

MWP

Planning Applications in the Surrounding Area

Steeven's Lane 110kV Substation

The Electricity Supply Board (ESB)

August 2026

Appendix 1: Planning Applications in the Surrounding Area

Planning Ref.	Site Address	Development	Decision	Decision Date
WEB2085/26	Diageo Brewery bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8	Amendments to permission granted under Reg. Ref. WEB5400/25 comprising a reduction to the size of the permitted brewery extension. The extension is proposed to be reduced in size to provide storage for 10 no. silos. The amended extension will extend to c. 15.34m from the northern elevation of the existing brewery building (the permitted development extended to c. 23.34m). The height of the extension remains as permitted (c. 25.15m), to match the existing building line to the west and height of the existing building to the south. The width of the extension also remains as permitted (c. 17.6m). As permitted, the proposed extension will be screened to match the existing building and the existing harp signage will be relocated to the northern elevation of the proposed extension. The proposal is located within a site which has an approved IE (Industrial Emissions) License (Ref. no. P0301-04).	Grant	04 Aug 2026
WEB2597/26	Diageo Brewery bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8	Four external beer storage tanks located to the west of the existing Brewhouse which is located centrally within the brewery. The proposals include a high-level stairs and gantry providing access to instrumentation located at the top of tanks. The overall height of the proposed tank structure is c. 18m (22.1m OD). And all associated works. The proposal is located within a site which has an approved IE (Industrial Emissions) License (Ref. no. P0301-04).	Awaiting Decision	20 Aug 2026
WEB2598/26	107, James's Street, Dublin 8	PROTECTED STRUCTURE: PROTECTED STRUCTURE. Repairs to roof and roof finishes, structures and rainwater goods, the rebuilding of a previously demolished chimney to its original scale and design on the east elevation, gable restoration on the west elevation, and some internal repairs to ceilings located directly below the roof and all associated and ancillary works and services. The proposal is located within a site which has an approved IE (Industrial Emissions) Licence (Ref. no. P0301-04).	Awaiting Decision	20 Aug 2026
WEBLRD9008/26-S3	42A Parkgate Street, Dublin 8, D08 E3FY	PROTECTED STRUCTURE: Ruirside Developments Limited intends to apply for an 8-year Permission for Large-Scale Residential Development, at this site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8 (Protected Structure). The proposed development comprises modifications to a large-scale residential development permitted under LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 as amended by LRD6080/25-S3A. The proposed modifications to the scheme will result in an increased overall total of 569no. apartment units (an uplift of 7no. units). This will be achieved by the following proposals: Permitted 2no. 2-beds (total 6no.) to proposed 4no. studios (total 12no.), repeated across L07 - L09 (3 levels) in Blocks B1 & C; Permitted mezzanine residential amenity (151sqm) to proposed residential amenity (44sqm) and 1no. 3-bed (4-person) in Block B1; Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L00-L08 (9 levels) in Block C (total 9no.); Alterations to elevation fenestration and internal floor plan reconfiguration of 2-bed (4-person) unit, to create 3-bed (4-person) unit, repeated across L01-L11 (11 levels) in Block B1 (total 11no.); Internal floor plan reconfiguration of 2-bed (4-person)	Grant	30 Jun 2026

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		unit, to create 3-bed (4-person) unit, repeated across L01-L27 (27 levels) in Block A (total 27no.). This application is for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStreetLRDRev2.com		
WEB1165/26	Site at Thomas Street, including No. 144 Thomas Street (the site is bounded by No. 143 Thomas Street, and Marshalsea Lane to the east and No's 151-156 Thomas Street to the west), Dublin 8	The proposed development comprises site clearance works, including the demolition of all existing buildings / structures on site, including the existing boundary wall and gates along the Thomas Street frontage, and the construction of a new Part 1-; Part 3-; Part 4-; Part 5-; Part 6-storey Aparthotel building with a total Gross Floor Area of 5,152 sq.m (GIA) together with the formation of a new vehicular access and ramp off Thomas Street leading to a loading bay / service area at the rear of the proposed building. The ground floor level will accommodate 12 no. cycle parking spaces for staff and staff changing rooms / showers; ancillary plant and storage rooms; waste/refuse storage facilities and an ESB sub-station and switchroom. The proposed aparthotel reception area (188 sq.m) at ground floor level will be accessed off Thomas Street along with a Café of 52 sq.m that is provided along the Thomas Street frontage at ground floor level. Aparthotel rooms / suites are provided at ground to fourth floor level (80 no. self-contained / self-catering units). At fifth floor level, a public bar / event space (225 sq.m) with south facing roof terrace is provided. Other site works include the provision of hard and soft landscaping measures to ancillary amenity spaces. The proposed building incorporates sustainable drainage measures that includes green roofs and underground attenuation tank. Screened plant is provided at rooftop level.	Grant	20 May 2026
WEB2472/24	Guinness Brewery, bounded by James's Street, Victoria Quay, Watling Street and Steeven's Lane, Dublin 8	The proposed development seeks 10-year planning permission for works aimed at decarbonising the brewery and improving water recovery at the site, which lies within the curtilage of Protected Structures. Key elements include: Demolition works (Removal of the Old Keg Plant Building and Export Warehouse (approx. 6,482 m ²); Demolition of the former Flaking Plant (approx. 46 m high, equivalent to 11 storeys, 3,001 m ²); and Removal of several smaller structures including a two-storey prefab building, electrical room, six cabins/containers, a concrete ramp, and sections of steel pipe bridge structures.), New buildings and infrastructure (Energy Centre (2): Two-storey building (788 m ²) with electrical boiler facilities and three flues up to 23.65 m, plus a transformer compound and blue roof for rainwater attenuation; Water Recovery Plant (WRP): Two-storey building (1,576 m ² , parapet height 17.35 m) with water treatment plant and staff facilities. Associated external structures include: Equalisation tank (13.25 m); 2 anaerobic treatment tanks (~21 m high); Biogas scrubbers, emergency flare, aeration tank, biogas balloon, odour control plant, and other treatment infrastructure; Utilities Hub: Split-level facility (1,996 m ²) containing heat pumps, workshop, staff areas, electrical boiler room, two flues (17.22 m), transformer compounds, and three external vessels (15 m). Includes a blue roof.); Site works (New pipe racks, drainage, utilities infrastructure, and service routes (above and below ground); Hard and soft landscaping and circulation works and 26 additional bicycle parking spaces).	Grant	26/02/2026

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319034	134 James's Street, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: Redevelopment of a protected structure along with demolition of the existing workshop for the construction of 7 storey apartment building comprising of 15 residential units and all associated site works.	Grant	23/01/2025
WEB2196/24	180, 182-184 James's Street, Dublin 8, F08 FF21	Planning permission is sought for amendments to planning permission Reg. Ref. 3444/20 at 180, 182, 183 & 184 James's Street, Dublin 8. Permission is sought for removal of level -3 plant room, removal of level 2 eastern roof top plant room, reduction in area along western boundary and increase in area within courtyard, together with other minor increases and reductions in floor area. Permission is sought to increase the number of bedrooms from 148 bedrooms to 153 no. bedrooms, and for the provision of a kitchen and dining room accessed from the main reception/ lobby/bar area. Together with minor changes to the elevations including changes to signage, retaining wall support structure, additional curtain walling, adjusted window positions and lift over run locations.	Grant	21/01/2025
4135/24	Dr Steeven's Hospital, Steeven's Lane, Dublin 8, D08 W2A8	The proposed development will consist of works to a protected structure on the DCC. RPS No. 7840 and is recorded on the record of monuments and places, rmp record id du018-020341, and will be comprised of the replacement of existing modern of windows comprised of steel aluminium and upvc casement and vertical pivot windows, with new timber framed sliding sash windows; and the replacement of 2 no. Solid timber double doors including transom windows with solid timber doors, and all associated site works at the south and west elevations of the main hospital building and the north, south and west elevations of the 2-storey block to the west of the main hospital building.	Grant	20/11/2024
314942	Dublin	Bus Connects Lucan to City Centre Core Bus Corridor Scheme	Grant	29/08/2024
3912/23	134, James's Street and the corner of Steeven's Lane, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: PERMISSION: The development will consist of: The redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, and the corner of Steeven's Lane, Dublin 8. D08 YV6H (a protected structure) and construction of an annex building/extension to rear to provide a residential development comprising a total of 15 no. residential units (1 no. studio, 9 no. one-bed units and 5 no. two- bed units) as follows: The proposed development will consist of the carrying out of the following works to a protected structure: (i) internal and external modifications, refurbishment and change of use of the existing protected structure from its current recording/rehearsal use to residential (1 no. studio and 3 no. one-bed units within protected structure; (ii) removal of non-original doors, partitions and features across all floors to accommodate proposed use; (iii) Floor level of lower ground floor level to be lowered to accommodate plant room and apartment stores; (iv) Lobby and entrance door to front elevation to be removed and replaced with new hardwood front door; (v) Non original window to front elevation at ground floor level to be removed and replaced with new window; (vi) Existing 6 no. sash windows to front elevation to be replaced with new one over one, sliding sash timber windows with thin double glazing; (vii) removal of existing render and replacement with lime render to all elevations; (viii) new natural slate roof to replace Asbestos tiles, existing ridge tiles to be retained and reused; and (ix) new painted hardwood fixed window to replace existing non-original/modern door at second floor level to rear elevation/facade. Planning permission is also sought for (x) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of a seven-storey over lower ground floor annex building/extension connected to existing Protected Structure via link at	Grant	15/01/2024

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		upper ground floor. The proposed annex/extension provides for 11 no. residential units (6 no. one-bed units and 5 no. two-bed units) each provided with private open space in the form of a balcony or terrace; (xi) bin store at lower ground floor; (xii) 12 no. bicycle spaces at upper ground floor level; and (xiii) site and infrastructural works inclusive of SuDS, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.		
314056	Dublin	Liffey Valley to City Centre Core Bus Corridor Scheme	Grant	19/12/2023
3405/23	Grand Canal Harbour, Grand Canal Place, Dublin 8	PROTECTED STRUCTURE: Planning Permission to amend the mixed-use development permitted under DCC Reg. Ref. 3209/19 and as amended by DCC Reg. Ref. 2514/20 & DCC Reg. Ref. 2765/20. The proposed amendments relates to a site located at Grand Canal Harbour, Grand Canal Place, Dublin 8. The application site includes Protected Structure RPS Ref. No. 3275. There is no increase in gross floor area for the overall site. The overall site area is 1.3151ha. The development is under construction. The proposed development consists of the following: -Partial change of use from office to medical use at ground floor level of Block 3/4; -Change of use from office to medical use at first floor level in Block 3/4; -Change of use from office (co-working) to office (art workspace) and shared circulation at ground floor level of Block 5; -Change of use from office (including part art workspace) to medical use at 1st, 2nd & 3rd floor level of Block 5. The change of use will result in an increase in medical floor space by 2,340 sq.. There are no changes to the permitted elevations as a result of this amendment application. The development includes for all associated ancillary site works.	Grant	30/08/2023
4588/22	Lands at Guinness Brewery to the South of James Street, Dublin 8	PROTECTED STRUCTURE: Application for a ten year planning permission for development at a site of 4.58 ha at the existing Guinness Brewery lands to the South of James Street, Dublin 8. The site is bound by James's Street and Thomas Street West to the north, St James's Church (a Protected Structure), Echlin Street and Robert Street to the west, Grand Canal Place to the south west, Portland Street West, Robert Street, Market Street South and Bellevue to the South and Bellevue (also known as Sugar House Lane) and Crane Street to the east. The application site contains a number of Protected Structures including No's 61-82 James's Street (RPS Ref 4028-4045, 4047), James's Street Gateway (RPS Ref 4046), and sits adjacent to the Guinness Building (RPS Ref 7383), the Guinness Storehouse (RPS Ref 7382), St James's Parochial Hall (RPS Ref 4019), and St James's Roman Catholic Church (RPS Ref 4020). The development consists of the redevelopment and repurposing of the site to include for a mixed-use development across 15 no. Plots including 2 no. new hotels (Plots 4 & 5), 5 no. new commercial office buildings (Plots 1,3, 6/7, 9 & 15), 6 no. new residential buildings (Plot 2, 8 & 11-14) (including for some Build To Rent in Plot 2) containing a total of 336 no. units (45 no. studios, 88 no. 1 beds, 3 no. 2-beds (3 Person), 163 no. 2-beds (4 Person) and 37 no. 3 beds), a Market hall (Plot 10), a Foodhall (Plot 9), retail/café/restaurant/public house/bar uses (inc. licensed premises), community and cultural spaces and extensive new public realm and squares with a total above ground gross floor area of c.126,941 sq.m (GFA excl. below ground areas, basement, and service yard in Plot 9). The proposed development includes for both the demolition of existing structures (c.48,678 sq.m), primarily existing office and former industrial buildings, and the retention of key conservation features including existing protected structures and existing site walls. The development includes for the refurbishment and extension of a number of Protected Structures. A summary of the key elements is set out a follows: 1. Plot 1- Proposed new commercial office building with complementary ground floor uses, on Portland St West and Grand Canal Place, with a total above ground gross floor area of c. 30,598 sq.m ranging in height from 8 to 10 storeys including a rooftop setback (max. height of c. 58.7m OD). The site is currently occupied by the redundant Brewhouse No. 3 complex	Grant	02/08/2023

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		and the Northeast Extension (NEX). -The ground level (Level 00) and perimeter is activated through the provision of a mix of retail/café/restaurant and public house/bar/restaurant spaces, in addition to reception spaces for the offices of double height in addition to plant and substations. The ground floor contains 2 no. public house/bar/restaurant units of c.303 sq.m and c.243 sq.m, 1 no. retail/cafe/restaurant unit of c.141 sq.m, 1 no. multipurpose space (ground only) of c.683 sq.m. -The multipurpose space, with a total area of c. 1,090 sq.m, provides for theatrical and music events, trade shows and exhibitions in a flexible format, with provision for an audience of up to 280 people in a seated format. It is provided with ancillary support spaces at ground level and space at levels 01 and 02 and entrances from the surrounding streets. -The ground floor also includes tenant amenity spaces, escape stair egress locations, car ramp and bike stair entrances to basement, and ESB substation facilities. -To the south west and the interface with Grand Canal Street, the curved existing brickwork pier and infill wall and Guinness gates are proposed to be retained, with discreet openings proposed to the existing infill panels. -The building is proposed to be sub divisible into two entities with separate entrances to the east and west facades. At 03, 06, 07, 08 levels external terraces are provided and at roof level, floor 09, a roof garden is provided. A fully enclosed plant area is provided at level 08 above the west building. -The roof garden is proposed as an extensive amenity area accessible by the occupants of the building, extensively landscaped. It includes access and egress from the two office cores via bridges across the top of the atria, and an additional rooftop pavilion of c. 61 sq.m. The roofscape is heavily planted and landscaped and features a pedestrian walkway, seating zones and gathering spaces. -The development sits above a two level basement, accessed from Portland St West, sitting below the building and the adjacent Plot 3 (commercial office building) and Plot 2 (Residential BTR Building) and containing ventilation and general plant spaces, ancillary facilities for the commercial offices and 199 no. car parking spaces (179 under Plot 1 only), associated staff changing facilities and circulation zones. 2. Plot 2- Proposed new build-to-rent residential building, on the western side of the site adjacent the existing Open Gate Brewery and existing No. 2 Brewery, at 16 storeys in height (max. height of c. 75.8m OD) containing 90 build to rent residential units. -The 90 units are provided in 45 no. studios, 15 no. 1-beds, 30 no. 2 beds (4 Person). The ground floor of the building contains a concierge office of c. 62.4 sq.m, a combined internal shared residential amenity of c. 238.7 sq.m and an external, landscaped residential communal open space at ground level of c. 603 sq.m, to the west. An additional, ancillary, landscaped, outdoor space of c. 120 sq.m of is provided to the north-east of the building for use by residents. -A new basement level is proposed containing 98 no. secure, covered long stay cycle parking spaces for residents, 16 no. short stay visitor cycle spaces, storage rooms and plant space forming part of the wider Plot 1 basement. -A standalone, single storey 'North Pavilion' to the east of Plot 2 containing a Cultural/Leisure Space of c. 85 sqm and an ESB substation serving the building. 3. Plot 3- Proposed repurposing and extension of existing No. 2 Brewery to accommodate a commercial office, with a total above ground gross floor area of c.14,810 sq.m with associated facilities, ranging in height from 5 to 7 storeys (max height of c. 51.4m OD). To facilitate the redevelopment of the buildings as commercial offices the following works are proposed: -The height of the existing Front Wing Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level increasing the existing building from a current height of 3 storeys plus mansard roof to 5 storeys. -The height of the existing No. 2 Brewery Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level, level increasing the existing building from a current height of c. 5 storeys equivalent to 7 storeys. -At ground level in the Front Wing Building a reception/retail space to include a brand store of c.350 sq.m is provided. - External roof terraces are provided at Level 03, 04 and 05 on the southern elevation, Level 04 and 06 on the northern elevation and Level 05 on the eastern elevation. -The existing buildings are retained and the external elevations are cleaned and refurbished in line with best conservation practice. The interior structure is replaced with a modern structure to support the proposed use of the building		

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		as a commercial office. -The interior elements for retention include the distinctive internal tiling to the inside face of external walls, the existing cast iron and jack arch construction of The Front Wing and the ground floor staircase of The Front Wing from Ground Level 00 to Level 01 and the existing staircase of The Front Wing from Ground Level 00 to Level 01 is proposed to be relocated to the base of the proposed atrium to link in with proposed levels. -The roof of the Brewhouse building is provided with a northlight profile plant screen and includes screening roof mounted plant and forming a roof mounted photovoltaic array. -The southern elevation of The Front Wing is removed and replaced with a modern metal clad façade which extends to the south. The modern party wall of the southern elevation of the No. 2 Brewery is removed and replaced with a contemporary metal framed façade. -The redundant industrial interior structures, roof structure (including the modern structure and finishes to the mansard of the Admin building), redundant copper and modern finishes/ cladding elements are carefully removed. -Existing timber and metal windows are proposed to be retained and refurbished in line with best conservation practice. Externally the existing spiral stair to the north elevation is proposed to be retained and conserved in place and the ground level glazed openings are replaced with modern glazing and frames and an integrated metal lining is added to the proposed reception area entrance. -A new extended basement level with appropriate retention structures is formed to the building, expanding east and west from the existing part basement at a slightly lower level to accommodate staff changing facilities, 17 no. car-parking, 3no. motorbike parking spaces, secure bicycle parking and plant rooms and which is accessed from the wider Plot 1 basement. 4. Plot 4- The proposed sensitive retention and extension including minor demolitions of existing Protected Structures of the Front Offices- West, Central & East Blocks at 61-82 James' Street (Protected Structure RPS. Ref. No 4028 - 4045) and change of use to proposed 100- bed hotel with a total above ground gross floor area of c.6,841 sq.m, at 4 to 6 storeys in height (max. height of c. 40.4m OD), with associated ground floor bar/reception/meeting rooms/restaurant uses. The proposed external works include: -James' St elevation: Refurbishment and cleaning of brickwork and stonework throughout retaining painted flanking elevations		
5423/22	Bow Bridge Business Centre, Bow Bridge, Kilmainham, Dublin 8, D08 K2NP	The development will include the change of use of an existing 4 storey office block to an early intervention centre/pre-school for children with autism spectrum disorder (ASD). The development will include the following: (i) raising the wall plate level and the ridge height to facilitate raising floors to bring the floor to ceiling heights in line with current building regulations, (ii) altering the window cill and head levels to suit the new floor levels, (iii) internal renovations throughout the building, (iv) all associated site works.	Grant	28/06/2023
4958/22	Arthurs House, 1 Thomas Street, Dublin 8, D08 AX97	ROTECTED STRUCTURE: The proposed development comprises a ten-year planning permission to provide a building for the Guinness archives on a 638 sqm site. The subject site is bound by Thomas Street to the north, the Crane Building to the east, and existing Brewery works to the west and south. The development includes works and developments to Arthur's House which is Protected Structure No. 8145; the demolition of its rear modern section; the demolition of the part of the Crane Building to its rear; and the construction of a new Archive Building contiguous with and linked to Arthur's House. The development includes: • Opening up existing blind windows and replacing other existing windows in a historically appropriate style; • The installation of an external steel escape stair from the basement front elevation and the insertion of a new gate in the railing to match the existing railing; • Internal re-ordering to include replacement with historically appropriate flooring, fireplaces and cornices; • The demolition of the 1964 internal dividing walls within Arthur's House; • The demolition of 506 sq. m. of buildings, including the rear 1964 section of Arthur's House	Grant	10/01/2023

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		and the part of the Crane Building to which this is attached; • The demolition of the rear modern exterior ramps, steps, railings and security building; • The construction of a 624 sqm archive building to the rear of Arthur's House; • New exterior works to include ramps and steps; and • All associated works above and below ground. Arthur's House is and will remain 17.26m in height over four storeys and comprises: basement, ground, first and second floors with the third floor in the loft space. The section of the Crane Building to the rear of Arthur's House proposed for demolition is 21.72m in height and comprises ground and four further floors and roof top plant. The height of the proposed four storey new building is 20.85m. The proposed development is located within a site which is the subject of an approved Industrial Emissions (IE) Licence (Ref. No. P0301-04).		
4015/22	Site of former No. 2 Brewery, which incorporates the Brew Hall Building and connected Front Wing Building, and which is part of the existing Guinness Brewery lands to the South of James's Street, Dublin 8	Permission for development at a site of 0.7 ha at the former No. 2 Brewery, which incorporates the Brew Hall Building and connected Front Wing Building, and which is part of the existing Guinness Brewery lands to the South of James's Street, Dublin 8. The site is bound by the Open Gate Brewery to the north-west, former Front Offices (Protected Structures) along James's Street to the north, St James's Church (a Protected Structure) and Echlin Street to the west, Grand Canal Place to the south west and the Guinness Brewery site to the east and south. The development consists of the redevelopment and repurposing of the former No. 2 Brewery to accommodate a commercial office, of c.16,413 sq.m with associated facilities and the demolition of the adjacent unused former Brewhouse Water Tank building, unused Wet Grain Silos, which form part of the former Guinness Flavour Extract Plant 1 (known as GFE1), and partial demolition of former No. 3 Brewery to the west and south of the No. 2 Brewery Building (total demolition of c.12,923 sq.m). To facilitate the redevelopment of the buildings as commercial offices the following works are proposed: The height of the existing Front Wing Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level increasing the existing building from a current height of 3 storeys plus mansard roof (c. 40.09m OD) to 5 storeys (max height of c. 39.33m OD). The height of the existing No. 2 Brewery Building is extended by 2 no. floors above the existing masonry enclosure in a modern pattern of framed openings, set back at the uppermost level, level increasing the existing building from a current height of c. 5 storeys equivalent (c. 44.84m OD) to 7 storeys (max height of c. 51.35m OD). External roof terraces are provided at 3rd, 4th and 5th floor level on the southern elevation, 4th and 6th floor level on the northern elevation and 5th floor level on the eastern elevation. The existing buildings are retained and the external elevations are cleaned and refurbished in line with best conservation practice. The interior structure is replaced with a modern structure to support the proposed use of the building as a commercial office. The space is provided with a central top lit glazed atrium space, which rises from level 00 to roof level. The central atrium space features a new steel structure recreating the spirit and aesthetic of the original industrial structure. The interior elements for retention include the distinctive internal tiling to the inside face of external walls, the existing cast iron and jack arch construction of The Front Wing and the ground floor staircase of The Front Wing from Level 00 to Level 01 and the existing staircase of The Front Wing from Level 00 to Level 01 is proposed to be relocated to the base of the proposed atrium to link in with proposed levels. The roof of the Brewhouse building is provided with a northlight profile plant screen which recreates the profile of the original existing structure at a higher level, screening roof mounted plant and forming a roof mounted photovoltaic array. The modern pastiche southern elevation of The Front Wing is removed and replaced with a modern metal clad façade which extends to the south, recreating the pattern of the existing façade in a striking contemporary material and aesthetic The modern party wall of the southern elevation of the No. 2 Brewery is removed and replaced with a contemporary metal framed façade, providing shading and depth to this elevation. The core located to the south west is clad in a profiled precast concrete, which returns to the newly formed western elevation. The redundant industrial interior structures, roof structure (including the modern structure and finishes to	Grant	13/12/2022

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		the mansard of the Admin building), redundant copper and modern finishes/ cladding elements are carefully removed. The intention is to retain the existing structural elements and copper structure for reuse in the site landscape scheme as part of a future masterplan application. Existing timber and metal windows are proposed to be retained and refurbished in line with best conservation practice. Externally the existing spiral stair to the north elevation is proposed to be retained and conserved in place and the ground level glazed openings are replaced with modern glazing and frames and an integrated metal lining is added to the proposed reception area entrance to demarcate the entrance zone. A new extended basement level with appropriate retention structures is formed to the building, expanding east and west from the existing part basement at a slightly lower level to accommodate staff changing facilities and plant rooms. The basement also contains space for future car parking space (currently in accessible under this plan which will be subject to future interconnection with wider masterplan basement). The Guinness Brewery lands contains Protected Structures, the proposed development does not comprise work to any protected structure.		
5005/22	134, James's Street, and the corner of Steeven's Lane, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: Permission is sought for the redevelopment, conservation, refurbishment and change of use and construction of an annex building/extension to rear to provide a mixed-use development comprising a total of 17 no. residential units (13 no. one-bed units and 4 no. two-bed units) and 1 no. commercial/coffee shop unit. The proposed development will consist of the carrying out of works to a protected structure as follows: (i) internal and external modifications, refurbishment and change of use of the existing protected structure from its current recording/ rehearsal use to communal amenities including 1 no. gym and storage at lower ground floor level, 1 no. commercial/coffee shop unit at upper ground floor level and residential at first, second and third floor levels (3no. one-bed units within protected structure); (ii) (a) removal of section of wall below existing window to facilitate new double door external access to the proposed commercial/coffee shop at upper ground floor level along James's Street, (b) replacement of existing external entrance from James's Street with new steel gate with bronze finish, (c) replacement of existing 6 no. sash windows with one over one sliding glazing to facade, (d) removal of existing render and replacement with lime render (e) removal of existing arched fanlight at rear upper ground floor level and enlargement of ope to provide access to rear annex building and (f) new natural slate roof to replace asbestos tiles. Planning permission is also sought for (iii) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of a nine-storey over lower ground floor annex building/extension with sedum roof and links over five floors to No. 134 James's Street comprising 14 no. residential units (10 no. one-bed units and 4 no. two-bed units within the annex building) each provided with private open space in the form of a balcony or terrace; (iv) communal amenities inclusive of gym at lower ground floor level and outdoor terrace fronting Steeven's Lane at upper ground floor level; (v) bin store 15 no. bicycle spaces at lower ground floor level and 10 no. bicycle spaces at upper ground floor level providing a total of 25 no. bicycle storage spaces; and (vi) site and infrastructural works inclusive of SuDS, landscaping, boundary treatments, and all associated site development works necessary to facilitate the development.	Refused	01/12/2022
4377/22	Site at junction of St John's Road West and Military Road,	Permission for the continuation of temporary use, as previously granted under planning permission reference number 3295/10 and 3614/17 of the existing development at this site at the junction of St John's Road West and Military Road, Kilmainham, Dublin 8 with access from Military Road. Kilmainham. The existing development consists of the installation of service plant items to facilitate the operations of the existing data centre. The service plant is currently housed in a number of cabins on a temporary basis. Planning permission is sought for a period of ten years. The existing service plant items and cabins are as follows: 2 no. 12m x 3m plant enclosures, 4 no. 3.5m x 2.2m plant enclosures, 2 no. 7m x 3.2m cabins, 4 no. 5.5 x 2.4m cabins, 2 no. 3.5m x 3.5m cabins, 1 no. cabin	Grant	07/10/2022

Planning Ref.	Site Address	Development	Decision	Decision Date
	Kilmainham, Dublin 8	housing a pump station, 1 no. 5.7m x 4.5m cabin and 2no. 4m x 3m oil tanks. The existing development also includes a temporary fence and gate on Military Road, which replaced the previous fence and gates and associated site development works within the site.		
3387/22	St Patrick's University Hospital campus, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning permission for development on a site (0.156 ha) located within St. Patrick's University Hospital campus, James's Street, Dublin 8 (overall site area of c.4.2 ha, which includes a Protected Structure; Dublin City Council RPS Ref. 856). The development will consist of maintenance and upgrade works to the original building (Protected Structure) including external repairs to roofs, chimneystacks and the replacement of defective rainwater goods; replacement windows; general elevational works including repairs to stone elevations and repointing; interior works to the building at principal level including the removal of 20th century internal partitions, suspended ceilings and wall linings and the reinstatement of 1 no. original door open; and all associated localised interior repair works.	Grant	03/06/2022
311591	Heuston South Quarter, St John's Road West/Military Road, Kilmainham, Dublin 8.	Demolition of part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, construction of 399 no. Build To Rent apartments and associated site works.	Grant	31/03/2022
2410/20	134, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning Permission for the redevelopment, conservation, refurbishment and change of use of No. 134 James's Street, Dublin 8, D08 v6H (Protected Structure) to provide a 20-bedroom hotel. The proposed development consists of or comprises the carrying out of works to a protected structure. The proposed development will consist of (a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow ended return from its current recording/rehearsal use to a hotel; (b) demolition of the existing two-storey workshop/music rehearsal space building to the rear of the existing protected structure and construction of six-storey over lower ground floor annex building with rooftop cafe, 5th floor terrace facing Steeven's Lane and two glazed link bridges over two floors to No. 134 James's Street; (c) external courtyard fronting Steeven's Lane; (d) all associated site development works, including water/wastewater services, surface water attenuation, bicycle parking, landscaping, boundary treatments and signage. The proposed development includes a customer entrance from James's Street and a service entrance to the rear of the property accessible from Steeven's Lane.	Grant	18/05/2021
309208	134, James's Street, Dublin 8	PROTECTED STRUCTURE: redevelopment, conservation, refurbishment and change of use of (Protected Structure) to provide a 20-bedroom hotel. The development will consist of (a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow ended return from its current recording/rehearsal use to a hotel.	Grant	10/05/2021
4762/19	Boundary Wall of Diageo Brewery,	Planning Permission for development at the boundary wall of Diageo Brewery, Steeven's Lane, Dublin 8. The proposed development will consist of: (1) General repair and refurbishment works to the western boundary wall; (2) The demolition of a disused substation	Grant	21/04/2020

Planning Ref.	Site Address	Development	Decision	Decision Date
	Steeven's Lane, Dublin 8	building adjoining the boundary wall; (3) The removal of 2 no. existing doors to the substation that is to be demolished (opes to be blocked up with matching rubble stone); (4) The removal of 2 no. timber window frames and sashes (opes to be blocked up with reclaimed brick); and (5) All associated works. The proposed development is located within a site which has an approved IE (Industrial Emission) Licence (Ref. No. P0301-04).		
2285/20	134, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning permission for the redevelopment, conservation, refurbishment and change of use to provide a 20-bedroom hotel. The proposed development consists of or comprises the carrying out of works to a protected structure. The proposed development will consist of: a) internal and external modifications, refurbishment and change of use of the existing protected structure and two-storey bow-ended return from its current recording/ rehearsal use to a hotel; b) demolition of the existing two-storey workshop/ music rehearsal space building to the rear of the existing protected structure and construction of six-storey over lower ground floor annex building with rooftop café and two glazed link bridges over two floors to No. 134 James Street; c) external courtyard fronting Steeven's Lane; d) all associated site development works, including water/ wastewater services, surface water attenuation, bicycle parking, landscaping, boundary treatments and signage. The proposed development includes a customer entrance from James Street and a service entrance to the rear of the property accessible from Steeven's Lane.	Invalid	27/02/2020
4350/19	1 Coppinger Row and 57 South William Street, Dublin 2.	PROTECTED STRUCTURE: planning permission for changes to the previously granted development 57 South William Street under reg. ref. 2396/19 to include: a) internal layout alterations to basement and ground floor; b) change of use of previously granted educational use at first, second and third floor to educational/office use; c) 28.4m2 flat-roofed rear (east) extension at first floor level to provide storage d) reinstatement of granite plinth and cast iron railing to the front (west) elevation all with associated works.	Withdrawn	13/02/2020
4358/19	at a site centrally located within the St James's Gate brewery lands bound by James's Street to the south, Watling Street to the east, Victoria Quay to the	We, Diageo Ireland, intend to apply for planning permission for development within the existing Diageo brewery production facility at St James's Gate, at a site centrally located within the St James's Gate brewery lands bound by James's Street to the south, Watling Street to the east, Victoria Quay to the north and Steeven's Lane to the west, Dublin 8. The development will consist of works to an existing industrial building accommodating kegging activities at the brewery comprising: a) Demolition of a single-storey cabin and panel cladding in the south-east corner of the site. b) Relocation of internal storage and welfare rooms at ground floor and internal office floorspace at first floor to a new location within the building on the southern elevation comprising office, workshops, storage, utilities, locker and changing facilities, lobbies and circulation space over ground and first floor.	Grant	19/12/2019

Planning Ref.	Site Address	Development	Decision	Decision Date
	north and Steeven's Lane to the west, Dublin 8	c) A new centrally located control and server room. d) Renovation and re-cladding of parts of the eastern, southern and western elevations comprising: (i) alterations to the eastern elevation including: re-cladding; the infilling of windows and a door; and the provision of a new external access ladder. (ii) alterations to the southern elevation including: external covered stairs to first floor level; re-cladding; new entrance doors including two louvred shutter doors and a smaller louvred goods door; two new windows; ventilation louvres; a canopy above the main pedestrian entrance door; ramped pedestrian access to the south of the building to provide level access as well as a small storage building with canopy above; and gantry style pipe rack to extend from the southern elevation to connect with the existing pipe rack. (iii) alterations to the western elevation including: re-cladding; and the provision of an external access ladder. e) A new parapet and railing at roof level on the southern elevation and part of the eastern and western elevations. f) All other associated works. The proposed development is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301-04).		
2881/19	St Patrick's University Hospital campus, James's Street, Dublin 8	PROTECTED STRUCTURE: Planning permission for development on this site located within St Patrick's University Hospital campus, James's Street, Dublin 8 Overall site area of c.4.2 ha, which includes a Protected Structure: Dublin City Council RPS Ref. 856). The development will consist of the provision of additional floor space comprising a part-four storey development to incorporate a ground floor in-patient bedroom extension (13 no. bedrooms) to the existing 'Willow Grove' Adolescent Care Unit with associated recreation hall, staff, clinical support and daily living spaces (956 sq.m). roof mounted plant room (36 sq. m) linked to existing structures at ground and first floor level, including secure internal landscaped courtyards. The development will also include an advocacy and research National Hub for Mentally Healthy Living, located over the proposed Adolescent Unit extension (898 sq.m) all to the south eastern corner of the hospital campus. The development will also include the demolition of an existing single storey recreation hall building (466 sq.m); piped infrastructure and ducting, landscaping and boundary treatments, internal roads and pathways, bicycle parking, changes in level, plant, interfaces with existing historic structures and all associated site development and excavation works above and below ground.	Grant	06/08/2019
4595/17	134, James Street, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: The proposed development will consist of as follows: A) Demolition of the existing two storey workshop/music rehearsal space building to the rear of the existing protected structure (No. 134 James Street) as previously granted under application reference number 2474/09 extended August 2014. B) Full refurbishment and change of use of the existing protected structure from its current recording/rehearsal use to provide a 6 bedroom guesthouse with short to long term let suites with associated reception and ancillary facilities (as previously granted under application reference number 2474/09 extended August 2014). C) Works to the existing protected structure to include consolidation & refurbishment of historic fabric, removal of sand and cement render to front, side and rear facade of protected structure to expose original brickwork and subsequent associated repair and repointing in NHL, replacement of non-original windows, door and fanlight to South (front) facade to James Street, with new sliding sash windows and appropriate new door and fanlight detail, installation of 1 no. new conservation roof light over stairwell, repairs and insulation to roof & rainwater goods, repair works to existing chimneys, structural and drainage upgrades, mechanical and	Refuse	23/02/2018

Planning Ref.	Site Address	Development	Decision	Decision Date
		electrical upgrades, thermal improvements to best practice conservation standards, various internal modifications and all associated works. D) Demolitions to western facade of protected structure (facing Steeven's Lane) at first second and third floor to provide for extension to side. E) Relocation of the existing telecoms facilities, associated antennae and cabling from the protected structure to a new purpose built location at ground floor accessed from Steeven's Lane, with antennae and cabling located at roof level of extension. F) 6 storey extension (5 over basement) to rear of the existing protected structure (the principle of which was previously granted under application reference number 2474/09 extended August 2014) to provide a 16 bed guesthouse with short to long term let suites, bin and bike stores and all associated boundary treatments. G) Signage to front facade. H) Roof lights and all associated drainage, site and ancillary works that may be required.		
2441/17	134, James's Street, Dublin 8, D08 YV6H	PROTECTED STRUCTURE: The proposed development will consist of as follows: A) Demolition of the existing two storey workshop/ music rehearsal space building to the rear of the existing protected structure (No.134 James Street) as previously granted under application reference number 2474/09 extended August 2014. B) The construction of two, five storey split level, five bedroom townhouses with residential/ guest house use, set back roof level, roof gardens, off street car parking (1 per unit), bin and bike stores and all associated boundary treatments. C) Full refurbishment and change of use of the existing protected structure from its current recording/ rehearsal use to a six bedroom townhouse. D) Works to the existing protected structure to include consolidation and refurbishment of historic fabric, removal of sand and cement render to front, side and rear facade of protected structure to expose original brickwork and subsequent associated repair and repointing in NHL, replacement of non-original windows, door and fanlight to South (front) facade to James Street, with new sliding sash windows and appropriate new door and fanlight detail, installation of 1 no. new conservation roof light over stairwell, repairs and insulation to roof and rainwater goods, repair works to existing chimneys, structural and drainage upgrades, mechanical and electrical upgrades, thermal improvements to best practice conservation standards, various internal modifications and all associated works. E) Demolitions to western facade of protected structure (facing Steeven's Lane) at first, second and third floor to provide for new cantilevered glass box extension. F) Relocation of the existing telecoms facilities, associated antennae and cabling from the protected structure to a new purpose built location at ground floor accessed from Steeven's Lane, with antennae and cabling located at roof level of the new townhouses. G) All associated drainage, site and ancillary works that may be required.	Refuse	13/04/2017

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