and lower basement level, comprising of office development of 14,084 sq.m gross. The development includes a setback at fourth floor level on the east elevation, setbacks at fifth and sixth floor level on the north elevation and terraces on the east elevation at fourth floor level, on the west elevation from ground to sixth floor and north elevation at fifth and sixth floor. The proposed development includes 35 no. car parking spaces, 142 no. bicycle parking spaces, 2 no. motorcycle spaces, shower, changing facilities and plant at basement level. The lower basement level comprises of plant. Vehicular access to the proposed basement will be from Hatch Street Upper via the existing ramp to the Two Park Place development. The development includes all associated site development works, plant areas, hard and soft landscaping and all other ancillary works.	Granted	17/09/2015
3170/14	The development will consist of the amendment of part of a previously permitted development under Dublin City Council Reg. Ref. 3373/10 (An Bord Pleanála Reg. Ref. PL29S.232913) as subsequently amended by Dublin City Council Reg. Refs. 2812/11, 3773/11 and 2482/13, respectively. The proposed amendments to the previously permitted development relate solely to the first floor level of No's 6 & 7 Duke Lane Upper and No's 6 & 7 Lemon Street and the second floor level of No's 22 & 23 Duke Street, No's 6 & 7 Duke Lane Upper and No's 6 & 7 Lemon Street, where a change of use from Retail to Licensed Restaurant is sought together with associated internal amendments to the permitted layout. External alterations at roof level include for the provision of ancillary plant to the proposed restaurant use. The permitted ground floor retail use at No's 6 & 7 Duke Lane Upper and No's 6 & 7 Lemon Street will be retained. The proposed development will not result in a net change in terms of the previously permitted gross floor space.	Granted	04/09/2015
2944/15	Planning permission for development at a 0.077 hectare site located at Block 5 of the Harcourt Centre, Harcourt Road and Camden Street Upper, Dublin 2. The proposed development comprises of - Provision of additional infill office floorspace at fourth floor level (circa 53 sq.m gross) to the western and southern elevation. - Provision of a new fifth floor (sixth storey) of circa 436 sq.m. gross. - All associated and ancillary works, including the relocation of existing plant and the provision of a new plant area of roof level of the	Granted	02/09/2015

	proposed new sixth storey. The proposed development will result in an increase in gross office floorspace at Block 5 of circa 490 sq. m. from circa 2,864 sq.m. to circa 3,354 sq.m.		
2821/15	<p>Permission for development to a previously permitted mixed-use scheme (the 'parent permission' DCC Reg. Ref. 4798/07; An Bord pleanala Reg. Ref. PL 29S.228224, which was subsequently amended by DCC Reg. Ref. 2227/15) on a site of 0.825 hectares at the Former Veterinary College site, Shelbourne Road, and No. 126 Pembroke Road, Ballsbridge, Dublin 4.</p> <p>The development will consist of: the change of use of the permitted cultural unit (100 sq m at First Floor Level of Block 2) to office use; the change of use of the permitted cultural use's access stairs at Ground Floor Level (20 sq m) to retail use (at Retail Unit No. 1a); the change of use of permitted Retail Unit No. 3 fronting New Pembroke Street North (100 sq m) to cultural use; and an increase in size of the permitted office ESB substation and associated adjacent areas fronting Shelbourne Lane by 103 sq m (comprising 48 sq m ESB Substation, 35 sq m storage and 20 sq m circulation space), resulting in a reduction in the size of permitted Retail Unit No. 1a fronting New Pembroke Street East by 83 sq m. Associated minor alterations to the development are proposed to facilitate the proposed amendments.</p> <p>The development will also consist of minor amendments to the Ground Floor Level to reflect the development granted planning permission under DCC Reg. Ref. 2227/15, where access cores between the Basement Level and Ground Level are omitted or altered.</p> <p>The development will also consist of the redesign of the facades to Blocks 1, 2 and 3. (The elevation alterations result in an increase in the floor area of the office use by 287 sq m). The development results in: a decrease in retail (including cultural use) use above ground by 203 sq m (2,491 sq m gross floor area permitted to 2,288 sq m gross floor area proposed); and an increase in office (including ancillary space and ESB substation) use above ground by 490 sq m (15,982 sq m gross floor area permitted to 16,472 sq m gross floor area proposed). There are no changes proposed to the permitted residential use above ground (14,235 sq m gross floor area). The total gross floor area of the development now proposed above ground is 32,995 sq m. There are no alterations proposed to the permitted development's floor area below ground.</p>	Granted	26/08/2015
2838/15	<p>We, targeted Investment Opportuniies PLC intend to apply for planning permission on a 0.57 ha site located at portion of 104A part 105-106 and 107-115 Dorset Street Upper & No 65-70 Wellington Street Lower, Dublin 1.</p> <p>The site is bounded on the east by Dorset Street Upper, on the north by Wellington Street Lower, on the west by Paradise Place and on the south by existing school and playground to rear of St. Mary's Place North. The development consists of the demolition of a single storey flat roofed building c.55 sq.m to the south of the site and the construction of 108 no. student accommodation units (463 no. bedspaces) and associated uses comprising c. 14,248 sq.m gross floorspace including c. 297 sq.m of retail/ retail services/ café/ restaurant/ financial services/ medical floorspace. The proposed development ranges in height from 4 storeys (with partial set back at 3rd floor) along Paradise Place and 4 storeys along Wellington Street Lower; the development is 6 storeys including a setback storey at 5th floor level along Dorset Street with step down to 4 storeys at north and south gables; the inner courtyard spine blocks are 5 and 6 storeys respectively. The development also includes a number of communal facilities including gym, large item store, reception/ management suite, common room, laundry room, TV Room, study room. Waste storage and collection areas are provided along Wellington Street and Paradise Place respectively. The development includes a plant area located at lower ground floor. On Dorset Street at Ground Floor level the following uses are proposed:- Gym - 2 no. retail/ retail</p>	Granted	26/08/2015

	<p>services/ café/ restaurant/ financial services/ medical units/ (with an option to subdivide unit no. 1 into two number retail units). Associated signage zones provided on the fascia of these units. - Management suite/ entrance lobby/ reception including general office, manager's office, communications room, kitchen, staff WC/ shower room. Development to include 2 no. disabled parking spaces and loading bay along Paradise Place. 160 no. bicycle spaces provided at surface level within the development.</p> <p>Open space is provided in 3 no. internal landscaped courtyards. An accessible roof garden is located at 5th floor level on the northern internal spine block. Associated landscaping and public realm improvements along Dorset Street and Paradise Place. Access to the development is via controlled access on Dorset Street and via a controlled pedestrian gate on Paradise Place. The development includes internal switch rooms and plant; all site development works, landscaping, waste management facilities and all other ancillary works.</p>		
2788/15	<p>Permission for development to amend a previously permitted office development (DCC Reg. Ref. 3397/13) on a site of 0.2133 ha, approximately, formerly known as the 'Dairy Science Laboratory', Charlemont Place (also known as Harcourt Terrace Lane), Dublin 2. The development will consist of: a reduction in floor area of the permitted office scheme by 346 sq m through the omission of floor area between gridlines D and E, resulting in a gross floor area of 6,596 sq m; the provision of solar panels and chillers at roof level (affecting Condition No. 3 of Reg. Ref. 3397/13) with the chillers screened by an aluminium louvred screen; amendments to the permitted internal floor area including the relocation of the cores and plant; and all other associated site development works.</p>	Granted	14/08/2015
F15A/0141	<p>Aviation fuel pipeline from Dublin Port to Dublin Airport. The proposed development is in Fingal County Council and Dublin City Council administrative areas. In the Fingal County Council administrative area the route of the pipeline is from the junction of the R139 (formerly N32) and the Clonshaugh Road via the Clonshaugh Rd. to AUL/FAI sports ground, adjacent to the north boundary of AUL/FAI sports ground, under the M1 motorway and via the DAA Long Term Red Carpark, adjacent to Eastlands Car Hire Compound, ALSAA complex, under the Swords Road R132 and via the Corballis Road to a reception station at the existing Fuel Storage Facility, Corballis Road, Dublin Airport. (In Dublin City Council Area the route of the pipeline is from proposed inlet station at Team CV Ltd., Bond Drive, Dublin Port, Dublin 1 and via Bond Drive, Tolka Quay Road, East Wall Road, under the Tolka River, Alfie Byrne Road, Clontarf Road, Howth Road, Copeland Avenue, Malahide Road (R107) and R139 (formerly N32). A separate application is being lodged concurrently with Dublin City Council in respect of the development proposed in its administrative area).</p> <p>The development will consist of (a) single storey Control Building, ancillary pipework in banded reception station at the existing Fuel Storage Facility, Corballis Road, Dublin Airport, Co. Dublin (b) 200mm diameter continuously welded steel pipeline, laid generally in the public road, at a depth of circa 1.2m. below surface level except where it will pass under the Mayne River, Cuckoo Stream on Clonshaugh Rd., under the M1 and under the junction of Corballis Road with the Old Swords Rd. (R132). Length of the pipeline in Fingal County Council administrative area will be circa 3.0 km (total length will be 14.4 km). An Environmental Impact Statement and Natura Impact Statement have been prepared in respect of the application and will be submitted with the planning application.</p>	Granted	07/07/2015
F15A/0141	<p>Aviation fuel pipeline from Dublin Port to Dublin Airport.</p>	Granted	07/07/2015

3960/14	Permission for an alteration to permitted development, Register Reference 3709/13 at Grattan Court, No. 1 Grand Canal Street, Dublin 2 to consist of: 1) The relocation of existing ESB Substation and Switch Room from basement to the ground floor, within the existing footprint of the ground floor and opening onto Grattan Street via proposed access platform. 2) The replacement of existing mechanical plant unit (Chiller) within a new attenuating enclosure adjacent to the car park ramp. 3) The erection of freestanding metal building signage within revised landscaping to front of building along Grand Canal Street. 4) All associated site works.	Granted	20/05/2015
2043/15	Demolition of the existing light industrial building and construction of a 5 storey mixed-use building and consisting of an art gallery, cafe and 4 no. residential units with a total gross floor area of 944sqm, with access from Pembroke Row only. The gallery (c. 252sqm) and cafe (c.40sqm) are located at ground and mezzanine floors. The residential units comprise 2 no. 2 bed apartments (c.119sqm each with 9sqm winter garden balcony) located at first and second floor level. 1 no. 2 bed apartment (c.94sqm with a 10sqm balcony) located at third floor level and 1 no. 3 bed duplex apartment located at third and fourth floor level (c.150sqm with 8sqm balcony and a 104sqm private roof terrace). The development will also include the provision of 6 no. bicycle spaces, signage, hard and soft landscaping, changes in level, and all other associated site excavation, safety hoarding and site development works above and below ground on an overall site area of 0.03h / 0.075 acres. A screening report for approved assessment has been prepared in respect of the planning application.	Granted	17/04/2015
3924/14	The development will consist/consists of the construction of two identical pedestrian link bridges providing connection between office blocks A/B & C at second and fourth level at Grand Canal Plaza located on Grand Canal Street Upper (previously approved as Grand Canal Plaza development under Reg Ref 2049/95). The proposed bridges structure will be primarily constructed of steel and glass. Each bridge measures 3.65m in height with the base of the second floor bridge being 7.9m above ground and the fourth floor bridge being 14.7m above ground. Functional lighting will be provided with internal ceiling mounted LED fittings. This application also includes facade alterations to the eastern elevation of Block A/B and the western face of Block C.	Granted	30/03/2015
DSDZ3864/14	Targeted Investment Opportunities PLC (an umbrella fund with segregated liability between sub-funds, for and on behalf of South Docks Fund, a sub-fund of Targeted Investment Opportunities PLC) intend to apply for Permission for development at a site of c.0.469 ha at No. 76 Sir John Rogerson's Quay, Dublin 2. The development will consist of demolition of the existing warehouse and associated structures (c.3,500 sq.m). Construction of a mixed-use development of 7 to 10 storeys (including set back top floor) comprising the following: 58 no. apartments (9 no. 1 beds; 34 no. 2-beds and 15 no. 3-beds ranging in size from c.56 sq.m to c.130 sq.m) with balconies located on the southern and western elevations; roof terraces; c.9,492 sq.m of offices, c.203 sq.m cafe/retail unit. ESB substation (c.30 sq.m). Single level basement (with ramp access to existing access off Benson Street) comprising 84 no. car parking spaces, 153 no. bicycle parking spaces, changing/shower/toilet areas, services and plant areas. Landscaping including new communal courtyard, public plaza and portion of "Chocolate Park" public open space. All associated site development, boundary treatment, services provision and landscaping works. Total gross floor area of the proposed development is c.16,720 sq.m over 4,115 sq.m of basement. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.	Granted	20/03/2015
3763/14	Development at an existing 1252 sq.m six storey building (including two penthouse storeys) at Windmill Lane, Dublin 2, (as permitted under planning permissions reference nos. 3780/00, 0653/02, 4348/02, 2164/05 and 3284/12), on a site as bounded by Windmill Lane to the east and south, by the Observatory Development to the north and by the rear of 3-5 Sir John Rogerson's Quay to the west and forming part of the existing Observatory Development at 7-11 Sir John Rogerson's Quay and Windmill Lane, Dublin	Granted	09/03/2015

	2. The development will consist of change of use from part retail use and part work/ live use to office and ancillary uses thereto, with modifications to the building entrance and to the internal layout of the building, including plant and sanitary accommodation, all at ground floor level; change of use from work/ live use to office use including modifications to the internal layouts including sanitary accommodation at first, second, third floor levels; change of use from work/ live use to office use including modification to the internal layout at fourth floor (lower penthouse) level; and change of use from work/ live use to office use including modifications to the internal layout, an internal fire escape connection to the existing main Observatory Development and alterations to the external roof deck layout including provision of an external plant room (25 sq.m) at fifth floor (upper penthouse) level.		
2767/14	Permission for development at a site of 0.0556 ha at Nos. 34-37 Clarendon Street, Dublin 2 (sometimes known as Clarendon House). (The site excludes the ground floor retail unit 'A Star is Born' at the same address. The development will consist of the refurbishment and extension of the existing building (with a gross floor area of 1,994 sq m) including: the change of use of the existing office to restaurant use at ground floor and basement levels comprising 2 no. restaurant units (372 sq m and 267 sq m) with ancillary set-back terraces at ground floor to Clarendon Street and all ancillary staff facilities, storage, toilets and kitchens; the provision of an additional set-back floor for office use (442 sq m) resulting in a four storey over basement building and revised elevational treatment to the front and rear facades including a new balcony at third floor level and revisions to the ground floor entrances. (The existing first and second floors will remain in office use.) The development will also consist of: reduction of the basement floor level by 0.87m and an increase in basement floor area of 34 sq m; the provision of signage, hard landscaping, ancillary plant (including switchroom), ventilation extracts and intakes, refuse area, changes in level and all site development works above and below ground.	Granted	02/03/2015
2940/14	The development will consist of the demolition of a 2 storey warehouse building and the construction of a new 5 storey apartment building, including a partially setback top floor. Total area of building is 1610 sq.m. The building will contain 16 no. apartments consisting of; 4 no. 1 bed [56-60sq.m approx.], 11 no. 2 bed apartments [83-96sq.m approx.] and 1 no. 3 bed apartments [119 sq.m approx.] to include balcony / winter-gardens to each apartment. Access to the apartments is via a new set back entrance lobby from Hanover Street East, vehicle access via gates (with matching railings) on Hanover Street East and there is also proposed to have pedestrian access from Byrnes Lane (existing loading bay). The proposal is to include a bin store, 7 no. car parking spaces, bike store for 16 no. bikes, 1 no. motorbike parking space, and a landscaped communal garden, all at ground level. At roof level, there is a set-back low level external screen to low external plant [30-40sq.m approx.] and 2 banks of solar panels. The application includes 1 no. external building name sign in individually mounted stainless steel lettering; [4200mm long x 200mm high max.].	Granted	04/02/2015
D14A/0648	Permission for development. The development will consist of: New facilities for the UCD Confucius Institute for Ireland consisting of the construction of a freestanding 3 storey building (2058.9 sqm) which will include teaching spaces, library exhibition space, Restaurant facility and ancillary areas such as office space for fulltime, part time and visiting lectures, a paved roof terrace at 1st Floor, a paved entrance plaza with access steps and an access ramp leading up from the lake, 25 bicycle stands, site signage, external lighting and the introduction of new site landscaping, services/plant on the roof, and all associated site development works. The application site is located adjacent to the existing UCD Engineering and Materials Science centre and the attenuation lake on Campus.	Granted	15/01/2015

<p>D14A/0134</p>	<p>Permission for development on an application site area of 3.41 hectares. The development site is bound by the N31 Frascati Road to the north-east; the rear of properties on George's Avenue to the south-east; the rear of properties on Frascati Park to the west and south-west and the rear of Lisalea Apartments to the north and adjacent terrace of houses on Mount Merrion Avenue to the north-west. The proposed development provides for the part demolition and extension of the shopping centre to the north-east (towards Frascati road) and to the north-west to provide for an expansion of the retail, retail services, restaurant/café and ancillary floor space at lower ground, ground, first and second floor level, including a terrace for the second floor level restaurant. A lower ground and podium level of car parking is proposed in the north-east and north-west part of the site. The development consists of a building comprising part two/part three storeys over existing lower ground (basement) level of retail and a proposed lower ground floor level car park. The rejuvenation of Frascati Shopping Centre will comprise of 19,592 sqm gross floor area (GFA) of existing retained and proposed floor space, in addition to a lower ground floor level car park with a GFA of 6,158 sqm (total GFA including lower ground level car park of 25,750 sqm). The existing centre has a total GFA of 10,239 sqm. The rejuvenated shopping centre will consist of 16,020 sqm GFA of lettable retail, retail services and restaurant/café floor space, compared with 9,358 sqm lettable floor space in the existing centre. The proposed development provides for a net increase of 6,662 sqm GFA of lettable retail, retail services and restaurant/café floor space. the total floor space to be demolished, including mall floor space, is 1,708 sqm GFA. The proposal also provides for the demolition of the entrance lobby and canopy to the north-east elevation, the entrance lobby and canopy to the south-west elevation and the canopy to the north-west elevation of the existing shopping centre building. The development will be served by 556 no. car parking spaces and 170 no. cycle spaces at lower ground, ground (surface) and podium level. The proposal incorporates associated signage, including one no. totem sign fronting Frascati Road, a 'Frascati' centre sign and two no. anchor store signs on the north-east elevation, one no. anchor store sign and one no. 'Frascati' centre sign on the north-west elevation, one no. entrance sign on the south-west elevation and one no. sign on the south-east elevation. A new landscaped open space area is provided to the north-east of the rejuvenated shopping centre adjacent to Frascati Road. The proposal also involves the realignment of the existing Priory Stream culvert which passes under the north-west car park, diversion of water mains, roof mounted screened plant area and 2 no. loading bays. The proposal includes all hard and soft landscaping work; all associated site development works; and all other ancillary works. The proposal provides for road improvement works to Frascati Road. These include the reconfiguration of the existing site access from Frascati Road (N31) adjacent to George's Avenue, including the closure of the existing site exist at this location. The reconfiguration of the existing site access at the traffic light intersection on Frascati Road opposite Rock Hill and adjacent Rock Road/Mount Merrion Avenue, including a new right turn into the site for southbound traffic on Frascati Road, a new straight movement exit to Rock Hill and a new right turning exit for southbound traffic exiting the site, including modifications to traffic islands to facilitate the revised arrangements. The development includes associated revisions to traffic circulation with the application site including the provision of ticket machines and barriers to facilitate pay on foot parking facilities. An EIS will be submitted to the Planning Authority with the planning application.</p>	<p>Granted</p>	<p>04/12/2014</p>
<p>DSDZ3096/14</p>	<p>Planning permission for development at a 0.22 hectare site at the Central Quay Building (Block B) at the Riverside IV development, with frontage to Blood Stoney Road and Horse Fair (also known as Britain Quay), Dublin Docklands, Dublin 2. The proposed development consists of amendments to the entrance feature to the Central Quay building to include the following: (i) removal of existing signage above entrance canopy; (ii) provision of suspended totem feature (maximum height of 7.56 metres) to the entrance to include an illuminated double sided signage area and a horizontal feature above the entrance area; (iii) architectural detailing at first floor level above the entrance area to include strip lighting; (iv) amendments to paved area to front of entrance to provide a new</p>	<p>Granted</p>	<p>30/10/2014</p>

	drop-off zone, including the re-location of 4 no. car parking spaces and re-location of bicycle parking stands; and (v) all associated and ancillary works.		
3154/14	Mixed use development on a vacant site at no. 34 Camden Street Lower, Dublin 2. The proposed development will consist of the construction of a replacement three-storey building containing a ground floor retail unit with ancillary yard area to the rear, 2 no. 1 bedroom apartments at first and second floor level and all ancillary signage and site development works. The proposed apartments will have roof terraces to the rear at first and second floor level.	Granted	30/10/2014
3140/14	The development will comprise the provision of a ship to shore (STS) gantry crane and all ancillary works.	Granted	22/10/2014
2772/14	<p>Permission is sought to vary a mixed use development currently under construction. the approved proposal, (Reg. Ref. 3639/07/x1), consisted of the construction of a 4 storey building over single level basement to accommodate: apartments at ground, 1st, 2nd and 3rd floor levels, retail unit and restaurant at ground floor level, and offices at 1st, 2nd and 3rd floor levels with a vehicular access off Haddington Road to the proposed car park at basement level. A further application (Reg. Ref. 3767/13 to vary this permission was granted permission by the Planning Authority on 1st April 2014.</p> <p>Permission is now sought for further variations to (a) carry out alterations to the approved internal layouts of the apartments, offices, restaurant and retail and with associated reconfiguration of circulation areas, (b) alter marginally the distribution of floor areas between the various uses, (The circulation areas are reduced by 5 sq.m.; the retail is reduced by 15sq.m.; the restaurant is increased by 10sq.m.; the office area is reduced by 120sq.m.; the floor area within the apartments is increased by 120sq.m, and the external areas are increased by 35sq.m. thus the total internal floor area at ground to third floor level is reduced by 10sq.m.) and (c) improve the elevations of the building by way of a number of amendments. These include full width terraces introduced to rear elevation to Grand Canal, repositioning and varying widths to window opes to Percy Place elevation; provide full width terraces on rear elevation, widening of window opes overlooking first floor terrace to south-west elevation, amended material details include omission of parapet capping stone detail throughout, revised brick parapet in lieu, introduction of Portland stone detail to ground floor plinth to Percy Place and rear elevation to Grand Canal, amended third floor terrace & mechanical plant relocation to roof and amended design for landscaped plaza area to Percy Place and rear terrace to Grand Canal. Provide additional fire escape and ESB Switch Room.</p>	Granted	20/10/2014
2789/14	The proposed development will consist of the construction of 2 no. 50MVAr shunt reactance coil units within, and at the southern boundary of, the existing Poolbeg Generating station complex, which comprises the area of the existing Poolbeg 220 kV substation compound. Each 50 MVAr shunt reactance coil unit will comprise 3 no. cylindrical coils, with a diameter of approximately 3m, and a height of approximately 9m. Associated equipment and apparatus proposed will comprise 6 no. 220kV circuit breakers, 12 no. 220kV surge arrestors, 12 no. 220kV post insulators, 6 no. low level post insulators, 6 no. 220kV cable sealing ends, and 4 no. 15m high lightning monopoles. The proposed equipment will connect to the existing Poolbeg 220kV substation by way of underground cabling, and the installation of 2 no. proposed cable/GIS switchgear interface units, of approximately 6m height and 2.4m width on the southern elevation of the existing GIS substation building. Each 50MVAr shunt reactance coil unit will be sited on an area of	Granted	10/09/2014

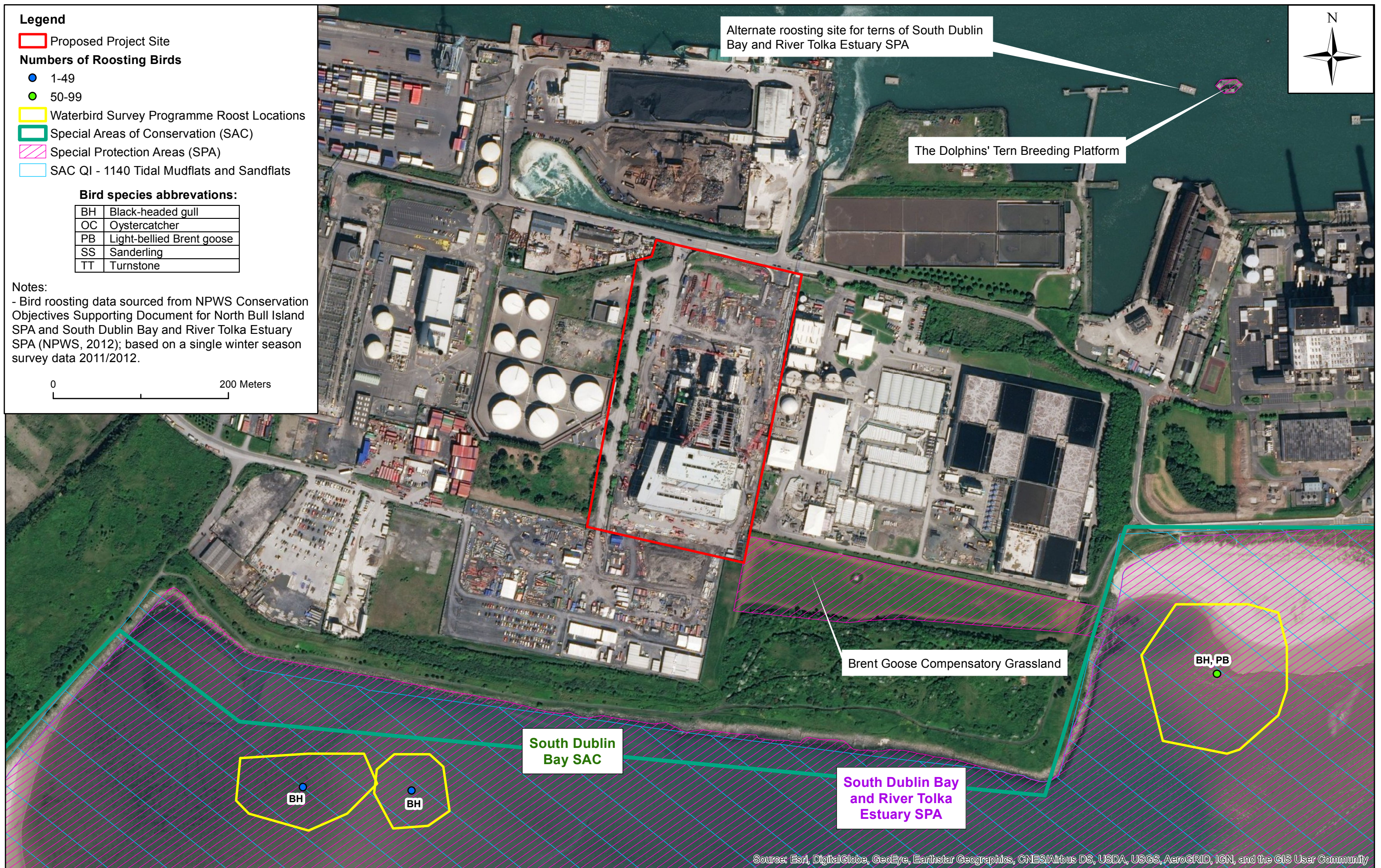
	<p>approximately 252.2m², enclosed by security fencing of approximately 2m height; in addition, the general area of the 2 no. proposed coil units and associated equipment and apparatus, of approximately 1,334.5m², will be surrounded by an outer security fencing of approximately 2.6m height, including a vehicular access gate along its northern side; It is also proposed to construct a new security fence of approximately 2.6m height around the wider Poolbeg 220kV substation compound (and connecting into the existing boundary security fencing at the Poolbeg Generating Station complex), enclosing an area of approximately 18,666m². This fence will include 2 no. vehicular access gates along its northern side. Vehicular access to the proposed development site will remain via the existing Poolbeg Generating Station entrance on Pigeon House Road. Ancillary works will include generally minor alterations to the existing internal road network, and drainage improvement works, including a new soakaway pit of approximately 25m². The removal of existing trees within the overall Generating Station complex, covering an area of approximately 1185m², is required to facilitate the proposed development. A section of an existing berm will be raised in height from approximately 2.6m to approximately 3.4m (approximately 40m in length).</p>		
<p>2538/14</p>	<p>Planning permission is being sought for the following works at and adjacent to, Block P9, East Point Business Park, being on a 0.82 ha site (forming part of a larger 6.3 ha site) bounded by Bond Road to the east, an existing building "Eirfreeze" to the north, East Point Business Park to the west and the Dublin Port Tunnel to the south on lands known as phase 2, East Point Business Park, Dublin 1 & 3. The development will consist of the erection of exterior primary signage to West & East elevations as follows: 1 no. built up brushed stainless steel logo of nominal size 3.7m x 3.7m secretly fixed at high level (c 19.9m above ground level) to exterior of atrium glazing on West elevation. 1 no. built up brushed stainless steel logo of nominal size 3m x 3m secretly fixed at high level (c 22.1m above ground level) to stone cladding on East elevation. Laser cut individual letters .26m high and a .45m x .45m logo in black stove enamelled stainless steel secretly fixed to stone cladding at low level (c 1.85m aboveground level) on West elevation.</p>	<p>Granted</p>	<p>15/07/2014</p>
<p>2305/14</p>	<p>Construction of a single-storey electrical sub-station with doors opening onto the street.</p>	<p>Granted</p>	<p>09/06/2014</p>
<p>2555/13</p>	<p>For a mixed use development to be constructed over 2 no. blocks (A & B) and totalling 6,258sqm gross floor space on a site of 0.9 hectares. The proposed development comprises Blocks A & B fronting East Wall Road and Church Road and arranged around surface car parking to the rear (118 spaces) with a proposed new vehicular access off Church Road; Block A is upto 4 storeys in height with a ground floor area of 1,980 sqm incorporating a Licensed Discount Foodstore (with a net retail sales area of 1,280sqm) first floor gym/leisure facility of 1,887sqm and second and third floor office space of 974 & 241 sqm respectively ; Block B is 2 storey in height and comprises a drive-thru restaurant over two floors of 655sq.m a ground floor retail unit of 151 sqm. first floor office of 149 sqm and associated access, servicing, plant circulation and waste storage areas totalling 221 sq.m. The development will also comprise the demolition of remaining boundary structures and external walls of former print works in connection with a previous permission for demolition and redevelopment (under Dublin City Council Planning Ref: 6608/06), closure of 2no. former vehicular access points off Church Road, the provision of 32no. cycle parking spaces, the erection of associated advertisement signage, the provision of new pedestrian access and circulation areas, boundary treatments, hard and soft landscaping, lighting, connections to drainage and water services and all other ancillary and associated works.</p>	<p>Granted</p>	<p>06/05/2014</p>

2482/13	To amend part of a previously permitted development under Dublin City Council Reg. Ref. 3373/10 (An Bord Pleanála Reg. Ref. PL29S.232913) as subsequently amended by Dublin City Council Reg. Refs. 2812/11 and 3773/11, respectively at no's 21-23 Grafton Street, No's 22-23 Duke Street, (the creation Arcade) and no. 21 Duke Street (Davy Byrnes Public House) a Protected Structure and part of Creation House no's 26-27 Grafton Street, Dublin 2. The proposed amendments to the previously permitted development relate solely to the ground and first floor level and the entire facade of the property known as No's 22-23 Duke Street (Creation Arcade) to provide a reconfigured, split-level retail use at ground and first floor level at no's 22 and 23 Duke Street together with associated internal amendments to the permitted layout and external alterations in the form of a new facade design to the 3-storey Duke Street elevation (northern elevation). The proposed development would not result in a net increase in terms of the previously permitted gross retail floor space.	Granted	30/04/2014
3657/13	Permission for development at a site of c.1.85 ha located at Sion Hill Road & Carberry Road (off Glandore Road), Dublin 9. The development will consist of: a residential development of 69 no. 2 to 3 storey units comprising 46 no. terraced houses, 22 no. semi-detached houses and 1 no. detached house. The 69 units comprise 25 no. 3-beds ranging in size from c.148 sq.m to c.182 sq.m. Provision of 116 no. car parking spaces, public open space and new access access from public road. All associated site development, landscaping, boundary treatment works and services provision. The total gross floor area of the development is c.9731 sq.m.	Granted	21/03/2014
3388/13	For the following works at and adjacent to, Block P9 East Point Business Park, being on a 0.82 ha site (forming part of a larger 6.3 ha. site) bounded by Bond Road to the east, an existing building "Eirfreeze" to the north, East Point Business park to the west and the Dublin Port Tunnel to the south, on lands known as Phase 2, East point Business Park, Dublin 1 & 3. The development will consist of: The erection of a single storey 45 sq.m extension to the east end of the existing single storey sub-station/ switch room / standby generator building to the east of Block p9, to form a new stand-by generator enclosure, and the installation of a roof over the existing standby generator enclosure to form a new switch room; The erection of a new single storey 40 sq.m electrical equipment building and store, between the east end of Block P9 and the substation/switch room/ standby generator building. The erection of a new 1.3m high louvered screen to create a 129 sq.m open plant enclosure at roof level of Block P9; The installation of new double doors at ground floor level of Block P9, opening into its eastern courtyard; Sundry minor works to accommodate the above.	Granted	24/01/2014
3309/13	Planning permission for a change of use from warehousing to a micro craft distillery and visitor centre, with a maximum production capacity of 500,000 litres per annum, including reception area, ancillary offices and meeting room, cafe/restaurant, giftshop, event/function area, tasting area, visitor toilets and testing laboratory, partial demolition of wall along Mill Street, alteration to Mill Street entrance and provision of off road loading bay, alteration to facade on Newmarket Square, alteration to roof of 13-17 Newmarket Square, associated signage at both Mill Street and Newmarket Square, provision of mezzanine level and inspection area within 28-31 Mill Street, alterations to facade along Mill Lane including provision of new windows and doors, creation of a mezzanine at first floor level, and a loft space within 13-17 Newmarket Square, grey water recycling system, minor internal alterations and associated works close to a Protected Structure at 10 Mill Street (RPS No. 5247). (Site Area 2,396sqm).	Granted	09/01/2014

3311/13	The development will consist of: Construction of a new emergency evacuation bridge, approx 12m long x 1.7m wide spanning over the railway and adjoining platforms and projecting out over the Grand Canal Basin. At the southern end of the new bridge, construction of a new staircase linking the new bridge with platform 1 and 2. At the northern end of the new bridge, construction of a new staircase located over the Grand Canal Basin with a catwalk linking the new bridge with the stations Plaza area. The new development will incorporate emergency lighting and evacuation signage. The total works involved cover an area of approx. 103m ² of plan area.	Granted	07/01/2014
3207/13	Demolition of an existing 3 storey apartment building and the construction of a 4 storey mixed use development. The development will consist of 9 no. one bed apartments, 3 per floor, (3 at 56.50sqm, 3 at 55.50sqm and 3 at 56.86sqm), each apartment with a projecting bay window. Pedestrian access at street level will be from Granby Lane and existing vehicular access to the rear of no. 20 Dominick Street will be maintained. At ground floor there will be retail / office, dedicated store for each apartment and at the rear 3 car spaces, 9 bicycle spaces and bin stores. There will be a communal roof garden.	Granted	11/12/2013
2692/13	The development will consist of alterations to the existing 110kV station consisting of new 110kV line bay and associated site works.	Granted	02/09/2013
2209/13	The development will consist of: the continuation of use of the site as a concrete batching plant and associated facilities for a period of ten years (previously granted for a period of ten years in 2004 under DCC reg ref 1420/04, ABP reg. Ref PL29S.207144).	Granted	12/08/2013
D10A/0092	Planning permission for development at a site of c.2.64 ha comprising Belgrove Student Residences located within the campus of University College Dublin, Belfield, Dublin 4. The development will comprise refurbishment works to the residences (which comprise 196 no. student apartments in 37 no. 3-storey blocks) as follows: An additional single bedroom and shower room / WC to each of 162 no. 3-bed units and 25 no. twin and single bed units. An additional single bedroom to 1 no. twin and single bed unit plus conversion of the twin-bed to an accessible bedroom (with en-suite). Modifications to kitchen-living areas, services, and general upgrade to all units including retained 6 no. 3-bed (accessible) units and 2 no. 5 single-bed units. Minor modifications to elevations / glazing. Minor upgrade to landscaping / courtyards with provision of shelters for existing cycle parking. All associated site development works. 187 no. additional bedspaces in total proposed. The total gross floor area of refurbishment works is c.7,159 sq.m. No additional buildings are proposed as part of this application.	Granted	20/05/2010
D10A/0105	Permission is sought for the construction of a part two storey, part three storey 6,117 sq.m building for the School of Law incorporating lecture theatres, teaching areas, office space and associated ancillary facilities on a site to the south east of the Quinn School of Business building; the construction of a new realigned section of internal campus vehicle ring road connecting to the existing internal campus vehicle network including the future provision of pedestrian only and cyclist only route ways within the campus; the closure of the existing 92 space car park to the north and the incorporation into the existing landscaping area; the reconfiguration of an existing car park to the north east to facilitate the realigned section of internal campus vehicle ring road and the construction of a 258 no. space car park south east to replace the parking spaces removed from the car park to the north and relocated from the car park to the north east and to serve the proposed School of Law, and all associated site development works including hard and soft landscaping, lighting etc.	Granted	20/05/2010

Appendix D Figures

Figure 1. Proposed project site and locations of relevant features of European sites referenced in NIS report.



Client:	Dublin Waste to Energy Ltd.
Project:	Dublin Waste to Energy Technical Amendment

Title:	Fig. 1. Proposed Project Site and Locations of Relevant Features of European Sites in NIS
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Drawn: Steven Walker	Checked: TM
Verified: DG	Approved: TM
Date: 29/01/2019	Scale at A3: 1:4,000
Drawing Reference: 20190129_Fig1_Designated_Sites.v2	A3

