



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(17/02/2025-23/02/2025)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	3067/25
Application Type	Permission
Applicant	Irish Life Assurance plc
Location	1 Adelaide Road, (now incorporating No's 5-7 Albert Terrace) Dublin 2
Registration Date	17/02/2025

Additional Information

Proposal: PERMISSION to amend the permitted development (Reg. Ref. 3136/23) at No. 1 Adelaide Road, Dublin 2 (now incorporating No's 5-7 Albert Terrace, Dublin 2). The proposed development will consist of amendments to Reg. Ref. 3136/23 and additional development, including the following elements: Set-back in permitted facade line facing Albert Place West at levels 0, 1, 2, 3 and terrace above (resulting in a reduction of c. 95 sq m of permitted office space); infilling of a void at level 6 (creating an additional c. 60 sq m of office space at level 7); Change in site boundary to include No's 5-7 Albert Terrace (to accommodate artists/writers in residence studios) and to create a public garden (partly within public roadway at the junction of Albert Place West/Albert Terrace); Single-storey Ground-Floor extensions (c.20 sq m in total) to the rear of No's. 5-7 Albert Terrace, with roof-terrace above (including temporary removal and reinstatement in situ of rear boundary walls) and new opaque windows in the south gable of No 7 Albert Terrace; Design improvements to external community entrance off Albert Place West; Increase of footpath width on Albert Place West; Additional lift inside community entrance; Introduction of opaque glass fins at 45-degree angle within external facade depth to Albert Place West at levels 1, 2 and 3; Changes to planting on 4th Floor terrace facing Albert Place West; Reduction in basement footprint and lowering (by 1.5m) of part of the Level -2 basement; Reduction in number of basement car spaces (from 15 to 13); Changes to landscaping in the central sunken courtyard; Separate fire-fighting lift and passenger lifts to the main core; Change of use of c.128 sq. m. within the -1 basement from community to office; Change of use of c.8sq. m. of café use to office use at Level 0; An additional structural column at the front (north) of the office block; Changes to toilets and to the Core 2 facade, and all associated and ancillary development. The amendments will result in an overall increase in gross internal areas on the site of c. 117 sq m (with no changes to upper roof level or to overall height of the development permitted under Reg. Ref. 3136/23).

Area	Area 1 - South East
Application Number	3072/25
Application Type	Permission
Applicant	Carlisle Health and Fitness Club Limited
Location	BD Gyms, 52/54 kimmage Road West, Terenure, Dublin 12
Registration Date	20/02/2025

Additional Information

Proposal: The development will consist of the construction of 3 new Padel Tennis Courts with a canopy over , an ancillary administration/support cabin and all ancillary site works and services .

Area	Area 1 - South East
Application Number	3075/25
Application Type	Permission
Applicant	Michael and Eimear O'Doherty
Location	120 Rathfarnham Road, Terenure, Dublin 6W , D6WY159

Registration Date 21/02/2025

Additional Information

Proposal: Permission for development of a two-storey over part basement maisonette on a 129sq. m site to the rear of 120 Rathfarnham Road , Terenure , Dublin 6W , includes redesigned pedestrian and vehicular entrance formed within the existing boundary wall .

Area Area 1 - South East
Application Number 4142/19/X1
Application Type Extension of Duration of Permission
Applicant James Coyle
Location 1 Sydenham Road, Ballsbridge, Dublin 4
Registration Date 18/02/2025

Additional Information

Proposal: EXT. OF DURATION: Permission sought for detached new two storey mews with roof light, external store to rear of private open space with 2 no. bicycle spaces, provide for 6 no. bicycle spaces to rear of main house private open space to replace granted permission ref: 4481/17 for a two car garage and associated car parking spaces to main house.

Area Area 1 - South East
Application Number 4400/24
Application Type Permission
Applicant Pippas Foods Services Ltd
Location 105/105A, Old County Road, Crumlin, Dublin 12
Registration Date 19/02/2025

Additional Information Additional Information Received

Proposal: PERMISSION : Pippas Foods Services Ltd. intends to apply for planning permission for the change of use of the first floor from hairdressers to cold food preparation and assembly area associated with Pips Café at no. 105/105A Old County Road, corner of Bangor Drive, Crumlin, Dublin

Area Area 1 - South East
Application Number 4491/19/X1
Application Type Extension of Duration of Permission
Applicant Pu Yuan Group
Location 27, Eustace Street, Dublin 2, D02 KN72
Registration Date 21/02/2025

Additional Information

Proposal: EXT. OF DURATION : PROTECTED STRUCTURE: planning permission for change of use of 27, Eustace Street, Dublin 2 (a protected structure) from ground floor retail jewellers and associated basement and first floor light industrial use, and office and apartment use at second and third floors, and alterations to the internal layout, to provide for a coffee shop, and two en suite hotel bedrooms, including one invalid friendly bedroom and one ensuite bedroom in single storey extension to the rear, at ground floor; kitchen, staff rooms, storage and plant rooms at basement level, and 9 no. en suite hotel bedrooms on first second and third floors, and the removal of all existing signage with no further changes to the existing façade.

Area	Area 1 - South East
Application Number	WEB1305/25
Application Type	Permission
Applicant	Damien Tansey
Location	65 Fitzwilliam Square North, Dublin 2, D02 KW40
Registration Date	17/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE permission for development consisting of demolition of a non original external steps to the rear of existing return at ground floor garden level, essential internal and external repairs and maintenance work, minor material alterations and new refurbishment works to an existing 4 storey over basement and 3 storeys over basement rear return office building at 65 Fitzwilliam Square North, Dublin 2 D02 KW40 (A Protected Structure) The site is located with the curtilage of a Protected Structure RPS Ref 2860 and is located within an Architectural Conservation Area External works to include: • Removal of non original copper sheeting to main roof and its replacement with Blue Bangor slate roof, new lead centre valleys and parapet with cast iron rain water goods to the rear elevation. • Repairs and reslating of hipped roof to the rear return with new lead flashing to the existing chimney and new cast iron rainwater goods. • Removal of non original steel window at 3rd floor level front elevation and replacement with appropriate style like for like 3 over 3 sliding sash window. • Repairs and upgrading of all original historic sliding sash windows. • Reinstatement of historic decorative lead fan light and side lights to main entrance. • Repointing in lime mortar front and rear elevational brickwork including return building. Provision of external feathered lime mortar reveals to all windows in lieu of existing sand and cement surrounds. • Repair and cleaning of granite rusticated blockwork to front entrance and basement elevations, repair and cleaning of granite steps, cills, parapet and plinth. • Repair of historic front iron railings and gate to front elevation/repair of historic iron window rails to first floor front windows. • Provision of new contemporary styled French door and screen at lower ground level of rear return. • Removal of non original window and door to rear of existing return at lower ground floor level and provision of replacement sash windows to match existing overhead. • Repairs and refurbishment of existing under footpath stores to front. • Removal of redundant services/cables in the front and rear elevations. • Provision of discrete recessed downlighter in transom over front door and provision of 2 no. uplighters withing the external side of the front fan light. • Provision of new replacement business wall plaque mounted on granite walling to side of front entrance door. • Provision of wall vent openings for room ventilation to front and rear elevations. • Provision of external air conditioning units within centre valley of the main roof together with provision of PV solar panels to the roof slopes. • Repairs of existing brick boundary walls, site associated works to include landscaping, revised s/w and foul drainage and bicycle storage to rear. Internal works to include: • Replacement and upgrading of all existing services including plumbing, electrics, heating, air conditioning, lighting, ventilation, fire alarm and fire escape signs. • Floor strengthening and repairs to all floors • Upgrading an refurbishment of existing rear return providing new layouts to provide canteen, tea stations and updated sanitary/changing facilities and meeting rooms at all 4 levels throughout with replacement fire rated steel/glass doors to existing staircase openings at each level. • Provision of new internal fire rated glazed screen to side of existing basement stairs. • Provision of new double doors between two main reception rooms at entrance level. • Removal of lower ground floor later concrete floor complete with underfloor heating. • Repairs and upgrading works to all ceilings including repairs and cleaning of all cornice work and centre roses. • Provision of sound proofing to floors • Refurbishment of all original historic fireplaces and removal of all non original fire surrounds. • New internal desk layout and related furniture • Provision of new floor finishes and complete internal redecoration. • Upgrading of existing internal doors to provide required fire ratings • General internal improvement works and other minor associated alterations. • Modification of non original clerestory window to main stairwell.

Area	Area 1 - South East
Application Number	WEB1307/25
Application Type	Permission
Applicant	Joe Murphy
Location	Emerald Cottages, to the rear of 14 Grand Canal Street Upper Dublin 2
Registration Date	17/02/2025

Additional Information

Proposal: The demolition of the existing two storey commercial premises and the construction of a two-storey-two-bedroom dwelling with an enclosed terrace garden at first floor level, at Emerald Cottages to the rear of, 14, Grand Canal Street Upper, Dublin 2.

Area	Area 1 - South East
Application Number	WEB1309/25
Application Type	Permission
Applicant	Mink Fusion Ltd
Location	17, South Great George's Street, Dublin 2, D02 HD76
Registration Date	17/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Dublin City Council -Planning permission is sought by Mink Fusion Ltd for a change of use of the former Rustic Stone Restaurant building, 17, South Great Georges Street, and Exchequer Street, Dublin 2 (Protected Structure). The building is located within the South City Retail Quarter Architectural Conservation Area.. The development will consist of a change of use from use as a licensed restaurant to use as a gastropub. Permission is also sought to carry out internal alterations to include, removal of non-original stairs from ground floor to basement and reinstatement of floor in lieu, original and truncated basement stairs to be replaced with new stairs in similar but altered location, new emergency escape door from kitchen at basement, alteration of non-original stud work at bottom of central stairs in basement, creation of void at new stairs to basement, removal of non-original South Great George's street lobby, reinstating original door on South Great George's street, third floor removal of demonstration kitchen and cold room and removal of non-original partitions to form open plan office area to serve the premises.

Area	Area 1 - South East
Application Number	WEB1322/25
Application Type	Permission
Applicant	Hibernia Real Estate Group Limited
Location	Site of 0.56 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2
Registration Date	19/02/2025

Additional Information

Proposal: The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Clanwilliam Place, to the East; Love Lane to the West and Mount Street Lower, to the South West. The proposed development consists of minor amendments to the permitted redevelopment of the existing Elm House (D02 A344), Block 1 Clanwilliam Court (D02 CF97), Clanwilliam House (D02 CV61), Marine House (D02 FY24) office buildings and former Clanwilliam Court Block 6 apartment building (D02 NR22) as permitted under DCC Reg. Ref.: 4126/22, ABP Ref.: PL29S.314983. The proposed amendments include: • Reconfiguration of the permitted lower ground floor to include for a reduction in the social hub space, reduction in the size of ancillary kitchen area associated with ground floor café unit, relocation of permitted gym unit and

subsequent increase in office floorspace at this level. Additional reconfiguration of permitted cycle parking area, with no reduction in parking spaces, and associated cycle facilities. • Reconfiguration of permitted ground floor level to include for a relocated gym reception/juice bar, of 89 sq.m, from Clanwilliam Place to Mount Street Lower, filling in of previous double height space to lower ground resulting in an increased reception/social hub of 823 sq.m at this level, increase in permitted retail/restaurant/café unit from 141 sq.m to 191 sq.m through removal of previously included fire access corridor and associated minor façade alterations to doors and glazing. • Reconfiguration of permitted first floor level include double height space to ground floor level to include for increased office space. • Reconfiguration of permitted basement level to facilitate changes to plant areas and internal routes. There is no change to permitted car parking or cycle parking numbers other than a reconfiguration to now accommodate cargo bike parking. An increase in associated cycle facilities i.e. shower and lockers is included for. • Minor alteration of 2 no. permitted courtyard/lightwells at the centre of the building and relocation of sanitary facilities resulting in minor floor space increase from second to seventh floor levels. • Alterations to the permitted northern façade of the building to incorporate changes required under Condition 2 of DCC Re. Ref.: 4126/22, ABP Ref.: PL29S.314983 and to provide for minor increase in panelled areas and to facilitate improved fire requirements. • These changes do not result in any increase in overall size of the building but a minor increase in overall gross floorspace of 194 sq.m from 36,657 sq.m to 36,851 sq.m (incl. basement areas). • Alterations to permitted external landscaping onto Clanwilliam Place to include relocated external stair to lower ground level from Mount Steet side to Clanwilliam Place.

Area	Area 1 - South East
Application Number	WEB1331/25
Application Type	Permission
Applicant	Broadfield Development Ltd
Location	6, 7 and Part 8, Hagans Court, Lower Baggot Street Dublin 2
Registration Date	20/02/2025

Additional Information

Proposal: Dublin City Council - Planning permission is sought by Broadfield Development Limited for development at numbers 6/7, part 8, Hagans Court, Lower Baggot Street, Dublin 2. The development involves the variation of the planning permission granted on 2nd September 2021 (Reg. Ref. 2391/21) for the demolition of all structures on site and the construction of two no. three storey, 3-bedroom dwellings in its place. Permission is sought to vary the development to provide two number three storey 2-bedroom dwellings in its place. The application is the result of a marginal reduction to the size of the site. The buildings approved were to have floor area of 166.5 sq.m and 157.3 sq.m. on a site of 182 sq.m. Permission is now sought for buildings of 154.7 sq. m and 157.3 sq.m on a site of 173 sq.m, to the same internal design and elevation to the street.

Area	Area 1 - South East
Application Number	WEB1333/25
Application Type	Permission
Applicant	Build-A-Bear Workshop UK Ltd
Location	47, Grafton Street, Dublin 2
Registration Date	20/02/2025

Additional Information

Proposal: New fascia sign 'Build A Bear' logo, 'Build-A-Bear Workshop' wording & colours.

Area	Area 1 - South East
Application Number	WEB1339/25
Application Type	Permission
Applicant	Nifemi Ltd
Location	22A and 24 South Lotts Road and 101 Gordon Street, Ringsend, Dublin 4, D04 VA09
Registration Date	21/02/2025

Additional Information

Proposal: The development will consist of: A) Interior alteration throughout 22A and 24 South Lotts Road and 101 Gordon Street to accommodate the following change of uses; the conversion of 101 Gordon Street back to a single dwelling, from existing use as part residential, part office; the conversion of 24 South Lotts Road on ground floor level from existing use as part office, part residential to proposed use as part café/restaurant, part residential; the conversion of 22A South Lotts Road from its most recent use as a hair dressers to proposed use as an office. B) Works to 101 Gordon Street include; interior alterations; two storey extension to the rear; dormer extension to the rear; dormer extension to the front; relocation of the existing entrance door along the front façade on Gordon Street. C) Works to 24 South Lotts Road include alterations to the façade at ground level along Gordon Street and South Lotts Road; three storey extension to the rear of 24 South Lotts Road; dormer extension to the front along Gordon Street; alterations to the existing pitched roof along South Lotts Road; provision of a duplex three bed apartment occupying first and second floor levels of 24 South Lotts Road with terrace above 22A South Lotts Road. D) Removal of 6 no. car parking spaces from the forecourt in front of 24 South Lotts Road to provide a landscaped outdoor seating area enclosed by a pergola structure incorporating signage for use by the café/restaurant; and the provision of a bin store and 8 no. bicycle parking spaces. E) The reconstruction of 22A South Lotts Road. F) Hard and soft landscaping and all associated site development works above and below ground.

Area	Area 1 - South East
Application Number	WEB1792/24
Application Type	Permission
Applicant	MONKEY & FOX LIMITED
Location	Ever Ready Unit, Brookvale Road, Dublin 4, D04 E7Y7
Registration Date	19/02/2025

Additional Information Additional Information Received

Proposal: Two-storey extension to the side and first floor extension over the existing restaurant. A new side entrance and stairs to the first floor. All to provide additional seating. New signage to the front.

Area	Area 1 - South East
Application Number	WEBDSDZ1350/25
Application Type	Permission
Applicant	Misery Hill Entertainment Limited
Location	9, Hanover Quay, Dublin 2
Registration Date	21/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission at 9 Hanover Quay, and adjoining Grand Canal Dock, Dublin 2, both protected structures. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area. The proposed development consists of the change of use from dwelling to mixed use café/bar with soundproof entertainment venue, 35 bedroom hotel, removal of non-historic

internal walls, insertion of floor openings for lifts and stairs, enlargement of one opening in the north wall of the protected structure, raising roof truss level at No 9 Hanover Quay, demolition of modern conservatory and replacement with a building adjoining the protected stone malt house building, with access to quayside, two-storey extension above existing roofline, green roof with solar panels, extended basement, and ancillary siteworks to facilitate access to the venue.

Area	Area 1 - South East
Application Number	SHD0008/20/X2
Application Type	Extension of Duration of Permission
Applicant	Derryroe Ltd
Location	36,38, 40 Herbert Park & 10 Pembroke Place, Dublin 4 (ABP-307197-20 as amended by ABP-307197-20M)
Registration Date	21/02/2025

Additional Information

Proposal: EXT. OF DURATION: The proposed residential development, at Nos. 36, 38 and 40 Herbert Park, comprises an apartment building (c. 10,465 sq. m GFA), at modulating height of 4, 6, 8 and 12-storeys, over a basement (3 split levels), accommodating: 105no. dwellings (37no. 1-bed, 66no. 2-bed and 2no. 3-bed apartment units), all with private balconies; and, internal residential amenity space (c. 210 sq. m gross floor area) at basement Level -01. Ancillary external amenity open space is at ground level and at 6th floor roof garden (total c.1, 852 sq m). The proposed commercial development (c. 600 sq. m GFA), at 10 Pembroke Place, comprises 10no. aparthotel bedroom suites (c. 440 sq. m), guests' common room and lobby (c. 160 sq. m), accommodated in 2no. new floors to the existing permitted aparthotel building, resulting in a 6-storey aparthotel building (over podium) with 5th floor set back. And, all associated and ancillary site development works, hard and soft landscaping, external lighting and boundary treatment works, to serve the proposed residential development, including: Demolition of existing detached house at No. 40 Herbert Park; Modification of 1no. existing vehicular site entrance, at No. 40 Herbert Park, to access proposed residential basement car park; Incorporation of 2no. existing pedestrian entrances on the western Herbert Park (road) site boundary; 84no. residential car parking spaces (3no. at surface level and 81no. at basement levels); 130no. residential bicycle parking spaces at surface level; 1no. ESB substation and switch room; Ancillary plant, bin storage and stores at basement levels; Ancillary plant and telecommunications antennae at roof level (Level 12); Ancillary public realm and surface water drainage infrastructure works including in the public road at Herbert Park, Pembroke Place and Ballsbridge Terrace. The demolition of the buildings at Nos. 36 and 38 was carried out under planning permission (An Bord Pleanála ref:300976; DCC Reg. Ref. 3970/17) and the current application seeks to amend that permission by proposing to complete the development of the site in accordance with the plans and particulars lodged with this application in the context of the proposed development as set out above. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016-2022. The application also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.herbertparkshd.com. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if

carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: - • the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, • the subject matter of the submission or observations, and • the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism is available on the website of An Bord Pleanála at the following link <http://www.pleanala.ie> or on the Citizens Information Service website: www.citizensinformation.ie Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3064/25
Application Type	Permission
Applicant	Michelle Benson
Location	56 Mount Drummond Square, Harold's Cross, Dublin 6 , D06C9K8
Registration Date	17/02/2025
Additional Information	
Proposal:	Planning permission for the construction of a new 6sq. m addition to the existing 11.5 sq. m flat roofed single storey extension at ground floor level and a new 16sq. m flat roofed extension to the first floor of the existing two storey terraced dwelling and to include ancillary works

Area	Area 1 - South East
Application Number	3068/25
Application Type	Permission
Applicant	Marita and Mark Gilmartin
Location	23 Garville Avenue, Dublin 6, D06K681
Registration Date	18/02/2025
Additional Information	
Proposal:	PROTECTED STRUCTURE : The development will consist of the demolition of conservatory extension , wc extension , one storey lean-to extension and garage to rear of site. The construction of a single storey pitched and flat roof extension to the rear of existing house with associated rooflight ; specific internal layout changes ; associated internal refurbishment and

fabric repairs ; renewal of all mechanical and electrical installations ; refurbish/repair of the existing sash windows and external joinery ; re-slating/repair of the existing roofs and insertion of conservation grade rooflight to facilitate future roof maintenance and ancillary landscaping works .

Area	Area 1 - South East
Application Number	3076/25
Application Type	Permission
Applicant	Antoinette Mc Donald
Location	55 Frankfort Avenue, Dublin 6, D06V4F8
Registration Date	21/02/2025
Additional Information	
Proposal:	The creation of new vehicular entrance off Frankfort Avenue including partial removal of hedge , railing and plinth and installation of new double gates to serve an of-street disabled parking space .

Area	Area 1 - South East
Application Number	4436/24
Application Type	Permission
Applicant	Sean Osborne
Location	Apartment 3, No. 10B-11 Essex Street East, Dublin 2, D02NP83
Registration Date	17/02/2025
Additional Information	Additional Information Received
Proposal:	Extend the existing rooftop stair enclosure on the existing roof terrace to create a goldsmith studio consisting of an additional area of 20sq. m. The proposed structure will be contained within a height of 3.7m above the existing terrace level , it will have a flat roof and finish will be rendered to match the existing stair enclosure .

Area	Area 1 - South East
Application Number	WEB1308/25
Application Type	Permission
Applicant	Lorcan Murtagh
Location	12, Donnybrook Court, Dublin 4, D04 E8P6
Registration Date	17/02/2025
Additional Information	
Proposal:	The development will consist of: Modifications to the existing Northeast Gable Elevation and the lean-to roof at the rear of the dwelling. The alterations will involve the installation of two number tall windows at ground floor level, the addition of a rooflight in the lean-to roof, all necessary site works to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1311/25
Application Type	Permission
Applicant	Carl Murphy
Location	10 Parkview Place , Ringsend, Dublin 4, D04 V2T3
Registration Date	18/02/2025
Additional Information	

Proposal: Proposed ground, first, and second-floor rear extension to provide additional living space, with a flat roof.

Area Area 1 - South East
Application Number WEB1313/25
Application Type Permission
Applicant Patrick Rooney
Location 28 Belgrave Road, Rathmines, Dublin 6, D06 EF89
Registration Date 18/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Refurbishment and extension of the existing building, reverting the current arrangement of a two-storey dwelling over a basement apartment back to a single 3-bed family home. Works include repairs to the existing original windows, brick wiggling to the front elevation, reinstatement of the stairs to the lower ground floor, thermal upgrades to the existing house, a new single-storey extension to the rear, the creation of a new vehicle access for 1no. car parking space to the rear, demolition of the derelict lean-to extension to the rear, and all associated site works. The building is within a conservation area and is a protected structure.

Area Area 1 - South East
Application Number WEB1314/25
Application Type Permission
Applicant Laurence Óg O' Brien and Elena Sullivan
Location 51, Sandymount Road, Sandymount, Dublin 4, D04 H348
Registration Date 18/02/2025

Additional Information

Proposal: The development will consist of the demolition and reconstruction of the existing three-storey 'outrigger' extension to the rear with some minor elevational changes, including replacing an existing window to the rear at upper ground level with a pair of French doors, and the construction of a new single-storey 55m2 extension to the rear at lower ground (garden) level. Minor internal modifications are proposed, as well as a new roof window (not visible from the highway). The proposed works will also include a full window replacement schedule throughout and all associated site works.

Area Area 1 - South East
Application Number WEB1315/25
Application Type Permission
Applicant Phillip Stewart and Holly Kearns
Location 23 Athlumney Villas, Ranelagh, Dubin 6 . D06PD29
Registration Date 18/02/2025

Additional Information

Proposal: Demolition of part single storey structure to rear and the construction of a new flat roof extension at first floor level to rear , with internal alterations and ancillary work .

Area Area 1 - South East
Application Number WEB1316/25
Application Type Permission

Applicant	Investeraze Limited
Location	Coolraine, 2B, Dartry Road, Dublin 6
Registration Date	18/02/2025

Additional Information

Proposal: The development will consist of the following. Demolition of existing single-storey lean-to extensions to side and rear, sheds and garage to rear and removal of the rear-return chimney on all levels; the construction of new single-storey extension to side and rear with associated site works; and insertion of new window in the existing gable wall at First Floor level. The development will include alterations to the internal layout of the return at Ground Floor level, insertion of an ensuite bathroom on the first floor and roof repair as required.

Area	Area 1 - South East
Application Number	WEB1317/25
Application Type	Permission
Applicant	Caroline & Padhraig Fleming
Location	20, Northbrook Road, Ranelagh, Dublin 6, D06 PF22
Registration Date	18/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE (Record no. 5864): The development will consist of: a) Change of use from 3 apartments to a single-family home for the applicants' family. b) Demolition and removal of modern rear single storey extension. c) Retention of the existing and original two storey extension and construction of new single story with glazed gallery extension at the rear of the house and existing rear return, The Lower Ground Floor (LGF) is to contain an open plan living space with kitchen dining and living and the existing external rear granite steps are to be retained, repaired and to rise to a gallery at Upper Ground Floor level (UGF) with access to a landing in the rear return. d) The original shape and form of the rooms at UGF are to be retained and used as per their original purpose that is living, dining room and lounge room. e) The shape and form of the two main bedrooms to the First Floor (FF) of the house are to be retained and renovated and reused as bedrooms for the family. The rear room at FF is to be divided into a main bathroom for the house, a walk-in wardrobe and ensuite. The UGF room in the rear return is to become a study/home office and visitor WC. f) The LGF is to have one bedroom to the front with ensuite and a family room to the rear and ancillary kitchen to LGF, dry goods stores, entrance hall and boot room. g) All historic and original features including joinery elements, doors, architraves, skirtings, picture rails timber staircase to be retained, cleaned, repaired and decorated. h) All internal and original plasterwork, cornices and decorative plaster features to be cleaned, repaired and decorated. New appropriate ceiling roses to match originals to be supplied and fitted. i) The existing roofing slates, ridge pieces to be retained and reused. The central valley gutters are to be relined with copper linings and to deliver to cast-iron gutters and downpipes to replace existing PVC type. Provision for roof light AOV over main stair to rear façade, second rooflight to family bathroom on inner slope. j) The five chimneys are to be cleaned, relined and the pots are to be rebidged in lime mortar. All flashings to be removed and replaced with new matching flashing. k) Demolition of side rear derelict timber garage and retention and repair of rear granite boundary wall. Insertion of new sliding double timber gate to allow vehicle entry and parking in rear garden. Relocation of rear side door in red brick side wall to permit new universal access ramp. Provision for timber lightweight structure pergola area and landscaping to the rear. l) Retention of existing cast-iron front pedestrian gate and creation of new double gate based on existing cast-iron gate with matching cast-iron motif to accommodate a car space in front garden to comply with criteria in the current Development Plan. m) Front façade brickwork and all features and details to be cleaned, pointing to be raked out and re-pointed in accordance with the original sample of repointing at the front door lobby. Side Elevation non original sand and cement to be removed and replaced with lime render. Rear Elevation sand and cement render to be removed and granite stone façade to be cleaned, repaired

and repointed. Rear Return brick elevation, to be cleaned, repaired and repointed. All windows and door to be retained, cleaned, repaired, draught proofed and painted. Existing windows, historic glazing and external doors to be retained, cleaned, repaired and draughtproofed. n) Cast-iron railing to the granite staircase to be retained cleaned, repaired, including strengthening and painted. o) Conservation of historic fabric, renovation, and alterations to the existing buildings, including all associated site works. Conservation of house including historic and original fabric, repairs and alterations to be carried out in compliance with conservation best practice.

Area	Area 1 - South East
Application Number	WEB1319/25
Application Type	Permission
Applicant	Hon Keung Wilson and Yuk Mei Cheng
Location	2A, Durham Road, Sandymount, Dublin 4
Registration Date	18/02/2025
Additional Information	
Proposal:	A single story pitched roof side extension and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1320/25
Application Type	Permission
Applicant	Christopher and Angela Ward
Location	28, Saint John's, Dublin 4, D04 E2Y4
Registration Date	18/02/2025
Additional Information	
Proposal:	Conversion of their attic to non-habitable accommodation and a bathroom including a dormer window to the rear and 3 velux rooflights to the front, all at roof level.

Area	Area 1 - South East
Application Number	WEB1323/25
Application Type	Permission
Applicant	Carmel Murphy and Colm Gilmore
Location	20 Palmerston Park, Rathmines, Dublin 6
Registration Date	19/02/2025
Additional Information	
Proposal:	PROTECTED STRUCTURE - The development will consist of the demolition of the 20th century non-original two-storey side extension and single storey side lean-to shed, removal of external rear modern shed, and rear cast-iron stairs to upper ground floor. The proposed works include the construction of a part single and part two-storey side and rear addition, containing a new entrance, living, and plant rooms at lower ground floor and a kitchen and dining room at upper ground floor. Alterations to the existing structure at lower ground floor include the opening up of an internal non-original hallway partition wall, new stairs in the original location to the upper ground floor, and the blocking up of an internal rear window. At upper ground floor, alterations include a new opening in the entrance hall and rear wall linking to the proposed kitchen and the removal of a non-original partition in a room-linking door opening. At first floor level, the partial removal of two non-original partitions and enlargement of an existing partition opening. All existing windows to be retained and restored and non-original single glazing to be replaced with double glazing. Externally, the existing entrance gate to Palmerston Park is to be enlarged for car access and to

the rear, a boundary wall and lean-to shed are proposed and all associated hard and soft landscaping.

Area	Area 1 - South East
Application Number	WEB1325/25
Application Type	Permission
Applicant	Kyran McLaughlin
Location	12, Argyle Road, Dublin 4, D04 N9W9
Registration Date	19/02/2025
Additional Information	

Proposal: Development comprising; a) construction of a single storey extension to rear, b) attic conversion to habitable use including the construction of a dormer window to rear plane of main roof and pitch to gable roof extension to side, c) alterations to fenestration to rear and side, d) internal modifications and e) all necessary site works at 12 Argyle Road, Dublin 4. The site is located in Architectural Conservation Area (ACA). The works will also include; f) boundary adjustments to no. 14 Argyle Road, Dublin 4.

Area	Area 1 - South East
Application Number	WEB1338/25
Application Type	Permission
Applicant	John McEvoy
Location	13, Raphoe Road, Dublin 12
Registration Date	21/02/2025
Additional Information	

Proposal: Planning permission sought to construct vehicular access to facilitate off street parking and EV charging, and ancillary works including dishing of footpath. The planning permission is for the demolition of a section of the boundary wall at the front of the property to facilitate off-street parking and EV charging. Permission is also sought for dishing of the footpath to facilitate vehicular access.

Area	Area 1 - South East
Application Number	WEB1340/25
Application Type	Permission
Applicant	Pat O'Neill
Location	74, Pembroke Cottages, Donnybrook, Dublin 4 , D04E6A0
Registration Date	21/02/2025
Additional Information	

Proposal: Planning permission for contemporary dormer to rear of existing roof to create additional bedroom all with associated ancillary works.

Area	Area 1 - South East
Application Number	WEB1348/25
Application Type	Retention Permission
Applicant	Dublin Letting & Management Ltd
Location	13, Moyne Court, Ranelagh, Dublin 6, D06 KT20
Registration Date	21/02/2025
Additional Information	

Proposal: RETENTION - Planning Permission for the Retention of a single storey extension to the rear of No. 13 Moyne Court, Ranelagh, Dublin 6, D06 KT20.

Area Area 1 - South East
Application Number WEB1349/25
Application Type Permission
Applicant Catherine Mullarkey Peter Barrett
Location 30, Fitzwilliam Street Upper, Dublin 2, D02 X205
Registration Date 21/02/2025
Additional Information

Proposal: PROTECTED STRUCTURE: the development will consist of the change of use of the lower ground floor level (c. 118sq.m) from offices to a residential unit; modifications to the internal layout on the lower ground floor to include the demolition of non-historic partitions and provision of new lightweight partitions to accommodate the proposed internal layout including the reconfiguration of the bathrooms to the rear; the removal of the existing steel grilles to the existing rear windows at lower ground floor level; the lowering of the existing floor level to the rear return to allow for a minimum floor to ceiling height of 2.4m; all associated internal fire stopping works; and all associated site works to the existing four-storey over basement terraced building. No. 30 Fitzwilliam Street Upper, Dublin 2, is a protected structure (RPS no. 2908).

Area Area 1 - South East
Application Number WEB1352/25
Application Type Permission
Applicant Judith Mulvihill
Location 16 Clareville Road, Dublin 6W, D6W DX28
Registration Date 21/02/2025
Additional Information

Proposal: PERMISSION The development will consist of: Single-storey sloped-roof front and side extension with a front window and rooflight. Attic conversion for storage with raised side gable, rear dormer, and two front Velux windows. Two-storey front and rear extensions, including garage conversion.

Area Area 1 - South East
Application Number WEB2301/24
Application Type Permission
Applicant Niall Vaughan
Location 28, Daniel Street, Portobello, Dublin 8, D08 X7DD
Registration Date 18/02/2025
Additional Information Additional Information Received

Proposal: Conversion of attic to bedroom/storage with an increased ridge height of 430mm to 5530mm, dormer extension to rear, 2no. proposed Velux windows to the front of the dwelling, removal of ground level rear window, 1no. opaque window to rear, and associated site works at 28 Daniel Street , Dublin 8 , D08 X7DD

Area 1 Decisions

Area	Area 1 - South East
Application Number	0034/25
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	18/02/2025
Applicant	Ms. Dazhun Zhang
Location	17 Merrion Square, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Repair works to existing timber sliding sash windows. 2. Repair works to wrought iron railings in rear garden. 3. Repair works to garden walls. 4. Replacement of modern stainless steel guard rail with iron railing to match existing wrought iron railing.

Area	Area 1 - South East
Application Number	0035/25
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	17/02/2025
Applicant	Meta
Location	Fibonacci Square, Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: EXPP: Introduction of an additional accessible door immediately adjacent to existing revolving door to side elevation of Block 2 at lower courtyard level.

Area	Area 1 - South East
Application Number	0038/25
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	17/02/2025
Applicant	Trinity College Dublin
Location	Trinity College Dublin Campus, College Green, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Replacement of an existing timber ladder with a galvanised metal ladder. 2. Addition of a lightning rod to the cross at the top of the tower.

Area	Area 1 - South East
Application Number	3072/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/02/2025
Applicant	Carlisle Health and Fitness Club Limited
Location	BD Gyms, 52/54 kimmage Road West, Terenure, Dublin 12

Additional Information

Proposal: The development will consist of the construction of 3 new Padel Tennis Courts with a canopy over , an ancillary administration/support cabin and all ancillary site works and services .

Area	Area 1 - South East
Application Number	3270/24
Application Type	Retention Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	20/02/2025
Applicant	Angela Grehan
Location	45 Rathmines Road Upper, Rathmines, Dublin 6
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE:RETENTION/PERMISSION : the development consists of 1. retention for alterations to the rear of the first floor & second floor of the previously permitted rear three-storey extension (Ref: 3054/00) to include amendments to the internal layout which separates the single first & second-floor duplex unit, into two separate accommodation units on each floor, each accessed from common circulation space.2. retention sought for the 14.4m2 single-storey extension to the rear which will become a communal laundry and storage area. 3. permission sought for a reduction of existing units from 10 to 8. The reduction will be achieved by combining two existing units into one unit and by turning the rear ground floor apartment into the communal laundry and storage area. The pre-63 agreement is for 9 units.

Area	Area 1 - South East
Application Number	3619/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	17/02/2025
Applicant	Aquamarine Wellness Ltd
Location	No. 6 St. Andrew's Street, Dublin 2
Additional Information	

Proposal: RETENTION: For change of use-retention planning permission from office to use to skin and beauty care including waxing treatments, with facial and hair treatments on the basement, ground floor, first floor, second floor & third floor of no. 6 St. Andrew's Street, Dublin 2. This location is a Conservation area.

Area	Area 1 - South East
Application Number	4362/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	Fiona Collins and Peter Bishoff
Location	110 Rathdown Park, Terenure, Dublin 6w, D6WX074
Additional Information	Additional Information Received

Proposal: The proposed development will consist of : (a) alteration to front, rear and side facades,(b) first floor extensions to front and rear and new associated flat roof to the whole dwelling (c) single storey extension to rear and side of existing dwelling, (d) first floor balcony to rear and side of existing dwelling over ground floor single storey extension, (e) garage conversion to habitable space and new associated flat roof and all associated works.

Area	Area 1 - South East
Application Number	4455/24
Application Type	Permission

Decision	ADDITIONAL INFORMATION
Decision Date	18/02/2025
Applicant	Bianca Menke Barea
Location	1 Cambridge Road, Rathmines , Dublin 6, D06 HA89

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed works will consist of the demolition of a 64sq. m existing single storey flat roofed extension at the rear of the property and construction of a new 33sq. m single storey floor roofed extension to the rear of the property . The proposal also includes alterations to the external layout and all associated site works.

Area	Area 1 - South East
Application Number	4467/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	Ciaran , Stephen and Oliver McGrath
Location	33 and 34 Dame Street, Dublin 2, D02WY24

Additional Information

Proposal: The development will consist of : 1. Change of use at 1st , 2nd , 3rd , 4th , and 5th floor levels from educational to residential apartment use, with material alterations to the internal layout to form 14 apartment units (11no. 1-bedroom units , 1 no. 2-bedroom units and 2 no 3-bedroom units) . 2. Dame Street facade: Renovation of the existing mansard structure to the 5th floor to no. 33 to replicate the existing , installation of new windows to 1st , 2nd , 3rd, 4th floors , and installation of new entrance doors and overhead sign to ground floor : 3. Dame Lane facade: installation of new windows to the existing openings to the rear of no. 33 Dame Street , installation of spandrel panels to the existing windows to the rear of no. 34 Dame Street , reconfiguration of the existing window openings to the former stairwell and installation of new windows , widening of the existing entrance doorway to ground floor and installation of new infill stone cladding to the former stairwell ; 4. Construction of a new 24sq m 1-storey flat-roofed structure at 5th floor level to the rear of no. 33 Dame Street; 5. Construction of a new roof garden and pergola to the rear at 5th floor facing level facing Dame Lane . No works are proposed internally to the ground or basement floor levels .

Area	Area 1 - South East
Application Number	WEB1267/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/02/2025
Applicant	Build -A-Bear Workshop UK Ltd
Location	47, Grafton Street, Dublin 2

Additional Information

Proposal: New Fascia Sign 'Build A Bear' Logo, Wording & Colours.

Area	Area 1 - South East
Application Number	WEB1273/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/02/2025

Applicant Optimise Design Ltd
Location 35, Dartmouth Square North, Ranelagh, Dublin 6 ,
D06XR77

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (i) the raking and repointing of the existing brick cladding on the front elevation. (ii) all necessary ancillary works to facilitate this development. This building is a protected structure.

Area Area 1 - South East
Application Number WEB1281/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/02/2025
Applicant Phillip Stewart and Hollie Kearns
Location 23, Athlumney Villas, Ranelagh, Dublin 6, D06 PD29

Additional Information

Proposal: Demolition of part single-storey structure to rear, and the construction of a new flat roof extension at first floor level to rear, with internal alterations and ancillary work.

Area Area 1 - South East
Application Number WEB1285/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/02/2025
Applicant Laurence Óg O' Brien and Elena Sullivan
Location 51, Sandymount Road, Sandymount, Dublin 4

Additional Information

Proposal: The development will consist of the demolition and reconstruction of the existing three-storey 'outrigger' extension to the rear with some minor elevational changes, including replacing an existing window to the rear at upper ground level with a pair of French doors, and the construction of a new single-storey 55m2 extension to the rear at lower ground (garden) level. Minor internal modifications are proposed, as well as a new roof window (not visible from the highway). The proposed works will also include a full window replacement schedule throughout and all associated site works.

Area Area 1 - South East
Application Number WEB1288/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/02/2025
Applicant HON KEUNG WILSON LO & YUK MEI CHENG
Location 2A, Durham Road, Sandymount, Dublin 4

Additional Information

Proposal: A single story pitched roof side extension and all associated site works and services.

Area Area 1 - South East
Application Number WEB1300/25

Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/02/2025
Applicant Charles Butler
Location 102 Baggot Lane, Dublin 4, D04 W9W3
Additional Information
Proposal: PERMISSION for personnel and vehicle access doors to accommodate off street car space.

Area Area 1 - South East
Application Number WEB1301/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/02/2025
Applicant Charles Butler
Location 104 Baggot Lane, Dublin 4, D04 E5C8
Additional Information
Proposal: PERMISSION for personnel and vehicle access doors to accommodate off street car space.

Area Area 1 - South East
Application Number WEB1307/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/02/2025
Applicant Joe Murphy
Location Emerald Cottages, to the rear of 14 Grand Canal Street
Upper Dublin 2
Additional Information
Proposal: The demolition of the existing two storey commercial premises and the construction of a two-storey-two-bedroom dwelling with an enclosed terrace garden at first floor level, at Emerald Cottages to the rear of, 14, Grand Canal Street Upper, Dublin 2.

Area Area 1 - South East
Application Number WEB1317/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 20/02/2025
Applicant Caroline & Padhraig Fleming
Location 20, Northbrook Road, Ranelagh, Dublin 6, D06 PF22
Additional Information
Proposal: PROTECTED STRUCTURE (Record no. 5864): The development will consist of: a) Change of use from 3 apartments to a single-family home for the applicants' family. b) Demolition and removal of modern rear single storey extension. c) Retention of the existing and original two storey extension and construction of new single story with glazed gallery extension at the rear of the house and existing rear return, The Lower Ground Floor (LGF) is to contain an open plan living space with kitchen dining and living and the existing external rear granite steps are to be retained, repaired and to rise to a gallery at Upper Ground Floor level (UGF) with access to a landing in the

rear return. d) The original shape and form of the rooms at UGF are to be retained and used as per their original purpose that is living, dining room and lounge room. e) The shape and form of the two main bedrooms to the First Floor (FF) of the house are to be retained and renovated and reused as bedrooms for the family. The rear room at FF is to be divided into a main bathroom for the house, a walk-in wardrobe and ensuite. The UGF room in the rear return is to become a study/home office and visitor WC. f) The LGF is to have one bedroom to the front with ensuite and a family room to the rear and ancillary kitchen to LGF, dry goods stores, entrance hall and boot room. g) All historic and original features including joinery elements, doors, architraves, skirtings, picture rails timber staircase to be retained, cleaned, repaired and decorated. h) All internal and original plasterwork, cornices and decorative plaster features to be cleaned, repaired and decorated. New appropriate ceiling roses to match originals to be supplied and fitted. i) The existing roofing slates, ridge pieces to be retained and reused. The central valley gutters are to be relined with copper linings and to deliver to cast-iron gutters and downpipes to replace existing PVC type. Provision for roof light AOV over main stair to rear façade, second rooflight to family bathroom on inner slope. j) The five chimneys are to be cleaned, relined and the pots are to be rebidged in lime mortar. All flashings to be removed and replaced with new matching flashing. k) Demolition of side rear derelict timber garage and retention and repair of rear granite boundary wall. Insertion of new sliding double timber gate to allow vehicle entry and parking in rear garden. Relocation of rear side door in red brick side wall to permit new universal access ramp. Provision for timber lightweight structure pergola area and landscaping to the rear. l) Retention of existing cast-iron front pedestrian gate and creation of new double gate based on existing cast-iron gate with matching cast-iron motif to accommodate a car space in front garden to comply with criteria in the current Development Plan. m) Front façade brickwork and all features and details to be cleaned, pointing to be raked out and re-pointed in accordance with the original sample of repointing at the front door lobby. Side Elevation non original sand and cement to be removed and replaced with lime render. Rear Elevation sand and cement render to be removed and granite stone façade to be cleaned, repaired and repointed. Rear Return brick elevation, to be cleaned, repaired and repointed. All windows and door to be retained, cleaned, repaired, draught proofed and painted. Existing windows, historic glazing and external doors to be retained, cleaned, repaired and draughtproofed. n) Cast-iron railing to the granite staircase to be retained cleaned, repaired, including strengthening and painted. o) Conservation of historic fabric, renovation, and alterations to the existing buildings, including all associated site works. Conservation of house including historic and original fabric, repairs and alterations to be carried out in compliance with conservation best practice.

Area	Area 1 - South East
Application Number	WEB1323/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/02/2025
Applicant	Carmel Murphy and Colm Gilmore
Location	20 Palmerston Park, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE - The development will consist of the demolition of the 20th century non-original two-storey side extension and single storey side lean-to shed, removal of external rear modern shed, and rear cast-iron stairs to upper ground floor. The proposed works include the construction of a part single and part two-storey side and rear addition, containing a new entrance, living, and plant rooms at lower ground floor and a kitchen and dining room at upper ground floor. Alterations to the existing structure at lower ground floor include the opening up of an internal non-original hallway partition wall, new stairs in the original location to the upper ground floor, and the blocking up of an internal rear window. At upper ground floor, alterations include a new opening in the entrance hall and rear wall linking to the proposed kitchen and the removal of a

non-original partition in a room-linking door opening. At first floor level, the partial removal of two non-original partitions and enlargement of an existing partition opening. All existing windows to be retained and restored and non-original single glazing to be replaced with double glazing. Externally, the existing entrance gate to Palmerston Park is to be enlarged for car access and to the rear, a boundary wall and lean-to shed are proposed and all associated hard and soft landscaping.

Area	Area 1 - South East
Application Number	WEB1333/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/02/2025
Applicant	Build-A-Bear Workshop UK Ltd
Location	47, Grafton Street, Dublin 2
Additional Information	
Proposal:	New fascia sign 'Build A Bear' logo, 'Build-A-Bear Workshop' wording & colours.

Area	Area 1 - South East
Application Number	WEB1338/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/02/2025
Applicant	John McEvoy
Location	13, Raphoe Road, Dublin 12
Additional Information	
Proposal:	Planning permission sought to construct vehicular access to facilitate off street parking and EV charging, and ancillary works including dishing of footpath. The planning permission is for the demolition of a section of the boundary wall at the front of the property to facilitate off-street parking and EV charging. Permission is also sought for dishing of the footpath to facilitate vehicular access.

Area	Area 1 - South East
Application Number	WEB2259/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/02/2025
Applicant	Ronan Crinion and Johnny Marcelin
Location	73A, Pembroke Lane, Ballsbridge, Dublin 4
Additional Information	Additional Information Received
Proposal:	new dormer roof extension with window above existing ridge height to existing converted attic at rear of existing house

Area	Area 1 - South East
Application Number	WEB2477/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025

Applicant Niamh Long
Location 15 Ashfield Avenue, Ranelagh, Dublin 6, D06 F621
Additional Information Additional Information Received
Proposal: The development consists of the construction of a two storey rear extension comprising a ground floor kitchen and living space extension with a first floor, set-back, bedroom and bathroom extension over. The proposal also includes for the provision of a rear facing dormer in order to facilitate an attic conversion. It is also proposed to install two new velux roof lights to the front facing roof pitch together with one new velux roof light to the rear facing roof pitch. The proposal allows for enlarging an existing first floor bedroom window the rear to improve light penetration. The works are to be carried out in conjunction with all associated and necessary internal alterations, modifications and external site works, including the reinstatement of the rear boundary wall which is currently splayed within the site boundary. The demolition of the existing ground and first floor extension return is required as part of these works.

Area Area 1 - South East
Application Number WEB2531/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/02/2025
Applicant John & Marie Therese Lacy
Location 15, Sandymount Castle Park, Dublin 4, D04 XR23
Additional Information Additional Information Received
Proposal: The development will consist of: 1) The conversion of the existing attached garage to living accommodation, 2) Construction of a single storey extension to the front of the existing dwelling, 3) Internal and external alterations, 4) Increase existing vehicular entrance width, and 5) All ancillary site development works.

Area Area 1 - South East
Application Number WEB2727/24
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 17/02/2025
Applicant Joyce Kelly
Location 15 Grosvenor Road, Dublin 6 D06NX93
Additional Information
Proposal: PROTECTED STRUCUTRE: Construction of orangery of 84sqm, with balcony and partially glazed roof including the extension of the existing metal balcony to form connection, at first floor above existing garage (38sqm) and previously permitted extension of garage (63sqm) and with omission of pitched roof to these, together with previously permitted replacement of existing shed (7sqm) with new wooden garden shed (12 sqm) for bin and bike storage; and associated hard and soft landscaping, including drainage works.

Area Area 1 - South East
Application Number WEB2729/24
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/02/2025
Applicant Ventaway Limited

Location Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Additional Information

Proposal: The proposed development comprises:- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;- The arts centre is contained at ground and lower ground floor levels; - The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;- The double basement provides for 11 car parking spaces, 314 bicycle spaces, and 3 motorcycle parking spaces. 16 short stay bicycle spaces are provided at ground floor level along the western site boundary;- The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices; All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

Area	Area 1 - South East
Application Number	WEB2738/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/02/2025
Applicant	Luke Fegan
Location	3, Prince Of Wales Terrace, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE. A three-storey terraced protected structure (RPS Ref. 6861), containing 3 one-bed apartments. Works to include construction of 22.9sq.m single-storey extension to the rear (northeast) of the existing ground floor one-bed apartment, along with alterations to non-original internal partitioning, and associated upgrading works including mechanical and electrical installations, and ancillary services on the ground floor.

Area	Area 1 - South East
Application Number	WEB2742/24
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	18/02/2025
Applicant	Ciaran McGrath
Location	64, Dame Street, Dublin 2

Additional Information

Proposal: The development will consist of an extension to the existing rear three storey section of 64 Dame Street consisting of a partial 12 sqm extension at second floor level and a vertical extension creating two additional floors of accommodation above the existing, totalling 72.4 sqm of floor space. The proposed works will extend the existing two-bedroom residential dwelling of 63.4 sqm (use granted under planning permission reference 4468/23), to provide a four-bedroom residential dwelling of 135.8 sqm.

Area	Area 1 - South East
Application Number	WEB2743/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/02/2025
Applicant	Fearghal De Feu
Location	135 Rathgar Road, Dublin 6, D06 HE33

Additional Information

Proposal: PROTECTED STRUCTURE: Construction of a 71sqm two bedroom 2 storey Mews House on the vacant site to the rear of 135 Rathgar Road, Dublin 6, a Protected Structure. Access to the site is via Belleville Avenue with the existing gated garden entrance to the site relocated north towards the boundary of 135 Rathgar Road. All associated site works including repair of existing and addition of a boundary wall, landscaping, infrastructure and drainage necessary to facilitate the works.

Area	Area 1 - South East
Application Number	WEB2757/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/02/2025
Applicant	Damien Tansey
Location	Mews building on Pembroke Lane, Dublin 2 associated to, 65 Fitzwilliam Square North, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE. CHANGE OF USE. Development consisting of renovation and extension and change of use to residential of existing 2 storey mews building on Pembroke Lane, Dublin 2, associated to 65 Fitzwilliam Square North, Dublin 2 D02 KW40. (A Protected Structure). The site is located within the curtilage of A Protected Structure RPS Ref No. 2860 and is located within an Architectural Conservation Area. Works will include a new two storey extension to the rear south facing elevation comprising kitchen/ dining area at ground level with 2 bedrooms and 2 bathrooms over with a glazed link to the existing mews. The new extension will open directly to provide garden space at ground level. Works to the existing mews building will include: 1) The removal of non original window and door ope to north facing elevation creating a new arched window at ground level and reinstatement of historic archway to side passageway leading to rear of 65 Fitzwilliam Square. 2) Enlargement of existing window opening at first floor level to create link to new extension. 3) Reconstruction and handing of brick façade to Pembroke Lane with arched gateway and separate pedestrian gate to mews courtyard. 4) Repairs and upgrading works to original fabric to include reslating of roof using salvaged slate, reconstruction of decorative roof vent box, replacement of pvc with cast iron rainwater goods, repairs and repointing to existing brickwork, replacement of non original window joinery with new appropriate painted hardwood double glazed joinery. Installation of new mechanical and electrical services together with landscaping to mews courtyard and private garden area, external services, new drainage and all associated site works including repairs to existing boundary walls.

Area	Area 1 - South East
Application Number	WEB2761/24
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION

Decision Date 20/02/2025
Applicant Hugh Wallace Martin Corbett
Location 13, Williams Place South, Portobello, Dublin 08

Additional Information

Proposal: RETENTION PERMISSION for amendments relating to the approved planning application ref no: WEB-1007/21, at 13 Williams Place South, Portobello, Dublin, D08 V2X8 The permission for retention submission consists of: 1) Amendments to boundary & wall construction along the west of the site; 2) Internal room alterations over ground, first and second floor storeys resulting in an increase of floor area by 17.7m²; 3) Elevational alterations including window & door sizes & positions; 4) Omission of 2no. Chimneys; 5) Provision of gossip wall at western boundary of front yard.

Area Area 1 - South East
Application Number WEB2766/24
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/02/2025
Applicant Hibernia Real Estate Group Limited
Location Montague House, Adelaide Road,, Dublin 2 and Hardwicke House, Hatch Street Upper, Dublin 2, D02 ND9

Additional Information

Proposal: Alterations to the planning permission for the refurbishment and extension of the buildings under Register Reference 3706/21; An Bord Pleanála Reference ABP-312494-22 to provide an additional 1,433 sq. m. GFA of office accommodation (to 17,544 sq. m. GFA; an additional 7,672 sq. m. GFA to the existing building) comprising: 1) Rearrangement of permitted basement layout reducing car parking spaces from 16 no. (including 1 no. disabled space) to 6 no. (including 2 no. disabled spaces); increasing cycle parking spaces from 174 no. to 238 no.; repositioning of cycle parking areas, staff showers, changing rooms and lockers, cycle repair area, plant and tank areas, bin storage areas and provision of 1 no. motorcycle parking space; 2) Reconfiguration of layout of ground floor on the Hatch Street Upper frontage including incorporation of permitted office space for collaborative working into building reception area and repositioned ESB substation and switchrooms and on the Adelaide Road frontage to provide for extended building reception area; 3) Construction of an extension (147 sq. m.) to the permitted sixth floor office floorplate on the Hatch Street Upper frontage; 4) Construction of an extension (97 sq. m.) to the permitted seventh floor office floorplate on the Hatch Street Upper frontage including provision of a 44.5 sq. m. roof terrace; 5) Reconfiguration of the permitted roof terrace and green roof on the seventh floor on the Adelaide Road frontage including provision of a plant enclosure and extension of the area of the roof terrace from 136.8 sq. m. to 223 sq. m.; and 6) Construction of an additional office floor (1,158 sq. m.) set back from Hatch Street Upper frontage with two new roof terraces – 87 sq. m. to the north and 192 sq. m. to the south.

Area Area 1 - South East
Application Number WEB2768/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/02/2025
Applicant Corduff JG Enterprise Limited
Location Bridge House, 24/25 Parliament Street, Dublin 2, D02 X971

Additional Information

Proposal: PROTECTED STRUCTURE: (i) change of use at the basement, ground floor (no.25 and part no.24) and first floor (no.24 only) from restaurant to uses ancillary to the existing guesthouse comprising of additional 4 no. suites with bathrooms, a kitchen, a dining room, a reception area, a lobby, stores, and an accessible W.C.; change of use from restaurant at ground floor level (part no.24) to café with accessible W.C. (ii) External Modifications: (a) The removal of the non-original shopfront at ground floor level to No.25. (b) refurbishment of the shopfront to No.24 including the removal of the non-original elements to the fascia board; refurbishment of the entrance lobby to No.25. (c) The provision of a contemporary glazed shopfront to No.25 composed finished a select colour. (d) The cleaning of the re-exposed granite window cills at first floor level to No.25 (following shopfront height reduction). (e) Removal of the non-original rear return to No.25 and reinstatement of the sash window to the rear façade off the 1st floor half landing. (f) Amending the existing door opening in No.25's rear façade to form a window; forming a new door serving the rear yard. (g) Removal of redundant mechanical ventilation ductwork and electrical trays to the rear façade and return and making good opes associated with same (h) Repair of existing cracks to the front and rear façades (j) Removal of redundant signage and electrics to the front façades. (k) Provision of bench to rear façade incorporating ventilation. (l) Repainting of the front façades to select colour. (m) Repair of the cracked stone window surrounds at first floor level of Nos.24 & 25. (n) Repair cracked window cill to No.24 at second floor level. (o) Making good, cracked window reveals to the front façades. (p) Removal of paint from the window cills and cill courses to the front façades. (iii) Internal Modifications: (1) Replacement of the 2no. non-original stairs in No.24 serving basement level with a new staircase in No.25. (2) The demolition of existing walls including the existing plant room and the forming of new ones at ground floor level to accommodate 2 no. suites to the rear of the two buildings; a café to the front of No.24, a reception and lobby to front of No.25, and a new courtyard. (3) The demolition of existing walls and the forming of new ones at basement level to accommodate a dining space, modified kitchen, and the new basement level staircase in No.24 and stores in No.25. (4) Upgrading of the existing sanitary ware installation and finishes to bathroom WCs. (5) The demolition of existing walls and existing bathroom and the forming of new ones at first floor level to accommodate 2 no. suites containing a bedroom and bathroom each and new ensuite bathroom for the existing bedroom. (6) Upgrading and adaption of mechanical and electrical services to accommodate the revised layout. (7) Removal of modern wall linings at basement level and rendering of same. (8) Upgrading of the existing floors to achieve the appropriate acoustic and fire rating per the Building Regulations. No works proposed at the Second, Third, Fourth and Fifth Floor. (iv) all associated ancillary works necessary to facilitate the proposed development. The subject properties, 24-25 Parliament Street, Dublin 2, D02 X971, (RPS. No.s 6336 and 6337) are protected structures.

Area	Area 1 - South East
Application Number	WEB2770/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/02/2025
Applicant	Darac O'Neill
Location	69, Mespil Road, Dublin 4
Additional Information	

Proposal: a) CHANGE OF USE from two existing commercial office use to residential use comprising 132.4m2 b) Provision of 2nr. self-contained apartments c) All associated site works.

Area	Area 1 - South East
Application Number	WEB2771/24
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	Linda Sweeney
Location	65, Parnell Road, Dublin 12 ,D12E224

Additional Information

Proposal: Planning permission for a double storey rear extension, internal modifications, conversion of existing attic space to storage area, new porch structure and associated works. Extension works include open plan living/kitchen at ground floor and increase to bedroom and WC at first floor.

Area	Area 1 - South East
Application Number	WEB2775/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/02/2025
Applicant	Charlemont Project Limited
Location	11C and 9/14 Milltown Road, Milltown, Dublin 6., The application site consists of the Murphy and Gunn site (currently Autovision) and the former, St Joseph's Junior Education Centre, Site

Additional Information

Proposal: We, Charlemont Project Limited, intend to apply for planning permission for amendments to the development permitted under ABP Ref.: 313048-22 and DCC Reg. Ref.: 4115/21 on lands at 9/14 and 11c Milltown Road, Milltown, Dublin 6. The application site consists of the former Murphy and Gunn site (currently Autovision) and the former St Joseph's Junior Education Centre site. The proposed amendments seek to alter the permitted development from a Build to Rent apartment scheme to a standard apartment scheme, and comprises of the following:

- Omission of Condition No.s 3, 4 and 5 of the An Bord Pleanála Order under ABP Ref.: 313048-22;
- Alterations to 3 no. units at ground floor level to provide private amenity space to each unit on the north elevation, and associated alterations to the north elevation; and
- All associated site development works. The permitted development (ABP Ref.: 313048-22 and DCC Reg. Ref.: 4115/21) provides 74 no. residential units and there is no proposed change to the total number or mix of units permitted.

Area	Area 1 - South East
Application Number	WEB2779/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	John and Joan Purser
Location	34, Nutley Park, Dublin 4

Additional Information

Proposal: The proposed development will consist of (i) Demolition of existing single storey extensions to the side and rear of the existing property and removal of the existing chimney (ii) Construction of a new 2 storey extension to the side and a single storey extension to the rear (iii) Conversion of the attic to a habitable space and the introduction of 2 dormer windows to the rear (iv) Introduction of a ridge rooflight that extends to the front and rear elevation (v) Introduction of 2 velux windows to the front elevation and a single velux window to the side elevation (vi) alterations to all elevations, associated landscaping and all ancillary works necessary to facilitate development.

Area	Area 1 - South East
Application Number	WEB2784/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	David Lloyd Leisure LTD
Location	David Lloyd Leisure , Beech Hill Road, Clonskeagh, Dublin 4

Additional Information

Proposal: Conversion of existing tennis courts to padel courts and creation of outside seating area with cover and lighting

Area	Area 1 - South East
Application Number	WEB2788/24
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	20/02/2025
Applicant	Turphy Properties Unlimited
Location	No. 22, Mountpleasant Avenue Lower,, Dublin, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION PERMISSION: Planning Permission to retain the internal changes and the extension as constructed together with the following proposed remedial works: (i) Replace the timber sash windows with historically accurate sash windows, (ii) Remove ensuite from bedroom no. 1, (iii) Reinstate the rear corner of the original return and a ceiling downstand to delineate the line of the original wall, (iv) Replace internal insulation with a breathable alternative, (v) Reinstate all fireplaces and chimneys, (vi) Replace lime plaster to the front elevation, (vii) Proposed landscape screening to front garden and, (viii) All associated site works at No. 22 Mountpleasant Avenue Lower, Dublin 6, D06YE00, a Protected Structure RPS no. 5492.

Area	Area 1 - South East
Application Number	WEB2795/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	David Linehan
Location	The Creche Unit, The Harvey, Lansdowne Place, Shelbourne Road, Dublin 4

Additional Information

Proposal: Installation of 2 no. name signs; one (550mm x 450mm) to the side of existing pedestrian entrance gate on Shelbourne Road and the other (1,200mm x 1,100mm) to the side of the existing entrance door to creche unit and all ancillary site works.

Area	Area 1 - South East
Application Number	WEB2798/24
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	Póilín Nic Giolla Eóin
Location	Cratloe, 77, Merrion Road, Ballsbridge, Dublin 4, D04 Y6N6

Additional Information

Proposal: The development will consist of the demolition of plant room and rear screen wall to side of existing 3 storey semi-detached house; the subsequent construction of a new part single storey / part two storey extension to side and rear, new garden room to rear and all associated site works.

Area	Area 1 - South East
Application Number	WEB2799/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	Hibernia Real Estate Group Limited
Location	Townhall, 1, Windmill Lane, Dublin 2

Additional Information

Proposal: We, Hibernia Real Estate Group Limited, intend to apply for planning permission for development at the Townhall, located at ground floor level of an existing mixed-use development at 1 Windmill Lane, Dublin 2, D02 F206. The proposed development will consist of the change of use of 412 sqm of internal space at ground floor level, currently accessed from Windmill Lane, from 'office' use to office and corporate meeting & events space for use of Hibernia Real Estate Group Limited tenants and other businesses. No physical works are proposed and there will be no additional floor space arising from the development. Planning permission was granted for a period of 5 years under Reg. Ref.: 2834/20.

Area	Area 1 - South East
Application Number	WEB2812/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/02/2025
Applicant	Minoa Limited, Ambasaid Limited & Cuan Fund Limited
Location	Embassy House, Herbert Park Lane, Ballsbridge, Dublin 4, D04 H6Y0

Additional Information

Proposal: Minoa Limited, Ambasaid Limited, & Cuan Fund Limited intend to apply for Permission for development at this site at Embassy House, Herbert Park Lane, Ballsbridge, Dublin 4 For development comprising: Change of use of 2no. existing ground floor office units (c.329 sq m and c.382 sq m respectively) each to medical use, within an existing office building.

Area	Area 1 - South East
Application Number	WEB2815/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/02/2025
Applicant	ESB Commercial Properties Ltd .

Location James Street East, to the rear of, ESB Head Office, 27
Fitzwilliam Street Lower, Dublin 2 , D02KT92

Additional Information

Proposal: The replacement of an existing glazed door with the installation of a revolving door, and adjacent accessible door, at an existing exit/entrance, on James Street East. The proposal includes enhancements to the public realm on James Street East, with minor improvements to existing hard and soft landscaping, including a planted area, additional public seating and 4 no. cycle parking stands.

Area	Area 1 - South East
Application Number	WEB2816/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/02/2025
Applicant	Dairbhre Developments Limited
Location	Lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought by Dairbhre Developments Limited, for a residential development on lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6. The site is bounded by No. 34 Lower Rathmines Road (a Protected Structure) to the north; Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Lower Rathmines Road, Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road to the west; and Fortescue Lane and 3 no. dwellings (Bessborough Court) to the east. The proposed development will consist of the demolition of a one-storey extension to the rear of no. 46 Lower Rathmines Road and an existing two-storey structure known as the Old Coach House and the construction of 16 no. residential units within 2 no. duplex apartment blocks as follows: Block A is 3-storeys in height, consisting of 5 no. 2-bedroom apartment units on the ground floor and 5 no. 3-bedroom duplex units on the upper floors with balconies/terraces to the east and west elevations; Block B is 3-storeys in height, consisting of 1 no. 1-bedroom apartment and 2 no. 2-bedroom apartments on the ground floor, and 2 no. 3-bedroom duplex units and 1 no. 2-bedroom duplex units on the upper floors with balconies/terraces to the south elevations; bin and bicycle stores; landscaping; boundary treatments including works to existing boundary treatments; 1 no. ESB substation (which would be serviced via Fortescue Lane); all associated site infrastructure and engineering works necessary to facilitate the development. Access to the proposal will be located off 1 no. existing access point from Rathmines Road Lower.

Area	Area 1 - South East
Application Number	WEB2821/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/02/2025
Applicant	Causeway Group Limited
Location	80, Northumberland Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: For planning permission to change use of the premises

at 80 Northumberland Road, Ballsbridge, Dublin 4 (a protected structure - RPS Ref No. 5938), from resource centre to residential, all with associated site development works.

Area	Area 1 - South East
Application Number	WEBDSDZ1272/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/02/2025
Applicant	Misery Hill Entertainment Limited
Location	9, Hanover Quay, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: planning permission at 9 Hanover Quay, and adjoining Grand Canal Dock, Dublin 2, both protected structures. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area. The proposed development consists of the change of use from dwelling to mixed use café/bar with soundproof entertainment venue, 35 bedroom hotel, removal of non-historic internal walls, insertion of floor openings for lifts and stairs, enlargement of one opening in the north wall of the protected structure, raising roof truss level at No 9 Hanover Quay, demolition of modern conservatory and replacement with a building adjoining the protected stone malt house building, with access to quayside, two-storey extension above existing roofline, green roof with solar panels, extended basement, and ancillary siteworks to facilitate access to the venue.

Area	Area 1 - South East
Application Number	WEBDSDZ2772/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/02/2025
Applicant	Ringsend Irishtown Community Centre Ltd
Location	Ringsend & Irishtown Community Centre, Thorncastle Street, Ringsend, Dublin 4

Additional Information

Proposal: Temporary Planning Permission for 5 years at Thorncastle street, Dublin 4 D04 P4F3. The development will consist of the erection of a new single storey prefabricated modular unit of 46m2 and covered walkway to the rear of the existing community centre. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

Area	Area 1 - South East
Application Number	WEBLRD6058/24-S3
Application Type	Large Residential Development-3
Decision	REFUSE PERMISSION
Decision Date	21/02/2025
Applicant	1 Celbridge West Land Limited
Location	Fortfield Road, Terenure, Dublin 6W

Additional Information

Proposal: The proposal will consist of a residential development (c.28,169.5 sqm GFA excluding basement) providing 284 no. Units consisting of 19 no. 4-bed, 2-3 storey houses and 265 no. Apartments within 4 blocks ranging in height up to 6 storeys. The 4 blocks of apartments provide 10 no. studios, 117 no. 1-beds, 129 no. 2-beds, and 9 no. 3-beds, along with a creche (c.100sqm +

external space of 153sqm), community culture and arts space (c.1,214.6sqm + external spaces of 199sqm) and residential amenity space (c.301.3sqm). Block A ranges in height from 3 to 4 storeys and provides 61 no. residential units. Block B ranges in height from 4 to 5 storeys and provides 66 no. residential units. Block C ranges in height from 4 to 5 storeys and provides 74 no. residential units. Block D ranges in height from 5 to 6 storeys and provides 64 no. residential units. Blocks A and B are connected by a single storey pavilion building providing the community culture and arts space. All residential units will be provided with associated private open spaces to the north/ south/ east/ west. Vehicular/ pedestrian/ cyclist accesses will be provided from Fortfield Road with alterations to the existing boundary wall along Fortfield Road. The development will also include the upgrading of the existing Fortfield Road and College Drive junction to a 4-arm signalised junction (in conjunction with a separate, concurrent planning application to South Dublin County Council Reg. Ref. SD24A/0268W) and the relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter. The proposal will also include 165 no. car parking spaces, 633 no. cycle parking spaces and 14 no. motorcycle parking at surface and basement level (located under blocks A, B and C), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development including connection to the Uisce Eireann network. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant: www.fortfieldroadlrd2.ie

Area	Area 1 - South East
Application Number	0008/25
Application Type	Section 5
Decision	REFUSE PERMISSION
Decision Date	06/02/2025
Applicant	Paul Byrne & Samantha Flisher
Location	64 Baggot Street Lower, Dublin 2 and 5 Convent Close, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: A declaration is sought as to 'Whether the proposed temporary change of use from a Hostel to International Protection. Accommodation, and any minor ancillary works is or is not exempted development'. The proposed works mainly consists routine maintenance and repair of original features non-intrusive cleaning and painting of internal and external surfaces, and localized mechanical and electrical works to ensure compliance with active and passive cert standards. All works will adhere to conservation best practices and will not materially affect the character of the building.

*****Amendment to Week 2*****

Area	Area 1 - South East
Application Number	0040/25
Application Type	Social Housing Exemption Certificate
Decision	GRANT PERMISSION
Decision Date	14/02/2025
Applicant	Closeline Lane Ltd
Location	146-156, Harold's Cross Road, Dublin 6

Additional Information

Proposal: SHEC: Residential development of 20 apartments, consisting of 13 x 1 beds and 7 x 2 beds.

Amendment to Week 4

Area	Area 1 - South East
Application Number	0048/25
Application Type	Section 5
Decision	REFUSE PERMISSION
Decision Date	26/02/2025
Applicant	Atercin Liffey Unlimited Company
Location	Warrington House, Mount Street Crescent, Dublin 2

Additional Information

Proposal: EXPP: Window display notice located within the premises and visible through the glazing displaying the menu and prices.

Amendment to Week 5

Area 1 Appeals Notified None

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3189/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	17/02/2025
Applicant	Gerard Ganly & Pauline Mongan
Location	No. 7 Serpentine Park, Sandymount, Dublin 4, D04 A4E8
Additional Information	Additional Information Received

Proposal: The development will consist of the following: (i) demolition of a detached single storey ancillary garage; (ii) the construction of a detached, two-storey, open gable roofed, two-bedroom dwelling of contemporary design; (iii) provision of new vehicular entrance adjacent to the existing pedestrian entrance to service the existing dwelling at no. 7 Serpentine Park, providing 1 no. in curtilage parking space; (iv) reuse of existing vehicular entrance of no. 7 Serpentine Park to serve proposed dwelling, providing 1 no. in curtilage parking space; and (v) all ancillary works inclusive of drainage, landscaping and boundary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2317/24
Appeal Decision	ATTACH CONDITIONS
Appeal Decision Date	19/02/2025
Applicant	Marie Ange Zakrzewska
Location	264, Merrion Road, Dublin 4, D04 VE27
Additional Information	
Proposal:	Change of use from a two storey commercial office back to a two storey, two bedroom domestic dwelling including all associated internal alterations to the premises.

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

07/25

(17/02/2025-23/02/2025)

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

Area	Area 1 - South East
Application Number	0066/25
Application Type	Section 5
Applicant	Darren Ryan
Location	202, Rathmines Road Lower, Dublin 6
Registration Date	17/02/2025

Additional Information

Proposal: EXPP: Description of Existing Use & Planning Considerations: Four Face Coffee Shop, located in Rathmines, is currently operating, as a coffee shop where no food is prepared on-site. The business primarily serves coffee and other beverages, along with pre-prepared hot food that is heated but not cooked on the premises. There is no on-site food preparation or cooking, and no extraction or ventilation systems associated with hot food preparation are installed. The premises provide a small number of seats for customers to wait while their orders are being prepared, but there is no table service and seating is not arranged for a traditional sit-down dining experience. The core function of the business remains that of a coffee shop focused on takeaway service, with minimal impact on footfall, waste generation, or operational intensity beyond a standard coffee retail outlet. Given the nature of the business and its operations, we seek confirmation that the existing use of the premises does not constitute a material change of use requiring planning permission. Based on relevant planning precedents and guidance, a coffee shop offering takeaway beverages and pre-prepared hot food (without on-site cooking or table service) should be classified as an exempted development and not require a formal planning application for change of use. We kindly request a determination confirming that Four Face Coffee's current operations fall within an exempted category and do not require additional planning permission.

Area	Area 1 - South East
Application Number	0067/25
Application Type	Section 5
Applicant	Alfred Hunt & Abigail Barnett Hunt
Location	125, Anglesea Road, Dublin 4, D04E9K2
Registration Date	19/02/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Details of works and proposed development: Our clients wish to carry out the following works under the Section 5 exemption process: 1 Erection of a prefabricated garden shed: To be located in the rear of the garden to provide storage and ancillary space to facilitate the ongoing residential use of the house. 2 - Formation of a new opening in the rear east facing boundary walling facing onto the vehicular access laneway, which will involve the removal of non-original wall fabric and its replacement with a roller shutter type gate similar to that of other properties backing onto the vehicular access laneway, to provide vehicular access to the rear of the property to facilitate the ongoing use of the house.

Area	Area 1 - South East
Application Number	0068/25
Application Type	Section 5

Applicant	Prime BPG Estate Holdings Limited
Location	19-21, Aston Quay, Dublin, 2, D02 VX22
Registration Date	19/02/2025

Additional Information

Proposal: EXPP: Protected Structure: (i) Whether the proposed temporary use of 19-21 Aston Quay, Dublin 2, D02 VX22, on behalf of the Minister for Children, Equality, Disability, Integration and Youth for accommodation for displaced persons or persons seeking international protection is or is not exempted development. (II) Whether internal works at 20-21 Aston Quay, Dublin 2, D02 VX22 associated with the proposed temporary use of 19-21 Aston Quay, Dublin 2, D02 VX22 on behalf of the Minister for Children, Equality, Disability, Integration and Youth for accommodation for displaced persons or persons seeking international protection is or is not exempted development.

Area	Area 1 - South East
Application Number	0074/25
Application Type	Section 5
Applicant	Michael and Eimear O'Doherty
Location	120, Rathfarnham Road, Dublin 6W
Registration Date	21/02/2025

Additional Information

Proposal: SHEC: Two storey over part basement maisonette on a 120m2 site to the rear of 120 Rathfarnham Road, Dublin 6W. Includes, Redesigned pedestrian and vehicular entrances formed within the existing boundary wall.

Area	Area 1 - South East
Application Number	0064/25
Application Type	Social Housing Exemption Certificate
Applicant	Frances Kelly
Location	17, Oxford Lane, Ranelagh, Dublin 6
Registered Date	05/02/2025

Additional Information

Proposal: SHEC: (i) Demolition of existing single storey shed structures; (ii) construction of a 2-storey 2-bedroom single dwelling.

*****Amendment to Week 6*****
