

APPENDIX 2.1

Relevant Planning History

Prepared by AWN Consulting

Application Number	Development Description	Development Address	Decision	Decision/Grant Date
3136/21	Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west. The proposed development comprises of the following: - Provision of 2 no. metal sign boards to the bank branch facade of the northern and eastern elevations; - Increase in width (c.475mm) and illumination of permitted totem sign; - Provision of double doors to replace single entrance door of the bank branch; - Installation of ATM on the northern elevation of the bank branch; - Provision of canopy sign with illuminated uplighting to the permitted office building.	New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7	GRANT PERMISSION	17 Jan 2022
4202/21	Planning permission for development on a site of c. 0.3973 ha. The site is bounded by North Wall Quay to the south and Alderman Way to the north. The proposed development is to amend planning permission granted by Dublin City Council Reg. Ref. 3245/20 to provide for the following: • Alteration of the roof profile (overall maximum height of 35.5m, was previously 38.9m); • Relocation of the main lifts and alteration of stair cores, resulting in an increase of the shoulder height of the building, enlarging the atrium and opening up the floor space; • Redesign of the elevations, to include extension of the southern elevation fronting onto North Wall Quay • Extension of the existing building by 1.5m to the north and 1.8m to the east; • Provision of additional door on the western elevation; • Relocation of 1 no. door on northern elevation; • Provision of screen to the northwest corner of the building to create storage area; • Change in finish to the stair cores on the rear elevation; • Provision of accessible landscaped terraces at 7th storey on southern elevation, and on 8th storey on southern and northern elevation; • Amendments to the ground floor layout to provide for the enlargement of the entrance to the building, relocation and expansion of reception and lobby area, staff welfare facilities, courtyard, uncovered storage area with 12 no. cycle parking spaces, substation, switch room and platform for access and the associated loss of 2 no. parking spaces at ground floor for access, loading area and goods lift' • Amendments to	25-28, North Wall Quay, Dublin 1, D01 H104	GRANT PERMISSION	08 Apr 2022

	<p>basement level to provide for a reconfiguration of the floor layout resulting in a reduction from 69 no. to 64 no. spaces, provision of 8 no. motorbike spaces, increase from 177 no. cycle parking spaces to 200 no spaces, reconfiguration of staff welfare facilities, plant rooms and store rooms, lifts and stair cores continue into basement. Access to basement will remain unchanged;</p> <ul style="list-style-type: none"> • Provision of 1 no. 'A&L Goodbody' entrance sign comprising of stainless steel internally illuminated individually mounted lettering to the south elevation and 1 no. 'A&L Goodbody' façade sign at 7th storey on the southern elevation in the eastern corner comprising of Perspex lettering with LED Light tape backing; • Alterations to the hard and soft landscaping, SUDs drainage, PV Panels, provision of plant and screening at roof level and plant at basement level, green roofs and all other associated site development works necessary to facilitate the development. The proposed development will result in an increase in gross floor area from 17,357 sqm (excluding basement of 3,708 sqm) to 18,131 sqm (excluding basement of 3,708 sqm). 			
4022/22	<p>Planning permission for the development will consist of the removal of 3 car parking spaces at ground floor level and construction of a new stand alone single storey shower block accessed from the rear car park entrance to the building. The structure will contain 2 new male shower rooms, 2 female shower rooms and one disabled WC and shower room and a drying room. The entrance to the shower rooms will have an overhead canopy and planter box with integrated external lighting.</p>	5-6 Georges Dock, Dublin 1	GRANT PERMISSION	29 Aug 2022
4881/22	<p>The development will consist of: (a) the change of use from coffee shop use to restaurant use, (b) the removal of existing fascia signage while maintaining the existing signage zone, (c) all associated site works.</p>	Unit 2 Gandon House, Custom House Square, Mayor Street Lower, I.F.S.C., Dublin 1	GRANT PERMISSION	02 Feb 2023
4096/23	<p>Planning permission for development on a site at No. 1 Commons Street, Dublin 1, D01 Y048 (which is a 2 no. storey office at the fourth and fifth floor levels, accessible via a ground floor reception area at Commons Street, with office floors located above the 4 no. storey commercial car park - IFSC Carpark, Commons Street, Dublin 1, D01 DA34). The site is bounded to the north by the Exchange, Georges Dock, an office block; to the east by Commons Street; to the south by the Hilton Garden Inn Hotel, Custom House Quay; and to the west by Exchange Place. The development will consist of alterations to the front (east), rear (west) elevations in respect of the reception and office frontages</p>	The Forum, 1 Commons Street, Dublin 1, D01 Y048	GRANT PERMISSION	10 Oct 2023

	from ground to roof levels (with no change to the floor area of the existing office floor plate). The development will consist of demolition of existing cladding and provision of new glazing and metal clad vertical columns and horizontal beams with integrated backlit business identification signage at reception facade at ground floor level to third floor level on Commons Street; removal of existing cladding and provision of new glazing and metal clad vertical columns and horizontal beams at fourth and fifth floor levels on Commons Street and Exchange Place; changes to the materials and finishes of the fourth floor level and fifth floor level balconies on Commons Street and Exchange Place; replacement of existing atrium rooflights with glazed atrium rooflights and all associated site development works.			
3290/23	Permission is sought for the a change of use from existing medical centre (class 8a) on the ground floor and existing commercial offices (class 3) on the first to third floors to a mixed-use of commercials offices (class 3) / medical use (class 8a; Health Centre or Clinic) on ground to third floors. The proposed development includes all ancillary works necessary to facilitate the development.	10/11 Exchange Place, I.F.S.C., Dublin 1, D01 N4X6	GRANT PERMISSION	07 Jun 2023
DSDZ2668/19	PROTECTED STRUCTURE: The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area. The proposed development will consist of:- * Demolition of 8-10 Hanover Street East; * Construction of a 'build-to-rent' residential development in buildings ranging from 1 storey to 6 storeys plus set back level (over basement); * Provision of 217 apartments comprising 180 no. 1-bed-room units and 37 no. 2-bedroom units, along with associated resident amenity spaces including multi-purpose room and gym at basement level, reception/concierge and multi-function space at ground level, lounge at mezzanine level and roof terrace at first floor; * The residential accommodation includes 5 no. live/work units at ground floor level on Whitaker Lane; * Balconies at all levels on west (Lime Street), south (Hanover Street East) and east (Whitaker Lane) elevation and on internal courtyard elevations; * Retail/retail services/cafe unit at corner of Hanover Street East and Whitaker Lane; * Car parking (45 spaces), bicycle parking, residential storage, bin storage and plant rooms at basement level; * Vehicular access to basement from Lime Street; * Landscaped internal courtyard and new west-east pedestrian route linking Lime Street to Whitaker Square; * Sub-station, surface level bicycle parking signage and	20-24, Sir John Rogerson's Quay (A Protected Structure), 25-27 Sir John Rogerson's Quay, 1-5, 11/11a, 12-14 Lime Street, Lime Court & at 8-10 Hanover Street East, Dublin 2	GRANT PERMISSION	20 Aug 2019

	all ancillary site works and services. The application will be constructed on a phased basis, with all elements of the proposal to be completed in Phase 1 with the exception of the southern part of the Whitaker Lane block.			
DSDZ3545/19	<p>The application relates to a development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area. The development consists of modifications to the mixed-use scheme permitted under Reg. Ref. DSDZ2457/16 (the 'parent permission') and subsequently amended by Reg. Refs. DSDZ2041/17 and DSDZ3639/17. The permitted development provides for demolition of existing structures and construction of a 5-6 storey plus set back (over basement) commercial, retail and residential development (56 no. residential units) in 2 no. mixed-use blocks. Planning permission is sought for the following modifications to the permitted commercial block (Block 04): Addition of external building lighting to all elevations at all levels; Minor modifications to the positioning of permitted vertical fins on the east and south-east elevations at 1st to 4th floor levels to accommodate the proposed facade lighting; Provision of additional lighting within the ground floor / surface level public realm / podium landscaping / external courtyard and landscaped terraces at 5th and 6th floor levels, together consisting of: Ground recessed uplighters within the public realm / podium landscaping/external courtyard and landscaped terraces at 5th and 6th floor levels, together consisting of: Ground recessed uplighters within the public realm / podium at ground floor level below all external elevations; Square uplighters recessed within grill in between permitted vertical fins on the east and south-east elevations at 1st and 3rd floor levels; Recessed linear uplighters mounted within grill above permitted horizontal fins along the south and south-west elevations at 4th floor level; Colour flow asymmetric beam projector semi-recessed within grill above permitted horizontal fins along the south and south-west elevations at 4th floor level; Colour flow asymmetric beam projector semi-recessed within grill on the east and south-east elevations at 5th floor level; Surface mounted cylindrical downlighters to be located on the south elevation within the 1st floor level canopy above the podium landscaping/public realm; Surface and recessed wall lighting to the ground floor northern courtyard and on all elevations to the 5th and 6th floor level external terraces; Emergency lighting above all external fire exist doors on all elevations at ground, 5th and 6th floor levels; and,</p>	The (former) An Post Depot, Cardiff Lane and Hanover Street East, Dublin 2 (which is now known as 'Ropemaker Place')	GRANT PERMISSION	12 Sep 2019

	Landscape strip lighting integrated within planters on the external terraces at 5th and 6th floor levels.			
DCC Ref: 3500/19	<p>PROTECTED STRUCTURE: Planning permission for development at the western mezzanine level of the CHQ Building, George's Dock, Dublin 1, D01 R9YO. The CHQ Building is a registered protected structure (RPS No. 2094). The development will consist of the change of use of the northern part of the western mezzanine from 'events/exhibition/research space' to office use. The works will incorporate the enclosure of the northern part of the western mezzanine and its connection to the eastern mezzanine by the implementation of a 2.1 metre partition glazing along the eastern edge and full height partition to the northern edge and southern edge of the mezzanine. A total of 3 no. plant and ventilation pods will be installed along with a standalone plant room. Existing smoke vent openings at roof level will be amended for the purposes of ventilation. Alterations will be made at ground floor level of units 13 and 21 to implement fire escape stairs. New accommodation access stairs and entrance to the mall will be also implemented at ground floor level at unit 31, with existing fire escape stairs at unit 32 widened. Bicycle parking will be provided at the eastern elevation. The area subject to the change of use totals c. 884 sqm.</p>	The CHQ Building, George's Dock, Dublin 1	GRANT PERMISSION	18 Oct 2019
DCC ref: 3560/19	<p>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 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</p>	Nos. 5, 6, & 7, George's Quay, Nos. 1A, 1A, 1, 3, 5, 7, 9, 11, 13 and 15 Tara Street & No. 11 Poolbeg Street, Dublin 2	GRANT PERMISSION	24 Oct 2019

	<p>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>			
DSDZ3042/19	<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.</p> <p>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 parking or bicycle parking from that previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref.</p>	<p>Site of approximately 1.85 hectares 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>	GRANT PERMISSION	17 Jan 2020

	<p>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>			
DSDZ4006/19	<p>PROTECTED STRUCTURE: Balark Investments Limited and Balark Trading GP intend to apply for a ten year Permission for development at 20-24 Sir John Rogerson's Quay (a Protected Structure), 25-27 Sir John Rogerson's Quay, 1-5, 11/11a, 12-14 Lime Street, Lime Court and at 8-10 Hanover Street East, Dublin 2. The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area.</p> <p>The proposed development will consist of :-</p> <ul style="list-style-type: none"> • Change of use from office to retail/non-retail services/café/restaurant at ground floor and associated refurbishment and internal alterations to the 3 storey structure at 25-27 Sir John Rogerson's Quay; • Construction of an office building ranging from 5 to 8 storeys (over lower ground & basement levels), including retail/non-retail services at ground floor on Lime Street and commercial office development throughout the remainder of the proposed building fronting Sir John Rogerson's Quay and Lime Street; • Terraces at third and fifth floors and roof garden at sixth floor; • Car parking (16no. spaces), bicycle parking, plant rooms, waste store, staff facilities and ancillary commercial space at basement level; • Vehicular entrance to basement from Lime Street; • All other ancillary site development works and services, surface level bicycle parking, sub-station, roof plant area and landscaping; • Commercial and retail signage. <p>The application includes a Natura Impact Statement</p>	<p>20-24 Sir John Rogersons Quay (a Protected Structure), 25-27 Sir John Rogerson's Quay, Dublin 2</p>	<p>GRANT PERMISSION</p>	<p>24 Jan 2020</p>

<p>ABP ref: TA29N.305676</p>	<p>We, Oxley Holdings Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at the rear of Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6. The subject site encompasses an area of 2.88 hectares. The development will consist of; i. the demolition of 4 no. structures with a combined gross floor area of 3,028sq.m; ii. the construction of 741 no. Build to Rent (BTR) residential units in 8 no. apartment blocks ranging in height from 4 storeys to 23 storeys with lower height buildings located adjacent to the northeast and east site boundaries, with a cumulative gross floor area of 68,535sq.m comprising; a. Block B1 (maximum building height 54.917m, total gross internal floor area 11,260sq.m, Apartment Mix: Studio: 25, 1-bed: 37, 2-bed: 51); b. Block B2 (maximum building height 54.917m, total gross internal floor area 10,831sq.m, Apartment Mix: Studio: 20, 1-bed: 35, 2-bed: 51,); c. Block B3 (maximum building height 51.767m, total gross internal floor area 9,766sq.m, Apartment Mix: Studio: 22, 1-bed: 60, 2-bed: 27, 3-Bed: 1); d. Block C1 (maximum building height 79.450m, total gross internal floor area 12,705sq.m, Apartment Mix: Studio: 84, 1-bed: 40, 2-bed: 41); e. Block C2 (maximum building height 39.615 m, total gross internal floor area 4,890 sq.m, Apartment Mix: Studio: 9, 1-bed: 33, 2-bed: 3, 3-Bed: 4); f. Block C3 (maximum building height 39.650 m, total gross internal floor area 6,775sq.m, Apartment Mix: Studio: 40, 1-bed: 18, 2-bed: 23); g. Block D1 (maximum building height 53.392 m, total gross internal floor area 8,418 sq.m, Apartment Mix: Studio: 10, 1-bed: 25, 2-bed: 44, 3-Bed: 1); h. Block D2 (maximum building height 30.950 m, total gross internal floor area 3,890 sq.m, Apartment Mix: Studio: 18, 1-bed: 8, 2-bed: 11); iii. residential support amenities including 1 no. gym, a resident's lounge, work areas, meeting rooms, dining rooms, recreational areas with a combined GFA of 1,444 sq.m; iv. change of use from club house to pedestrian passageway of the existing vault (137sq.m GFA) fronting Seville Place, a Protected Structure (RPS No. 130); v. a basement of 7,253.4 sq.m with a new vehicular access from Oriel Street Upper incorporating residents' car parking (58 no. spaces), residents cycle parking (640 no. spaces) 7 no. plant rooms (combined 2,228sq.m), waste management facilities (393 sq.m) vi. 766 no. covered cycle parking spaces for residents and visitors, concierge office (233 sq.m) and waste management facilities (126 sq.m); vii. 'other uses' including 10 no. units providing retail, commercial, and community use with a combined GFA of 3,142 sq.m; viii. A total of 18,562 sq.m of hard and soft landscaping</p>	<p>site at the rear of Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6</p>	<p>GRANT PERMISSION WITH CONDITIONS</p>	<p>05 Feb 2020</p>
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	<p>comprising a c.2,000sq.m public plaza and other public / communal and private open space located throughout the development; ix. A service and emergency vehicle only access ramp from the Oriel Street Upper site entrance to serve CIE's transport needs at Connolly Station; x. Enabling works of a non-material nature to safeguard the existing vaults (Protected Structures - RPS No. 130) that form part of the subject site fronting Sheriff Street Lower, Oriel Street Upper, and Seville Place during the construction phase; xi. All associated ancillary development works including drainage, 6 no. electricity substations, pedestrian access; and xii. Works to the Masonry wall fronting Oriel Street and the Vaults fronting Seville Place (both a Protected Structure) consisting of the creation of a new vehicular and pedestrian entrance.. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.</p>			
DCC Ref: 4483/19	<p>The proposed development will consist of the demolition of 10 no. redundant buildings (c. 6830sqm) and removal of temporary structures including portacabins and general site clearance (an existing substation and pump house will remain in situ) to optimise the use of the site as a multi-functional storage yard (primarily for heavy goods vehicles) and facilitate wider infrastructural upgrades to provide additional capacity within the Port. The proposed development will also include: construction of vehicular check-in booths (c. 30sqm); an open-air blockwork electrical enclosure; amendments to boundary treatments including provision of 4m high security fencing (including 1.5m high retaining walls) on the northern, eastern and southern boundaries; 4m high security fencing fixed to the existing masonry wall along the western boundary with Bond Road; 3 no. new 12m wide automatic vehicular sliding gates and re-building of 1 no. existing 9m wide automatic vehicular sliding gate; provision of 14 no. high mast lighting columns (30m high) and 54 no. perimeter lighting columns (12m high); installation of 9 no. CCTV columns (18m high); installation of new pavement, underground drainage, attenuation, interceptors, water services and electrical infrastructure; installation of new wash bay and fuel spill areas; installation of pedestrian barriers; and all associated site and development works on a site of c. 9.52ha.</p>	Terminal 4 North Lands, Dublin Port, Dublin 1, bounded by Bond Road, Tolka Quay Road & Promenade Road	GRANT PERMISSION	25 Aug 2020

DCC Ref: 4170/19	<p>Permission for development at a site of 0.57 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 west, Hawkins House to the north and west and Poolbeg Street to the north. The development consists of amendments to previous permissions and proposed additional build to rent residential accommodation on previously permitted 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: 1. The proposed development consists of amendments to the permitted basement layouts including relocation of permitted core locations and alterations to plant areas and the addition of a residential waste store and residential cycle parking (76 cycle spaces). The proposals also include the reduction in car parking from 48 spaces to 40 spaces and an increase in cycle parking for the commercial offices from 404 spaces to 510 spaces (with an additional 20 at ground level). Decrease in permitted office amenity space at basement -1 from 505sq.m to 305sq.m2. 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 office buildings as a result of these proposed amendments. 3. The proposed development also includes new build to rent residential accommodation over part of the permitted Apollo House onto Poolbeg St. and Tara St. containing 54 residential apartment units (45 no. 1 bedroom and 9 no. 2 bedroom). The proposed residential element is ten storeys including a setback amenity floor with further set back screened plant. The proposed residential element includes communal internal residential amenity space of 207.9sq.m and external terraces on the east and west elevations. The proposed combined building height is 21 storeys (78.95m above street level). 4. Alterations to the proposed material and colour finishes of both permitted buildings, including minor alterations to the geometric arrangement of the facade. Proposed enclosure of the permitted plant screen on College House with a louvered cover. 5. Alterations to the permitted ground floor layouts of College House and Apollo House to include a new residential reception on</p>	St. (incl. The Long Stone Pub) (D02 FE00; College House, Nos. 2-3 Townsend St. (D02 F990) & the Screen Cinema, 16-19 Hawkins St. (D02 DP65), Dublin 2.	GRANT PERMISSION	15 Sep 2020
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	Tara Street, the reconfiguration of the permitted office entrance foyers and the permitted cafe/retail/restaurant units and alterations to plant/services including a new ESB substation on Hawkins Street. These alterations include for a minor relocation of permitted ground and first floor external walls. 6. Overall minor decrease in permitted cafe/retail/restaurant floor space of 59 sq.m, increase in venue floor space of 87sq.m and increase in commercial floor space of 3,939 sq.m resulting from these proposed alterations. 7. The proposed scheme includes green roofs, PV panels, building lighting and associated signage.			
DCC ref: 4778/19	<p>The proposed development includes construction over the rail line which traverses the site and also within the vaulted foundations supporting the rail line.</p> <p>The proposed development consists of the following:</p> <ul style="list-style-type: none"> i. Demolition of existing structures (excluding rail line): ii. Construction of an 11 storey (over basement level and plant level at roof) with setbacks at various levels, office, retail and build to rent residential development with associated facilities, terraces and balconies. The overall development comprises 19,908 sqm GFA including basement). The proposed development bridges over the rail line at fourth floor and above; iii. Provision of two retail units (202 sqm GFA) to the corner of Shaw Street and Townsend Street and within a vaulted foundation; iv. The office element comprises 13,768 sqm. GFA v. The residential element comprises 8 studio units, 20 1-bed units and 21 2-bed units (49 units total) with associated private and communal open space vi. Provision of residential shared facilities and two café units (105 sq.m GFA) within the vaulted foundations of the rail line; vii. The proposed residential development is a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". viii. Provision of a basement level with office space, plant and bicycle parking and associated facilities. Two car parking spaces are provided at street level to Brunswick Villas; ix. Public realm improvements and provision of new pedestrian street parallel to the rail line 	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2	GRANT PERMISSION	12 Oct 2020

	x. All associated site development and services works, landscape works, plant, substation and associated development.			
DCC ref: 3176/23	<p>Planning permission for development on a site of 0.14ha at Block B, Georges Quay, Dublin 2, D02 VR98. The site is bound by Georges Quay to the north, Georges Quay Plaza to the south, 1GQ to the east and Tara Street Station/Railway bridge to the west. Luke Street runs through the site in a north/south direction with the existing building bridging across Luke Street from 1st floor level.</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> • Refurbishment of the existing 5 no. storey building to provide for a new façade treatment to all elevations. • Extension of existing 5th storey set back level in line with the main façade along the northern elevation. • Provision of 2 no. additional floors (2,627 sq.m), set back from the north, east and west elevations. • Provision of a café unit (302 sq.m.) to the west side of the building fronting Georges Quay and Luke Street to the east at ground at mezzanine level • Amendments to the ground floor layout to provide for a new entrance lobby to the office to the east of the building. • Amendments to basement level to provide for a reconfiguration of the car parking spaces, 80 no. cycle parking spaces, 3 no. motorbike spaces, new shower and locker rooms, staff amenities, bin store, managers office and plant room. Access to basement will remain unchanged. • Alterations to the hard and soft landscaping, SUDs drainage provision of plant at basement and roof level, 2 no. accessible terraces at 5th and 6th floor to the north, east and west, green roofs and all other associates site development works necessary to facilitate the development works necessary to facilitate the development. <p>The proposed development will result in an increase in gross floor area from 5,220 sq.m. to 7,847 sq.m.</p>	Block B, George's Quay, Dublin 2, D02 VR98	GRANT PERMISSION	02 Nov 2020

DCC Ref: 3201/20	Planning permission for removal of existing rainscreen cladding and the installation of replacement rendered external wall insulation system to include replacement of sections of existing rendered external wall insulation to elevations of Blocks B, C & E.	Blocks B, C, & E, The Steelworks, Foley Street, Dublin 1	GRANT PERMISSION	18 Nov 2020
DCC Ref: 3245/20	<p>Planning permission for development on a site of c.0.39ha. at 25-28 North Wall Quay, Dublin 1, D01 H104. The site is bound by National College of Ireland to the north, North Wall Quay to the south, AIG Ireland to the east and Spencer Hotel to the west.</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> • Refurbishment of the existing 6 no. storey building to provide for a new façade treatment to all elevations and all associated demolitions as a result; • Infill and extension of the building along the southern boundary resulting in an additional c.668sqm.; • Extension to office accommodation at ground floor level to the western side of the building comprising c.150sqm.; • Infill of existing accessible terrace at 5th floor level on the northern elevation c.119sqm.; • Provision of 2 no. additional floors (3,690sqm) increasing the overall height of the building from 6 no. storeys (23.67m) to 8 no. storeys (31.7m). The 6th floor level will be set back from the southern elevation and the 7th floor will be set back from all elevations; • Amendments to the ground floor layout to provide for a revised double height entrance lobby to the office to the south of the building; • Amendments to the internal layouts of the office floorspace and provision of new glazed atrium feature at roof level; • Amendments to basement level to provide for a reconfiguration of the car parking spaces resulting in a reduction from 98 no. to 69 no., 177 no. cycle parking spaces and 24 no. visitor cycle parking spaces, new shower and locker rooms, plant rooms and store rooms. Access to basement level will remain unchanged; • Provision of 1 no. "A&L Goodbody" entrance sign comprising of stainless steel internally illuminated individually mounted lettering to the south elevation and 1 no. "A&L Goodbody" façade sign at 6th floor level on the south elevation in 	25-28, North Wall Quay, Dublin 1	GRANT PERMISSION	01 Dec 2020

	<p>the eastern corner comprising of Perspex lettering with LED light tape backing;</p> <ul style="list-style-type: none"> Alterations to the hard and soft landscaping, SUDs drainage, PV Panels, provision of plant at basement and roof level, accessible terraces at 6th floor (south elevation) and 7th floor level (north and south elevations), green roofs and all other associated site development works necessary to facilitate the development. <p>The proposed development will result in an increase in gross floor area from 15,798sqm (including basement of 3,708sqm) to 21,065sqm (including basement of 3,708).</p>			
DCC Ref: DSDZ3812/20	<p>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.</p> <p>The proposed amendments comprise of:</p> <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. 	City Block 2, Spencer Dock, Dublin 1	GRANT PERMISSION	28 Jan 2021
DCC Ref: 2749/20 ABP Ref: ABP-308336-20	<p>Planning permission for development on a site of 0.34 ha at New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7. The site is bound by Mayor Street Lower to the north, Citi Bank</p>	New Century House, Mayor Street Lower, IFSC, Dublin 1, D01 K8N7	GRANT PERMISSION	17 Feb 2021

	<p>building fronting North Wall Quay to the south, and Clarion Quay apartment development to the east and Commons Street to the west.</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> • Refurbishment of the existing 6 no. storey building to provide for a new façade treatment to all elevations. • Provision of new part double height reception space to the rear elevation. • Relocation of existing bank branch to the north east corner of the ground floor resulting in a change of use from office to bank in this area. • Reduction of the existing bank branch from 216sqm to 187sqm. • Change of use of former bank branch to office use at ground floor level (147 sqm). • Provision of new universally accessible pedestrian entrance to bank branch from street level along the northern elevation of the building. • Provision of refurbished entrance to the office development to the north elevation fronting Mayor Street Lower. • Provision of additional mechanical plant at roof level. • Minor infill to office floor plate at 5th floor level resulting in an increase of 79 sqm of office floor space overall. • Minor reconfiguration of internal office floor plates. • Reconfiguration of basement level to provide ancillary office amenities and additional bike parking spaces (195 no. spaces) and 49 carpark spaces including 7no. new electric car charge points and 3 no. new universally accessible parking bays. • Upgrade of the hard and soft landscaping within the courtyard area and provision of new canopy area to courtyard on the southern elevation and provision of new screen to courtyard along the southern boundary of the site. • Minor alternations to the hard landscaping to the north of the development fronting Mayor Street Lower. • The proposed development also includes accessible terraces at 5th floor level to the north, east and west, and all other associated site development works necessary to facilitate the development. 			
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	The proposed development will result in an increase in gross floor area from 12,223 sqm to 12,365 sqm.			
DCC Ref: 3965/20	<p>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.</p> <p>The proposed development comprises of the following:</p> <ul style="list-style-type: none"> - 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. 	Site at the junction of Grand Canal Street Lower and Macken Street, Dublin 2	GRANT PERMISSION	17 Aug 2021
DCC Ref: 2861/21	<p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 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.</p>	36-41 Henry Street, 1-9 Moore Street, 3-13 Henry Place, Charles Court & Mulligan Lane, Dublin 1	GRANT PERMISSION	12 Jan 2022

	<p>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;</p>			
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	<p>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. 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</p>			
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	<p>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>			
DCC Ref: 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; 	The Treasury Building, Grand Canal Street Lower, Dublin 2 D02XN96	GRANT PERMISSION	10 Mar 2022

	<ul style="list-style-type: none"> • 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. 			
DCC Ref: 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 (D02 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 (D02 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</p>	Site of 0.64 ha at former Apollo House, Tara Street, Dublin 2, 9-15 Townsend Street & 31-33 Tara Street, incl. former Long Stone Pub & Brokerage Apartment Building; former College House, Nos. 2-3 Townsend Street, former Screen Cinema, 16-19 Hawkins Street	GRANT PERMISSION	25 Apr 2022

	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.			
DCC ref: 3054/22	<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>(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> <p>a) Block B1 (max. building height 58.725 m, total gross internal floor area 11,860 sq.m of office);</p> <p>b) Block B2 (max. building height 58.725 m, total gross internal floor area 11,902 sq.m of office);</p> <p>c) Block B3 (max. building height 54.725 m, total gross internal floor area 10,147 sq.m of office);</p> <p>d) Block B4 (max. building height 69.925 m, total gross internal floor area 18,600 sq.m)</p> <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> <p>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);</p> <p>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>	'Dublin Arch', on a site adjacent to Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6	GRANT PERMISSION	12 Jul 2022

	<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> <p>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;</p> <p>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</p> <p>c) 114 no. bicycle parking spaces for public use at street level distributed across the development, including spaces within a covered bike hub;</p> <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> <p>a) the development of a new pedestrian entrance to the site;</p> <p>b) the development of a vehicular entrance to the proposed car parking area; and</p> <p>c) the development of a service/ emergency vehicular access only ramp to serve CIE's transport needs at Connolly Station;</p> <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>			
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	<p>(xi) all ancillary site development works, including drainage, landscaping and lighting.</p> <p>The planning application may, together with the Environmental Impact Assessment Report (EIAR) prepared in respect of the proposed development, be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00 am- 4.30 pm).</p>			
DCC Ref: 3315/22	<p>We, La Touche S.a.r.l. c/o BCP Capital, 71 Upper Leeson Street, Dublin 4, intend to apply for planning permission for development at this c. 0.4417 ha site at La Touche House, Custom House Dock, International Financial Services Centre, Dublin 1. The proposed development will consist of; the refurbishment/reconfiguration, partial demolition, recladding and vertical extension of an existing (c. 13,275.9 sq.m GFA) 7-storey building to a 10-storey (c. 23,314.3 sq.m GFA) office building with an additional c. 8,068.4 sq.m commercial floorspace provided and a total height of c. 45.84 m from ground (50.85m ODM), including the following:</p> <p>1) Partial demolition of the existing fifth floor and the existing sixth floor plant rooms and external plant areas to fifth floor slab level, comprising a combined area of c. 1528.5sq.m removed, the removal of an existing bridge link across the atrium, and maintaining the existing c. 565.1 sq.m of office space and the existing core areas to the east, west and south;</p> <p>2) Refurbishment and reconfiguration of the existing office building as follows:-</p> <p>a) Basement level: Reduction in car parking provision from 143 no. to 99 no. retained spaces, reconfiguration of existing plant areas, increased bicycle parking to 184 no. spaces, provision of bicycle storage areas, locker room, changing rooms, staff toilets and drying room, bin storage area, new staircase link, bicycle lift and service lift from podium (ground floor level) covering an additional area of c.913.2 sq.m within the existing basement;</p> <p>b) Ground Floor: Reconfiguration of the existing ground floor to include a new glazed screen enclosure to the existing atrium and introduce a new building entrance to the south elevation accessed from IFSC Plaza and close the existing entrance. Change of use</p>	La Touche House, Custom House Dock, I.f.S.C. Dublin 1	GRANT PERMISSION	12 Aug 2022

	<p>of 103 sq.m of part of an existing retail bank area to office use. Change of use of c. 134.9 sq.m existing office space to a c. 152.1 sq.m food & beverage unit including an extended area of c. 17.2 sq.m to the east and access to an external terrace to the east. Change of use of c. 128.2 sq.m existing office space to a c. 164 sq.m bicycle café including an extended area of c. 35.8 sq.m to the south and east. Reconfiguration of the existing ground floor to the south/south- west to include a change of use from existing office area to create 2 no. food & beverage/retail units of c. 94.1 sq.m and c. 44 sq.m respectively;</p> <p>c) First Floor, Second Floor and Third Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium;</p> <p>d) Fourth Floor: Reconfiguration of the existing office floors to include refurbished and extended toilet accommodation; extension of the office accommodation to the edge of a new glazed screen enclosure to the existing atrium and enclosure of 2 no. external balcony areas to provide an additional c. 86.6 sq.m office space;</p> <p>e) Fifth Floor: New office floor accommodation to replace the existing plant areas and the enclosure of the existing external terrace to the north of the office floor (c. 1,226 sq.m) and to include the existing c. 565.1 sq.m of office accommodation to the north of the new extended floorplate, reconfiguration of existing plant areas to unisex toilets, lift lobby and circulation space within core area to the south;</p> <p>f) Addition of new floors: Addition of 4 no. office floors with the existing stair cores extended upwards and toilet accommodation replicated as the supplemented existing provision on the lower floors and the existing atrium extended through to roof level; the proposed sixth, seventh and eighth floor levels will consist of c. 1,791.1 sq.m office space each; the proposed ninth floor level will consist of c. 1,329.5 sq.m office space; setback of the external envelope and creation of a terrace area accessible for maintenance only at ninth floor level; new Part M compliant accommodation stairs within the atrium from ground floor to ninth floor;</p> <p>g) External works to include; A complete recladding with replacement curtain walling and an over-wrapping by a translucent perforated metal veil to the vertical external envelope</p>			
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	of the existing building from ground floor level to fifth floor level and the extension and continuation of a new curtain wall and external perforated veil above to include the newly reconstructed fifth floor, and the new sixth, seventh, eighth and ninth floors; new plant and plant enclosure screen at roof level; additional plant on perforated metal platforms adjacent to the 3 no. existing cores from first to ninth floor; the provision of photovoltaic panels at roof level; new glazed atrium roof; provision of 4 no standard bicycle spaces and 9 no. cargo bicycle spaces at ground level; provision of a platform lift on the north-east corner of the site; new hard and soft landscaping adjacent to the building only; new lighting; and all associated site development works.			
DCC Ref: 4785/22	<p>PROTECTED STRUCTURE: The proposed development consists of the following: 1. Refurbishment and temporary fit-out works to the Printing House, and a temporary change of use for a period of five years, to allow it to operate as an exhibition space to include: A temporary fit-out, for a period of five years, to the Printing House (360m²), incorporating an exhibition room with display case relocated from the Old Library, secure storage rooms, security office, and WC at ground floor level and associated plant space at basement level. The fit-out works will include the installation of demountable reversible steel and concrete structures, steel framed metal stud partitions, timber and steel doors, fire curtain, blockwork walls, and associated services including sprinkler system, ventilation, heating, cooling, information technology and electrical systems. Internal refurbishment, including insulation of the roof, upgrading fire rating of historic floors retaining all historic elements, upgrading fire resistance of three historic doors, temporary removal and storage on site of one door leaf, redecoration of interior at ground level including the entrance hall. External refurbishment works consisting of pointing the east elevation to replace variety of non-historic finishes, cleaning of the Portland stone portico and Calp rubble side elevations, refurbishment of historic railings and replacement of non-historic boiler room door. The construction of a demountable steel temporary structure (29 sq.m) along the eastern edge of the Printing House to provide an accessible entrance through an existing doorway, involving widening of the door opening. 2. The construction of a Temporary Pavilion in New Square, for a period of five years, with a gross internal area of 900m² comprising of an exhibition space (576m²), retail space (170m²), WCs, staff room, storage and plant space. The</p>	Printing House (a Protected Structure-Ref No. 2003 and a Recorded Monument -Ref No.: DU018-020508), in New Square and, at House 33-37(a Protected Structure-Ref 2003) located within the campus of Trinity College Dublin, Dublin 2	GRANT PERMISSION	29 Nov 2022

	temporary pavilion is organised in two building volumes, ranging in height from 6.7m to 9.9m. The building will have a metal structure, and will be clad with coloured metal panels. A screened temporary external plant enclosure (72m ²) will be located to the rear of the Temporary Pavilion. 3. Landscaping including temporary sloped surfaces in New Square to provide accessible entrances to the Temporary Pavilion, reseeding of lawn, temporary removal of 2 sections of chain around the perimeter of New Square. 4. The provision of a temporary sign, for a period of five years, located at the western facade of House 33-37 (a Protected Structure) of c. 1m x 9m and an exterior temporary, for a period of five years, wayfinding feature light fixed to the rear brick-faced facade of Houses 33-37. 5. Permission is also sought for all associated site development above and below ground and temporary construction operations.			
DCC Ref: 5126/22	<p>PROTECTED STRUCTURE: Dublin Central GP Limited Intends to apply for Permission for a period of 11 years at a site, 'Dublin Central – Site 2' (c. 1.33 Ha), at No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site), Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58 (a Protected Structure) and No. 60A O'Connell Street Upper and the rear of Nos. 59 – 60 O'Connell Street Upper, Dublin 1. Also, the site includes 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) and the public realm associated with O'Rahilly Parade, Moore Lane, Henry Place and a portion of O'Connell Street Upper, Dublin 1. The site is otherwise bound by Henry Place and Nos. 59 – 60 O'Connell Street Upper to the south, the east side of Moore Lane to the west and west side of O'Connell Street Upper to the east and No. 42 O'Connell Street Upper to the north.</p> <p>The proposed development comprises a mixed-use scheme (c. 38,479 sq. m gross floor area) ranging in height from 2 – 8 storeys over single level basements including a new street between O'Connell Street Upper and Moore Lane, a new controlled Laneway from Moore Lane (adjacent No. 42 O'Connell Street Upper – a Protected Structure). The proposed development accommodates: - 6no. units for use as a 'licensed restaurant / café units with takeaway / collection facility' at ground floor level (Unit 1 – c. 67 sq. m and Unit 2 – c. 244 sq. m on Moore Lane, Unit 3 –</p>	No. 43 (a Protected Structure), No. 44 (a Protected Structure), Nos. 45 – 49, Nos. 50 – 51 O'Connell Street Upper (a vacant site), Nos. 52 – 54 (a Protected Structure), Nos. 55 – 56, No. 57 (a Protected Structure), No. 58, (a Protected Structure) and No. 60A O'Connell Street Upper and the rear of Nos. 59 – 60 O'Connell Street Upper, Dublin 1	ADDITIONAL INFORMATION	13 Dec 2022

	<p>c. 178 sq. m and Unit 4 – c. 75sq. m on O'Connell Street Upper, Unit 5 – c. 58 sq. m on New Street and Unit 6 – c. 296 sq. m on Moore Lane and New Street; 1no. unit for use as a 'licensed restaurant / café unit with takeaway / collection facility' across basement, ground, 1st and 2nd floor (c. 878 sq. m) on O'Connell Street Upper; 8no. retail units, each for use as a 'shop' or 'licensed restaurant / café units with takeaway / collection facility' at ground floor level (Unit 1 – c. 1,041 sq. m on O'Connell Street Upper and Moore Lane, Unit 2 – c. 311 sq. m and Unit 3 – c. 260 sq. m on O'Connell Street Upper and New Street, Unit 4 – c. 452 sq. m on New Street, Unit 5 – c. 251 sq. m on Moore Lane, Unit 6 – c. 162 sq. m and Unit 7 – c. 58 sq. m on O'Connell Street Upper and Unit 8 – c. 40 sq. m on Moore Lane and new controlled Laneway); Temporary use of retail Unit 8 (c. 40 sq. m) as a delivery hub, pending the completion of same at Site 5 under DCC Reg. Ref. 2863/21; Office use (c. 33,714 sq. m) from 1st to 7th floor with access from O'Connell Street Upper, rear of No. 59 O'Connell Street upper and new plaza on Henry Place and new controlled Laneway. Terraces proposed at 1st, 3rd, 4th, 6th and 7th floor; Refurbishment of the 'Reading Room' (rear of No. 59 O'Connell Street Upper, Dublin 1) as 'licensed restaurant / café unit with takeaway / collection facility' at ground floor level and ancillary café use at basement level (c. 244 sq. m in total). The single level basement comprises: - Access ramp from Moore Lane; 32no. car parking space; 372no. bicycle parking spaces with access to secure bicycle storage areas from the new plaza on Henry Place and the new controlled laneway from Moore Lane; Plant and waste storage areas; A structural box (120m length, 26m width, 34.5m depth) beneath the ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by Transport Infrastructure Ireland, including provision of the structural envelope and co-ordinated voids to accommodate station entrances, ventilation and fire escape shafts through this part of the Dublin Central proposed development. These ensure that the Dublin Central proposed development is structurally independent of, and not prejudicial to, the MetroLink project. The MetroLink project will be the subject of a separate application for approval to be made by Transport Infrastructure Ireland. This part of the Dublin Central proposed development is referred to as the MetroLink Enabling Works; All associated and ancillary site development, conservation, demolition, landscaping and temporary works, including: - Conservation, repair, refurbishment</p>			
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	<p>and adaptive reuse of part of the existing building fabric, including:</p> <ul style="list-style-type: none"> - Retention of part of the rear of No. 59 O'Connell Street Upper (known as the 'Reading Room') internal and external modifications and new shopfronts; Retention of the facades of Nos. 57 – 58 O'Connell Street Upper (Protected Structures); Retention of the facades of Nos. 52 – 54 O'Connell Street Upper (Carlton Cinema – Protected Structures) including the reinstatement of the canopies; Retention of the facades of Nos. 43 – 44 O'Connell Street Upper (Protected Structures); Retention of the facade of No. 45 O'Connell Street Upper; Works to include repair and upgrade works (where required) of retained masonry, external and internal joinery, plasterwork and features of significance; Conservation and repair of existing lightwells on O'Connell Street Upper; Demolition of all other existing buildings and structures on site (c. 22,521 sq. m) including No. 13 Moore Lane and 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) to facilitate a temporary construction compound; Laying of services in Parnell Street westwards from Moore Lane for approximately 49 metres; Improvement works to the public realm on O'Rahilly Parade, Moore Lane and Henry Place, including the provision of a new entrance off O'Connell Street Upper for deliveries / emergency access. There are also adjustments and improvement works proposed at the junctions of Moore Street with Henry Place and with O'Rahilly Parade; Creation of a new street connecting O'Connell Street Upper with Moore Lane and provision of a new plaza at the junction of Moore Lane and Henry Place; 3no. telecommunication lattice towers which can accommodate 3no. 800mm antenna and 2no. 300mm microwave link dishes with associated equipment on the building rooftop in Site 2C; 2no. ESB sub-stations; Building signage zones and retractable canopies. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application. 			
DCC Ref: 4946/22	The development will consist of the installation of roof-mounted solar photovoltaic panels to include all ancillary works and services.	The Exchange, I.F.S.C., George's Dock, Dublin 1	GRANT PERMISSION	02 Feb 2023
DSDZ5455/22	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, DSDZ3554/20 & DSDZ2132/21)	City Block 3 and Northbank House, Sheriff Street Upper, New Wapping Street and Mayor Street Upper, North Lotts, Dublin 1, and	GRANT PERMISSION	17 Feb 2023

	<p>comprising: -i) Block AB (Basement): Localised reconfiguration of the basement layout including: Omission of sprinkler tank room and associated periscope vent to be replaced by 36no. bicycle parking spaces; Omission of sprinkler pump room to be replaced by additional Facilities Management</p> <p>Area (storage); Reconfiguration of the layout of the permitted Facilities Management Area; Relocation of 1no. car parking space; Adjustments to ESB Sub-station and switch room onto Sheriff Street Upper and associated elevational changes; ii) Block AB: Reduction in height of the continuous balconies frame onto Grainger Walk; Adjustment in the layout and size of the Tenant Amenity Area including reduction in height of revolving door, omission of door into Block AB Courtyard and inclusion of Automatic Opening Vent (AOV) Periscope into Block AB Courtyard and associated adjustment to adjacent private terrace (Unit 112, Glazier House); Addition of slider doors to permitted café / restaurant unit, Relocation of private entrance to Unit 015, Mariner Hall from Block AB Courtyard; Adjustment to the location of the ESB Sub-station door onto Alexandra Terrace; iii) Block DE: Omission of windows within controlled passageway to Block DE Communal area; iv) Roof Level Block AB & DE: Minor adjustment to 1no. stair / lift core projection (Block AB only relocation of a window); Addition of plant elements including a generator (Block DE only), smoke chimneys, screening and lightening conductors (Block) DE only; v) Bin Store: Adjustment to the size of the bin store and associated elevational changes located in the communal area of Block DE. The scheme is as otherwise permitted under DCC Reg. Ref. DSDZ2186/20 (as amended by DCC Reg. Ref. DSDZ3273/20, DSDZ3554/20 & DSDZ2132/21). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.</p>	otherwise generally bounded by Nos. 7-10 Mayor Street Upper to the south, Nos. 1-14 New Wapping, Street to the west, and existing		
DCC ref: 5501/22	<p>PROTECTED STRUCTURE: Development at a site (2.86 hectares) at the rear of Connolly Station, Sheriff Street Lower, Dublin 1, D01V6V6. The development will consist of amendments to the previously permitted development approved by Dublin City Council reg ref 2723/20. The development will comprise of works to permitted Blocks A, E and D3 and works to the Protected Structure (RPS No. 130). The approved gross floor area will increase by 3,123.3sq.m and the approved landscaped area will also increase by 70sq.m. The proposed works comprise of:</p>	Site at the rear of Connolly Station, Sheriff Street Lower, Dublin 1, D01 V6V6	GRANT PERMISSION	17 Aug 2023

	<p>a) Block A- Office (an overall increase in total GFA of 3,049.30sq.m)</p> <p>i. Level 00: subdivision of previously permitted retail unit fronting Sheriff Street Lower into 3 no. retails units, with 1 no. new retail unit proposed at the eastern end of Block A arising from the relocation of main entrance / reception; the relocated main entrance to the east façade will result in the omission of 1 no. retail unit; and omission of station access concourse to Connolly Station; and revisions to layouts to include a Bike Store, Waste Room, and ESB substation and associated switchrooms previously permitted in the basement.</p> <p>ii. Level 02: inclusion of an additional floor level in place of previously permitted double height space</p> <p>iii. Level 04: relocation of plantroom and staff welfare facilities from the basement and addition of external maintenance deck along the western and northern facades</p> <p>iv. Levels 05-10: removal of permitted atrium with additional office space provided on new floor area</p> <p>v. Levels 10-11: minor revisions to the roof plant layouts</p> <p>vi. omission of the basement level</p> <p>vii. reduction in building height by 50mm</p> <p>viii. internal reconfiguration of permitted stair cores</p> <p>ix. modifications to facades treatment, including modifications to material, colours and finishes including revision of the finish colour from dark grey to red oxide</p> <p>x. works to Protected Structure (RPS No.130) to include alterations to existing internal walls and arches including repairing and cleaning, installation of new internal columns and fire curtain; alterations to external elevation incl. cleaning and repairing of stone wall and changes to material and finishes</p> <p>b) Block E - Office (an overall increase in total GFA of 183.20 sq.m)</p> <p>i. Level 00- reconfiguration of 3 no. permitted retail units resulting in reduction in floor area from permitted 751.7 to 605.9 sq.m gfa; reconfiguration of internal layouts including changes to Main Reception, and the addition of a Bike Store, Staff Welfare areas and a Waste Room (previously permitted in the basement).</p>			
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	<p>ii. Level 3-9: Extension of footprint of building towards the Sherriff Street boundary resulting in the provision of 64 sq.m additional office space.</p> <p>iii. omission of the basement level.</p> <p>iv. omission of the high line bridge connection between block E and the residential highline amenity areas.</p> <p>v. redesign of the roof plant area to result in an increase in floor area of 61.5sq.m.</p> <p>vi. reduction in building height by 470mm.</p> <p>vii. minor amendments to façade elevations and fenestration comprising of changes to setting out and depths of decorative vertical metal fin elements to all facades.</p> <p>viii. works to Protected Structure (RPS No. 130) to include the partial removal of vault 11, insertion of steel columns at dividing walls between vaults, including making good stonework; changes to external elevation incl. repairing and cleaning of stone walls; and changes to material and finishes. Provision of relocated cyclist shower and locker area to be located within existing vaults.</p> <p>c) Block D3 - Hotel (a reduction in total GFA of 109.20 sq.m)</p> <p>i. Level 00: change of use of previously permitted retail unit to 1 no. bar/restaurant and 1 no. café unit (including the sale of food and beverage for consumption off premises)</p> <p>ii. Level 07 and Level 13: minor revisions to the roof plant layout</p> <p>iii. Level 12: Provision of a restaurant at penthouse level with internal and external seating area and reduction of penthouse area by 16.4 sq.m</p> <p>iv. the basement footprint has been revised to provide an overall footprint of 727sq.m</p> <p>v. reduction in the number of hotel rooms from 246 to 198</p> <p>vi. modifications to facades treatment, including addition of arched brickwork openings at street level, and remodelling of the northern facade at penthouse level. vii. Increase in building height of 300mm associated with increase in Level 13</p> <p>d) Provision of pedestrian access to Connolly Station relocated to Highline Level to replace previously permitted connection from Block A to Connolly Station. e) The total no. of cycle parking will increase by 89 no. parking spaces, with 6 no. additional visitor parking spaces. f) And all associated site and development works.</p>			
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DSDZ3762/23	<p>PERMISSION: The development will consist of: (1) Demolition of No's 3-5 Cardiff Lane. (2) The construction of an extension to the north of the existing hotel of 10 storeys to include the following: (a) 117no. new bedrooms in total consisting of 8no. bedrooms at Upper Ground Floor Level, 13no. bedrooms at each of Levels 1-7, and 18no. bedrooms at Level 8 (5no. of these bedrooms which are over the existing hotel). (b) Ground floor cafe / retail unit with associated signage. (c) Ground floor covered redirected escape route. (d) Ground floor back-of-house service area for the hotel with associated delivery access and loading bays (as approved under Reg. Ref. DSDZ3268/19). (e) Furniture Store for adjacent Conference Centre (as approved under Reg. Ref. DSDZ2599/18) at Upper Ground Floor Level. (3) Office at Level 1 on the flat roof of the existing hotel restaurant. (4) Extension to the Level 8 plant room. (5) All associated site works. This application relates to land within the North Lotts and Grand Canal Docks Strategic Development Zone.</p>	Clayton Hotel, No's 3-5 Cardiff Lane, Dublin 2	GRANT PERMISSION	18 Sep 2023
3251/23	<p>PROTECTED STRUCTURE: PERMISSION: The proposals comprise alterations of The chq Building including change of use of existing floor space to facilitate a licenced food market at ground floor level (part), exhibition and event space (including dining, licenced restaurant) at mezzanine level (part) and the partial demolition of existing service buildings and provision of an extended services building.</p> <p>The development will consist of the partial demolition of 2 no. service buildings (external walls retained) and the provision of c. 2,952 sqm new floor area as follows: at basement (c. 246 sqm), ground floor (c. 134 sqm), mezzanine level (c. 691 sqm) and service building (c. 1,881 sqm); change of use of c. 4,829 sqm of existing retail/restaurant/storage units/office to food market at basement level (c. 28 sqm) and ground floor level (c. 2,094 sqm) and exhibition / event space (including dining and licenced restaurant use) at mezzanine level (c. 2,707sqm). Food and alcohol will be served within the food hall, galleria and outside area and the following works to The chq Building:</p> <p>1. West-Elevation - New central entrance & stair & lift access from George's Dock including change of use of unit C1 (retail) and units 20 and 21 (restaurant) to food market use and circulation. The restoration of lost granite arched entrance and the provision of cast-iron doors and frame in its original location in the west elevation.</p>	The chq Building (formerly 'Stack A', a Protected Structure, RPS No. 2094), Custom House Quay, Dublin 1	REQUEST AT EXT OF TIME	25 Sep 2023

	<p>2. South-elevation Custom House Quay - Removal of modern restrictive revolving door and flight of steps and replacement with wider sliding doors and wider flight of steps to provide better access to and from chq building.</p> <p>3. South Mall Area - (Ground Floor Level) - Change of use of existing chq units 1A - 11B, 13-15 & 18-19 from retail /restaurant to food market (providing 30 market units in total) and ancillary uses (cloakroom / locker area to rear of Units 18 & 19).</p> <p>4. South-East mezzanine level (currently vacant/storage) Exhibition/event space (including dining) and pre-event space 01 with feature stairs and lift access from galleria; lowering of mezzanine by c. 300 mm.</p> <p>5. Extended existing unit 1A (c. 49 sqm) to provide additional mezzanine floor area for winter garden at existing Dogpatch Labs, Startup Hub and shared office space.</p> <p>6. Extension of existing unit 2 (c. 39 sqm) to provide additional mezzanine floor area for circulation to new exhibition event space.</p> <p>7. North-West mezzanine - change of use from currently vacant/storage use to exhibition/event space and improved fire escape stairs (amendments to Unit 31 at ground floor level).</p> <p>8. South-West mezzanine - change of use from currently vacant/storage use to exhibition/event space including pre-event space 02 with pop up unit, keg room & restroom provision, with feature stairs accessed from market entrance.</p> <p>9. Provision of two no. internal bridges / viewing platforms to connect east & west mezzanine Levels.</p> <p>10. Partial demolition (external walls retained) and extension to two no. existing service buildings at eastern elevation to provide a 5-storey mixed-use building over extended basement (total floor area c. 3,717 sqm including basement), (with enclosed roof level above behind brick parapet wall and (part) covered with green roof), to provide back of house facilities including staff, office and event service use and bicycle parking (44 spaces) (at ground to second floor levels) & office space (at third and fourth floor levels) and installation of fall-arrest system and plant at roof level. Building to have pedestrian access from George's Dock to the north and vehicular access to loading bays at car park at eastern elevation via Exchange Place.</p> <p>11. Provision of 30 no. new openable glazed rooflights to the inner slopes of the chq roof and removal of forty-six existing glazed</p>			
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	<p>rooflights and replacement with openable glazed roof lights (AOVS) to match existing. Removal of fifty-six small panes of glass in cast-iron lanterns lights and replacement with metal grills and installation of fall-arrest system.</p> <p>12. Provision of designated outdoor seating for food market at George's Dock adjacent to west elevation.</p> <p>13. Extended floor area (c. 246 sqm) at basement/vault level (east) for required additional fire escape access, fridge room, keg room, workshop and improved services and change of use from office space to museum restroom at basement level (west).</p> <p>14. Provision of thirteen signage elements on East Elevation, West Elevation, and Southeast Mezzanine totalling c. 25.65 sqm. Signage 1: Central Entrance (3 x 0.93 sqm each); Signage 2: Market Entrance (2 x 0.93 sqm each); Signage 3: Irish Food Market (4 x 2.13 sqm each); Signage 4: Epic CHQ Gala Banquet (4) x 3.12 sqm each).</p> <p>15. Completion of repairs and renovation of historic and modern fabric as detailed in the Conservation Methodology Statement in compliance with Conservation Best Practice, including restoration of 3 no segmental granite arches at ground floor level in the east elevation and openings in the historic fabric of the east wall including 3 no door openings and a servery opening, to provide access to the services building of the Protected Structure.</p> <p>16. All associated site works and provision of 18 no. bicycle parking spaces at the northwest elevation.</p> <p>A Natura Impact Statement has been prepared in respect of the planning application.</p>			
DCC Ref: 5432/22	<p>PROTECTED STRUCTURE: Permission at a site (c.0.02Ha), at No. 61 O'Connell Street Upper (a Protected Structure), including rear onto Henry Place, Dublin 1. The site is otherwise bound by No. 62 O'Connell Street Upper to the south, the east side of Henry Place to the west, the west side of O'Connell Street Upper to the east and No. 60 O'Connell Street Upper to the north.</p> <p>The proposed development comprises the conservation, repair, refurbishment and adaptive reuse of an existing commercial building (4 storey over basement) to include: - a 'licensed restaurant/cafe unit with takeaway/collection facility' (c.35 sq. m gfa) at ground floor level on O'Connell Street Upper and a 'licensed restaurant/ cafe unit with takeaway/collection facility'</p>	61, O'Connell Street Upper, Dublin 1	GRANT PERMISSION	27 Sep 2023

	<p>(c.10 sq. m gfa) at ground floor level on Henry Place; 3 no. 2 bed apartments from 1st to 3rd floor (1no. unit per storey); 1no. gym/leisure studio (c.172 sq. m gfa) at basement level; All associated and ancillary site development works, conservation, demolition, landscaping, temporary works, including: - the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place; bicycle (8no.) and bin storage to rear of No. 61 O'Connell Street Upper at ground floor level; building signage zones and retractable canopy. The application site is within the O'Connell Street Architectural Conservation Area.</p> <p>An Environmental Impact Assessment Report (EIAR) accompanies this application.</p>			
ABP ref: NA29N.314724	<p>The Railway Order, if granted, will authorise the National Roads Authority (operating as Transport Infrastructure Ireland) to carry out railway works and all works necessary to enable the construction, operation, maintenance and improvement of a railway designated as a metro including inter alia the construction of a fully segregated and automated railway and metro mostly underground approximately 18.8 kilometres in length with 16 stations running from north of Swords at Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and the City Centre to Charlemont in the south of Dublin City Centre. It will also authorise TII, with the subsequent consent of the Minister for Transport, to make arrangements with other parties to construct, maintain, improve or operate the said railway works and railway. The construction period provided for in the draft Railway Order is ten years from the date it comes into effect.</p> <p>The works will generally comprise but are not limited to the construction of a Railway approximately 18.8 kilometres in length which is mostly underground. It includes a 9.4km section of single bore tunnel running beneath Dublin City Centre running from Charlemont to Northwood Station and a 2.3km section of single bore tunnel running beneath Dublin Airport. Tunnel sections include intervention access facilities for emergency services at Dublin Airport, Albert College Park and just south of Charlemont Station. Tunnel Portal structures will be provided at Northwood, Dardistown and Dublin Airport. North of Dublin Airport the railway will emerge from tunnel and will run at surface level and in cut and cover structures to Estuary Station. Surface running sections and cut and cover sections will include earthworks, the use of retained</p>	Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to Charlemont, Co. Dublin (Metrolink)	TBD (APPLICATION LODGED)	Due to be decided by 21/12/2023

	<p>cut and cover structures, elevated sections plus miscellaneous drainage and accommodation works. A new 99m bridge will be constructed over the M50 and a 261m long multi span Viaduct over the Broadmeadow and Ward River.</p> <p>There will be a total of 16 stations, including 11 underground stations at Dublin Airport, Northwood, Ballymun, Collins Avenue, Griffith Park, Glasnevin, Mater, O'Connell Street, Tara, St. Stephen's Green at grade station at Estuary. A multi and Charlemont; 4 retained cut stations at Seatown, Swords Central, Fosterstown and Dardistown and 1storey 3000 space park and ride close to the M1 Motorway will be provided at Estuary Station, a maintenance depot is located near Dardistown Station which will house all the facilities required for the maintenance and operation of the MetroLink and its rolling stock and the Operational Control Centre.</p> <p>The works will also include railway signalling, command and control and communications systems; provision of electrical substations; establishment of temporary construction compounds; establishment of temporary traffic management and road diversions; new and realigned access routes and road junction improvements; diversion of existing utilities; provision of new drainage infrastructure; provision of environmental mitigation measures; and other infrastructural modifications to facilitate the overall project.</p> <p>The Railway Order, if granted, also includes powers for the National Roads Authority (operating as Transport Infrastructure Ireland) to acquire compulsorily land or rights in, under or over land or any substratum of land specified in the order; to temporarily acquire and occupy land specified in the order; to acquire easements and other rights over land specified in the order; to extinguish public and/or private rights including rights of way specified in the order; and provides for other rights over land. The proposed railway works covered by the proposed Railway Order are subject to an environmental impact assessment procedure pursuant to the Act and a Natura Impact submitted. The Railway (Metrolink Statement has also been Estuary to Charlemont via Dublin Airport) Order 2022 application is for railway which is designated as a metro.</p>			
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