



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 3 COMMERCIAL

Area Area 3 - Central
Application Number 2476/19/X1
Application Type Extension of Duration of Permission
Applicant Laughteen Unlimited
Location 87/88, Mabbott Lane, Dublin 1
Registration Date 19/02/2025

Additional Information

Proposal: EXT. OF DURATION: The development will consist of: -> Demolition of an existing warehouse shed structure and single storey return located on Mabbott Lane to the rear of properties 87 and 88 Gardiner Street Lower; > Construction of a new 6-storey over ground level structure providing additional hotel bedroom accommodation with connection to the existing hotel at 89-90 Gardiner Street Lower (Protected Structures), Dublin 1; > All associated ancillary works.

Area Area 3 - Central
Application Number 3071/25
Application Type Permission
Applicant CEX (Complete Entertainment Exchange)
Location CEX, 11-12 Upper liffey Street, Dublin 1, D01 F623
Registration Date 19/02/2025

Additional Information

Proposal: Removal and replacement of roller shutter / removal of small section of shopfront / installation of further shutter and bollards (to the internal demise of the property) .

Area Area 3 - Central
Application Number 3074/25
Application Type Permission
Applicant JCDecaux Ireland Ltd .
Location 41 Upper Gardiner Street , Dublin 1
Registration Date 21/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE : The development consists of the replacement of 1 No. illuminated 12.85m by 3.5m advertising display with 1 No. digital 6.28m x 3.4m advertising display at the side gable of 41 Upper Gardiner Street , Dublin 1 (Protected Structure) , and the permanent removal of 1 No. illuminated 6.3 m x 3.3m advertising display at 22 Gardiner Place , Dublin 1 and all associated site works and services .

Area Area 3 - Central
Application Number 3980/24
Application Type Permission
Applicant Welbriain Property Ltd
Location Britain Place, Dublin 1, to the rear of Cumberland Street North and Parnell Street, Dublin 1
Registration Date 21/02/2025

Additional Information

Additional Information Received

Proposal: The development will consist of the construction of a 7-level apartment building with

setbacks at the penthouse level to present a 6-level apartment building to the Lane. The development will consist of 17 no. apartments, comprising of 4 studio units, 4 1-bed units, 6 2-bed units and 3 3-bed units. Ancillary residential functions including a resident's foyer lounge, resident's meeting rooms, plant area, bin storage and bicycle storage to accommodate 38 no. bicycles are located at ground level. The development resident entrance is accessed directly from Britain Place, with separate entrances for the bicycle and bin stores. The total gross internal area of the development is 1,595msq.

Area	Area 3 - Central
Application Number	4265/24
Application Type	Retention Permission
Applicant	Fernessa Investments Limited
Location	21, Mary Street Little, Dublin 7, D07 F4ET
Registration Date	18/02/2025
Additional Information	Additional Information Received

Proposal: RETENTION : Alterations of floor layout in granted application (File no. 0079/98), Basement and Ground floor, 2 bed duplex apartment with bicycle storage changed to Basement storage and Ground floor Restaurant (File no. 5322/22). First floor apartment unchanged, as a 1 bed apartment. Second and Third floor, 2 bed duplex apartment changed to Second floor 1 bed apartment and Third floor 1 bed apartment. Addition of rear Ground floor storage room over Basement storage room ancillary to the residential apartments.

Area	Area 3 - Central
Application Number	4296/24
Application Type	Permission
Applicant	MTLB Limited
Location	30, Manor Street, Dublin 7
Registration Date	19/02/2025
Additional Information	Additional Information Received

Proposal: Permission for demolition of an existing derelict 2 storey building and boundary wall at 30 Manor Street, Stoneybatter, Dublin 7, and construction of a new guesthouse with cafe facilities by MTLB Limited. The development will consist of a new 3 storey building (total internal floor area 669 sqm) providing 20 no. guest bedrooms with new external gallery access, ground floor cafe and includes new landscaping works to the front rear and side (Shea's Lane) and all associated site works as well as the retention of 2no. existing red brick chimney stacks above new roof level.

Area	Area 3 - Central
Application Number	4348/24
Application Type	Permission
Applicant	Alireza Teimori
Location	17, Dorset Street Lower, Dublin 1
Registration Date	19/02/2025
Additional Information	Additional Information Received

Proposal: PERMISSION & RETENTION for development at 17 Dorset Street Lower, Dublin 1. The development will consist of the following; (i) the change of use from rear store areas to retail use, (i) the retention of existing signage, with addition of new signage and (ii) the provision of ventilation ductwork to the rear on to the lane off Kelly's Row

Area	Area 3 - Central
Application Number	WEB1304/25
Application Type	Permission
Applicant	McDonald's Restaurants of Ireland Ltd
Location	62 O'Connell Street Upper, Dublin 1
Registration Date	17/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: McDonald's Restaurants of Ireland Ltd. intend to apply for planning permission for development at No. 62 O'Connell Street Upper, Dublin 1 (Protected Structure). The development will consist of proposed external and internal improvement works including improved service window and counter area, new walls and fire doors at ground floor level; new walls and fire doors to basement, upper mezzanine, first floor, second floor and third floor levels; proposed works to the existing shopfront/front eastern elevation to include new fascia board and associated works, replacement of existing lights, replacement glazing to existing window, new shopfront signage to replace existing signage to include internally illuminated projecting sign, wall mounted golden arch and McDonald's text signage, new orb, and all associated site works necessary to facilitate the development

Area	Area 3 - Central
Application Number	WEB1306/25
Application Type	Retention Permission
Applicant	Eircom Ltd (t/a eir)
Location	Scouts Hall, Kinvara Road, Ashtown, Dublin 7 , D07PF54
Registration Date	17/02/2025

Additional Information

Proposal: RETENTION PERMISSION: Retain telecommunications development comprising no. 3 pole mounted antenna, each enclosed within a shroud, together with a microwave dish, equipment cabinet and associated equipment

Area	Area 3 - Central
Application Number	WEB1328/25
Application Type	Permission
Applicant	Debbie Cummins
Location	74, Mckee Park, Cabra West, Dublin 7, D07 E7K8
Registration Date	19/02/2025

Additional Information

Proposal: A new attached two storey house to side garden of existing house. Also included are adjusted vehicular and pedestrian entrances with all associated siteworks.

Area	Area 3 - Central
Application Number	WEB1337/25
Application Type	Permission
Applicant	Test Triangle Ltd
Location	85, Marlborough Street, Dublin 1, D014 H973
Registration Date	20/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE - We Test Triangle Ltd are seeking planning permission to The Andhra Bhavan Restaurant at 85 Marlborough St, Dublin 1, D01 H973, for a new kitchen extract system comprising a fire rated ventilation duct in the basement kitchen and a new ventilation duct to the external rear elevation. External ventilation duct with cowl to terminate above parapet level and all ancillary works.

Area Area 3 - Central
Application Number WEB1342/25
Application Type Permission
Applicant JCDecaux Ireland Limited
Location 397 North Circular Road, Dublin 7
Registration Date 21/02/2025

Additional Information

Proposal: The replacement of 2No. illuminated 6.36m x 3.43m scrolling advertising displays with 1No. digital 6.28m x 3.4m advertising display at 397 North Circular Road, Dublin 7 and the permanent removal of 1No. illuminated 6.3m x 3.3m advertising display at 22 Gardiner Place, Dublin 1 and all associated site works and services.

Area 3
DOMESTIC

Area Area 3 - Central
Application Number 3063/25
Application Type Permission
Applicant Niall Howard and Kate Buckley
Location 56 St. Alphonsus Road Upper, Drumcondra, Dublin 9 , D09H5F3
Registration Date 17/02/2025

Additional Information

Proposal: Permission for development at this site, No. 56 St. Alphonsus Road Upper, Drumcondra, Dublin 9. The site is a corner site adjoining St. Brigid's Road Upper. The development will consist of demolition of the existing boundary wall and reconstruction of the boundary wall, construction of a single-storey, flat roof extension to the rear of the existing house and a covered external area to the rear of the site.

Area Area 3 - Central
Application Number 3066/25
Application Type Permission
Applicant Jack Donnelly
Location 79 St. Ignatius Road, Phibsborough, Dublin 7, D07 TN24
Registration Date 17/02/2025

Additional Information

Proposal: The development will consist of the demolition of the existing substandard single storey extension and outhouses at the rear and the construction of a new single storey extension at the rear .

Area	Area 3 - Central
Application Number	WEB1332/25
Application Type	Permission
Applicant	Marian Casey
Location	56 Charleville Avenue, North Strand, Dublin 3
Registration Date	20/02/2025

Additional Information

Proposal: The development will consist of the demolition of the rear wall of original extension, the demolition of existing shed, part demolition of rear wall and roof of existing main building; the construction of new one storey extension to rear, new first floor extension to existing original extension, new loft extension to existing main building, and new shed to rear garden; new flat roof to single storey extension, loft extension & shed, new pitched roof to the existing original extension, new windows and doors to rear, new rooflights to existing main building, all associated landscape and drainage works.

Area	Area 3 - Central
Application Number	WEB1353/25
Application Type	Permission
Applicant	Bernadette and Brian McCormack
Location	98, Carnlough Road, Cabra West, Dublin 7, D07 NPH3
Registration Date	22/02/2025

Additional Information

Proposal: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0033/25
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	17/02/2025
Applicant	Kavaria Limited
Location	25, Gardiner Street Upper, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

Area	Area 3 - Central
Application Number	0042/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	20/02/2025
Applicant	The Trustees of The Society of Jesus
Location	Presbytery, 54-72 Gardiner Street Upper, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed essential emergency works to the roof, windows and metal railings.

Area Area 3 - Central
Application Number 3060/25
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 18/02/2025
Applicant Wayne Kenny and Nikita Murphy
Location 9 Glenmore Road, Dublin 7, D07H1F6
Additional Information

Proposal: RETENTION : Retention planning permission for dormer attic bedroom with en-suite and link to first floor office area with wc , including courtyard area , all to rear of existing dwelling .

Area Area 3 - Central
Application Number 3656/19/X1
Application Type Extension of Duration of Permission
Decision GRANT EXT. OF DURATION OF PERMISSION
Decision Date 20/02/2025
Applicant Celtic North Sackville Capital Limited, FAO Cian Geisha
Location 5, Talbot Street, Dublin 1
Additional Information

Proposal: EXT. OF DURATION: Permission for A) the change of use of basement and ground floor levels from retail to a ground floor restaurant with basement level storage and sanitary facilities including alterations to signage on shop front. B) The construction of an independent access door and stairway to service the upper floors.

Area Area 3 - Central
Application Number 4460/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/02/2025
Applicant Bluemoon Developments Ltd.
Location 6 Blessington Street, Dublin 7, D07RX4N
Additional Information

Proposal: PROTECTED STRUCTURE : The development consists of /will consist of the removal of the plywood signboard and the paint from the brickwork to the front facade at Ground Floor level , removal of paint from granite window cills and the string course to the front facade , repointing the Front facade brickwork at Third Floor level and the brick chimneys , roof reslating and the fitting of solar panels to internal valley slopes and to the front and rear roof slopes concealed behind the parapets , and all ancillary works .

Area Area 3 - Central
Application Number 4461/24
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 20/02/2025

Applicant Laurence Keegan
Location 10 St. Alphonsus Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: RETENTION : The development consists of retention of amendments to a previously permitted single storey shed (Reg Ref 4642/22) comprising of an increase in the overall floor area by approximately 7.3 sq. m with elevational changes including the relocation of window and doors all in the rear garden .

Area Area 3 - Central
Application Number DSDZ4146/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/02/2025
Applicant Waterside Block 9 Development Ltd.
Location City Block 9, North Wall Quay, Dublin 1
Additional Information Additional Information Received

Proposal: Permission for development to construct a two-phase mixed-use residential and commercial scheme, which will consist of: the construction of a residential scheme arranged in 3 No. blocks (identified as Blocks A, B and C) ranging in height from 6 No. to 25 No. storeys over a double-level basement (with ancillary facilities); and an amendment to a previously-permitted 8-storey commercial block (that formed one of the three commercial blocks in permission Reg. Ref. DSDZ5296/22) identified as Block No. 3 over three levels of basement on a site of 1.24ha forming part of a larger site identified as City Block No. 9, North Wall Quay, Dublin 1. The subject site is primarily bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block No. 9 lands of 0.69ha to the west. The Application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). For the purposes of identification, the Applicant references this proposal as Scheme No. 16. The earlier commercial permission (Reg. Ref. DSDZ5296/22), which this proposal seeks to amend in part, is referenced as Scheme No. 9. That commercial permission also included two other commercial blocks (Block Nos. 1 and 2), which are not affected by this proposal. (Block 2 is currently under construction.) (Scheme No. 9 amended earlier permissions: Scheme No. 7 (Reg. Ref. DSDZ2103/21); Scheme No. 6 (Reg. Ref. DSDZ3042/19); Scheme No. 5 (Reg. Ref. DSDZ3780/17); and Scheme No. 4 (Reg. Ref. DSDZ3779/17). Subsequently, Scheme No. 9 was partially amended in relation to commercial Block No. 2 (only) by two mutually-exclusive Permissions: Scheme No. 10 (Reg. Ref. DSDZ4208/23); and Scheme No. 11 (Reg. Ref. DSDZ4408/23). Scheme No. 11 (Reg. Ref. DSDZ4408/23) was subsequently amended by Scheme No. 14 (Reg. Ref. DSDZ3552/24).) A previous permission (Scheme No. 7 (Reg. Ref. DSDZ2103/21)) permitted the construction of a three-level basement structure beneath commercial Block Nos. 1, 2 and 3. Scheme No. 9 (Reg. Ref. DSDZ5296/22) permitted a three-level basement beneath commercial Block No. 2 while amending the basement structures beneath Block Nos. 1 and 3, from a single shared three-level basement with Block No. 2 to two separate two-level basements – abutting the three-level basement of Block No. 2. 1) The development will consist of the construction of new build and amendments to earlier permissions (as appropriate, with amendment of Scheme No. 6 (Reg. Ref. DSDZ3042/19) at basement levels; the permitted Commercial Block No. 3 at all levels; the permitted vehicular ramp from North Wall Avenue; and the permitted Commercial Block No. 3 from Scheme No. 9 (Reg. Ref. DSDZ5296/22)) comprising: construction of 550 No. residential units in 3 No. blocks (identified as Blocks A, B and C) (with the provision of private amenity space on all elevations, balconies provided across all blocks, and with winter gardens on the Block C tower), comprising: Block A (6 No. to 8 No. storeys (including roof level terraces and extended access core) with 89 No. units (an apartment mix of: 15 No. studio apartments; 29 No. 1-bed; and 45 No.

2-bed units) with residential amenity at Ground Floor Level 00; and landscaped terraces at Roof Level 06 and Roof Level 08); Block B (6 No. to 12 No. storeys (including roof level terraces and extended access core) with 235 No. units (an apartment mix of: 75 No. studio apartments; 45 No. 1-bed; and 115 No. 2-bed units) with bike co-operative at Ground Floor Level 00; lounge/dining space and gym reception at Ground Floor Level 00; 1 No. padel ball court at Roof Level 06; and landscaped terraces at Roof Levels 06, 07 and 08); and Block C (7 No. (plus 1 storey setback) to 25 No. storeys (including roof level terraces and extended access core) with 226 No. units (an apartment mix of: 35 No. studio apartments; 64 No. 1-bed; and 127 No. 2-bed units), with: concierge/ lounge at Ground Floor Level 00; co-work space at Ground Floor Level 00; library at Ground Floor Level 00; residential amenity landscaped terrace at Roof Level 08; shared kitchen/dining at Twenty Third Floor Level 23; publicly-accessible licensed bar/restaurant (301 sq m) and associated accessible terrace at Twenty Fourth Floor Level 24; and publicly-accessible landscaped terrace at Roof Level 25). 2) Construction of a double-level basement (16,628 sq m) (Basement Level -01 (8,335 sq m) and Basement Level -02 (8,293 sq m)) beneath Residential Blocks A, B and C accommodating: 805 No. bicycle parking spaces (including 33 No. oversized bicycle parking spaces and 4 No. Staff bicycle parking spaces); 208 No. car parking spaces (including 10 No. accessible car parking spaces and 104 No. EV charging car parking spaces of which 8 No. spaces are designated as car-sharing spaces) accessed by the shared vehicular ramp from North Wall Avenue; 2 No. padel ball courts (418 sq m) at Basement Level -02; gym (851sq m) at Basement Level -01 accessed from gym reception (57 sq m) at Ground Floor Level 00 of Block B; amenity cinema (116 sq m) at Basement Level -01; games' room (129 sq m) at Basement Level -01 accessed from games' room reception (111 sq m) at Ground Floor Level 00 of Block B; bin storage, waste and compactor (209 sq m); delivery depot (34 sq m); and gas meter room (36 sq m). 3) Amendment to the permitted Commercial Block No. 3 (permitted under Scheme No. 9) comprising: construction of an additional Basement Level -03 to accommodate the relocation of the previously-permitted 32 No. car parking spaces (including 4 No. EV spaces and 2 No. accessible spaces) and 2 No. motorbike parking spaces from permitted Basement Level -02 to proposed Basement Level -03, and the relocation of waste storage, plant and ancillary elements from permitted Basement Level -02 to proposed Basement Level -03 (as noted above, Scheme No. 7 (Reg. Ref. DSDZ2103/21) had permitted a third level of Basement under Block No.3, but it was omitted by Scheme No. 9 (Reg. Ref. DSDZ5296/22)); addition of an attenuation tank below proposed Basement Level -03; amendments to the vehicular ramp from North Wall Avenue permitted under Scheme No. 9 (Reg. Ref. DSDZ5296/22) so that the ramp will access Basement Level -01 and Basement Level -02 of the proposed residential element of the proposed Scheme (outlined above) and the proposed Basement Level -03 of Commercial Block No. 3, and the relocation of the vehicular ramp by 1.5 m to the north at Ground Floor Level 00; increase in the provision of bicycle parking by 50 No. spaces from the 168 No. permitted to 218 No. at proposed Basement Level -02; change of use from part of permitted basement level car park to commercial office floor space (489 sq m) (lit by lightwell from Ground Level 00 down to Basement Level -02) at proposed Basement Level -02; extension of Basement Level -02 through to Fifth Floor Level 05 to the east; relocation of internal vertical columns to align with revised building configuration from Basement Level -02 to Eight Floor Level 08; increase of commercial office floor space by 201 sq m from the 1,455 sq m permitted to 1,656 sq m at proposed Lower Ground Floor -01; alteration of the internal Ground Floor Level 00 from 4.5m OD to 4.2m OD for office floor (including cores) to 4.1m OD for retail space and 4.25m OD for the ESB Substation to align with Block No. 2 as permitted by Scheme No. 9 (Reg. Ref. DSDZ5296/22) as amended by Scheme No. 11 (Reg. Ref. DSDZ4408/23) as amended by Scheme No. 14 (Reg. Ref. DSDZ3552/24), which is currently under construction; lowering of external levels at Ground Floor Level 00 by 0.3m from 4.5m OD to 4.2m OD; alterations to and reconfiguration of Core 01 including relocation to the eastern façade; extension of Ground Floor Level 00 to the west; alterations to external doors, lightwells and vents along the new eastern and western laneway and North Wall Quay, including addition of lightwells at Ground Floor Level 00 at the north-east, south and west facades, inter alia to provide improved

daylight to lower levels; relocation of ESB substation and switchrooms at Ground Floor Level 00 northward along the new western laneway with alterations to the ESB substation façade, as per ESB compliance requirements, replacing permitted bike lifts and associated lobby; relocation of bike lifts and associated lobby southwards along the new western laneway, replacing the permitted ESB substation and switchrooms; addition of decorative screen to the ESB substation and bike lift associated lobby at Ground Floor Level 00; addition of 4 No. visitor bicycle parking spaces from 8 No. to 12 No. (including 2 No. cargo bicycle parking spaces) externally at Ground Floor Level 00; increase in the entrance height at Ground Floor Level 00 along the southern elevation by 4.2m resulting in a reduction in the Second Floor Level 02 office space by 79 sq m; increase in floor-to-floor levels from 4.2m to 4.575m at Fourth Floor Level 04 and Fifth Floor Level 05, respectively, to allow for the provision of amenity terraces; extension of Fifth Floor Level 05 to the north; increase in height of parapets by 0.3m from the permitted 1.5m to 1.8m from finished floor level at Fifth Floor Level 05 and Sixth Floor Level 06, respectively (for improved wind protection on the terraces); extension of Fifth Floor Level 05 through to Eighth Floor Level 08 to the east; extension of Sixth Floor Level 06 to the east to align to floors below; omission of Sixth Floor Level 06 southern amenity terrace including the extension of the Sixth Floor Level 06 office floor to the south; extension of Seventh Floor Level 07 and Eighth Floor Level 08 to the south; provision of an additional setback storey of 4.575m at Ninth Floor Level 09, setback from the southern façade facing the River Liffey, resulting in an overall increase in height from the permitted 43.625m OD to 48.975m OD; alterations to plant, plant screens and overruns at Roof Level 09; alterations to the facades including alterations to reflect the levels reduction by 0.3m from 4.5m OD to 4.2m OD, redesign of bronze opaque panels that have been relocated to align with new core positions and removal of perforated metal panels on north, east, and south facades, with the primary fins on the south façade deepened and open corners added; and all other ancillary works. 4) Provision of ancillary external works comprising: 308 No. surface-level bicycle parking spaces (including 14 No. oversized (e.g. cargo bike) bicycle parking spaces); amendment of the previously permitted Pocket Park (permitted under Scheme No. 9 (Reg. Ref. DSDZ5296/22)); new pedestrian lanes from North Wall Quay, North Wall Avenue, Mayor Street Upper to the centre of the site. 5) Undertaking of all associated enabling and site development works, landscaping, lighting, services and connections, signage, waste management, interim site hoarding, and all other ancillary works above and below ground including the amendment of previously-permitted pedestrian lanes, and the use of existing piling permitted under Reg. Ref. DSDZ3042/19 (Scheme No. 6). The Total Floor Area (TFA) of the overall proposed Mixed-use Scheme is 83,731 sq m: 1) The Total Floor Area (TFA) of the permitted Commercial Block No. 3 (part of Reg. Ref. DSDZ5296/22 (Scheme No. 9)) is 13,355 sq m (comprising: 9,424 sq m from Ground Floor Level 00 and up; 1,544 sq m at Lower Ground Floor Level -01; and 2,387 sq m at Basement Level -02). The Total Floor Area (TFA) of the proposed Commercial Block No. 3 will increase by 5,091 sq m from 13,355 sq m to 18,446 sq m, following an increase of: 2,830sq m from Ground Floor Level 00 and up; 415 sq m at Lower Ground Floor Level -01; a decrease of 297 sq m at Basement Level -02; and the provision of 2,143 sq m at a new Basement Level -03. 2) The Residential element (including the co-work space and licensed bar / restaurant) of the proposed Scheme totalling 65,285 sq m (TFA), will provide: 48,657 sq m at Ground Floor Level 00 and up to Twenty Fourth Floor Level 24; and 16,628 sq m at Basement Level -01 and Basement Level -02. The combined development will result in the provision of 240 No. total car parking spaces, comprising: 32 No. car parking spaces for Commercial Block No. 3 (the number as permitted by Scheme No. 9 (Reg. Ref. DSDZ5296/22)) and 208 No. car parking spaces for the proposed residential development). A total of 1,384 No. Bicycle parking spaces are provided across the mixed-use Scheme comprising: 1,064 No. long-stay bicycle parking spaces (comprising: 805 No. spaces provided at Basement Level -01 (including 4 No. spaces for staff) and 41 No. spaces at Ground Floor Level 00 for residents (resulting in a total provision of 842 No. long-stay bicycle parking spaces for residents); 218 No. long-stay bicycle parking spaces provided at Basement Level -02 for Commercial Block No. 3; and 320 No. short-stay bicycle parking spaces (comprising 308 No. spaces provided at Ground Floor Level 00 for visitors to the residential

element of the mixed-use scheme; and 12 No. short-stay bicycle parking spaces at Ground Floor Level 00 for visitors to the commercial element of the mixed-use Scheme). An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Area	Area 3 - Central
Application Number	WEB1009/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/02/2025
Applicant	Rory Van Vuuren
Location	7 Conor Clune Road, Dublin 7, D07 K209
Additional Information	

Proposal: PERMISSION for a new detached Garage / Store / Shed to rear garden to replace existing detached Garage / Store / Shed including all necessary ancillary site works.

Area	Area 3 - Central
Application Number	WEB1264/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/02/2025
Applicant	Dublin Port Company
Location	Site at Promenade Road, Dublin Port, Dublin 1
Additional Information	

Proposal: Dublin Port Company intend to apply for permission for development comprising amendments to the development permitted under Reg. Ref. 5283/22 on a site at Promenade Road, Dublin Port, Dublin 1. The proposed development comprising amendments to the permitted scheme consists of: 1. Demolition of existing 2 storey office building as it has significant structural defects identified from site investigations post planning permission Reg. Ref. 5283/22. 2. Reconstruction and extension of the permitted 3 storey Artist Workspace (13.9 sqm) at ground floor, (13.9 sqm) at first floor, (10.1sqm) at second floor, and (5sqm) at maintenance deck, to provide (42.9 sqm) total area of extension. 3. Reconstruction of part (276.6sqm) of the 2no. industrial sheds as permitted that have been demolished (under Reg. Ref 4483/19). 4. Expand the permitted use as Artist Workspaces to include alternative uses as an Innovation lab/ hub centre, bicycle repair workshop, and support offices. 5. Erect a pedestrian and vehicular gate serving a vehicular entrance point off Promenade Road and erection of fixed boundary railings to the north site boundary extending along Promenade Road. 6. Associated modifications to landscaping and site services.

Area	Area 3 - Central
Application Number	WEB1266/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/02/2025
Applicant	Debbie Cummins
Location	74, McKee Park, Cabra West, Dublin 7
Additional Information	

Proposal: A new attached two storey house to side garden of existing house. Also included are adjusted vehicular and pedestrian entrances with all associated siteworks.

Area	Area 3 - Central
Application Number	WEB1289/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/02/2025
Applicant	Dublin Outcasts
Location	Clarkes City Arms, 55 Prussia Street, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE, RETENTION PERMISSION: The development will consist of the following siteworks. 1. The 3 number outdoor food outlets are operating side yard presently. 2. The Sauna business is operating at the side yard presently. 3. The outdoor dining area with a roofed structure, table and chairs is provided at the side yard presently. 4. The placing of advertising on the entrance pillars is provided at the side yard presently. 5. The placing of a advertising banner on the boundary fence is provided at the side yard presently.

Area	Area 3 - Central
Application Number	WEB1332/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/02/2025
Applicant	Marian Casey
Location	56 Charleville Avenue, North Strand, Dublin 3

Additional Information

Proposal: The development will consist of the demolition of the rear wall of original extension, the demolition of existing shed, part demolition of rear wall and roof of existing main building; the construction of new one storey extension to rear, new first floor extension to existing original extension, new loft extension to existing main building, and new shed to rear garden; new flat roof to single storey extension, loft extension & shed, new pitched roof to the existing original extension, new windows and doors to rear, new rooflights to existing main building, all associated landscape and drainage works.

Area	Area 3 - Central
Application Number	WEB2391/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	The Salvation Army
Location	81-83 North Circular Road, Dublin 7, D07 C6W7
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: General conservation, refurbishment, alterations and fire safety upgrade works to include the following: (a) Conservation works will include: Repair and re-pointing of brickwork to front elevation of numbers 81 and 83; Reinstatement of timber sliding sash windows to original openings to front, Repair and restoration of original internal features, re-establishment of historic rooms to the Upper Ground Floors where previously subdivided; general conservation works. (b) Fire safety upgrade works to include fire compartmentation, protected

stairways, corridors and lobbies; provision of an automatic opening vent (AOV) to the rear roof of Number 81; installation of emergency lighting and fire detection alarm systems. (c) Refurbishment works to include: Provision of a universal accessible bedroom with en-suite bathroom at Lower Ground Floor to Number 83; general internal layout changes including the removal of non-original internal walls to facilitate new, simplified internal layouts; New external double doors from Lower Ground Floor Dining to Number 81 and general layout alterations. (d) Demolition of the existing two-storey rear-return and single storey shed to Number 81 and construction of a new 2-storey and single storey rear return to accommodate a new kitchen, laundry, WCs and showers. (e) General external alterations include: Repairs to roof coverings and rainwater goods; the removal of covered veranda and widening of external interconnecting passage to rear Lower Ground Floor; Removal of 2 no. external steel stairs to back of No. 81 and No. 83; Removal of the existing ramp to the rear and its replacement with a new ramped access to the upper yard. (f) Upgrading of the electrical and mechanical services installations, surface water and foul drainage installations. (g) All associated internal and external works.

Area	Area 3 - Central
Application Number	WEB2397/24
Application Type	Permission
Decision	REVISED DRAWINGS ARTICLE 35
Decision Date	20/02/2025
Applicant	Iosif Gabor
Location	296C, North Circular Road, Phibsborough, Dublin 7
Additional Information	Additional Information Received
Proposal:	PERMISSION The development will consist of the erection of 2m high glazed screens to the front of the existing permitted ground floor unit.

Area	Area 3 - Central
Application Number	WEB2728/24
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	17/02/2025
Applicant	Elliot McVann
Location	147, Clonliffe Road, Dublin 3
Additional Information	
Proposal:	The development will consist of the following: A new vehicular entrance driveway to the front onto Clonliffe Road; removal of the existing double doors (4m wide) to the storage shed located to the rear of the property onto the rear access lane, and replacement with new double doors (1.8m wide), all associated site-works, ancillary drainage and landscaping.

Area	Area 3 - Central
Application Number	WEB2734/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	18/02/2025
Applicant	Christopher McGeady
Location	13, Kirwan Street, Dublin 7
Additional Information	
Proposal:	Demolish the partially built extension and the lean-to building at the rear of the dwelling

and build a 2 storey extension for a ground floor living area, extended kitchen/ dining area and a first floor toilet and shower room on this site at 13 Kirwan Street. All waste water services are to be connected to the existing public mains.

Area	Area 3 - Central
Application Number	WEB2747/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/02/2025
Applicant	Aleksandar Gjinoski
Location	42, Rathlin Road, Drumcondra, Dublin 9 , D09FC61
Additional Information	

Proposal: Construction of a two storey rear extension comprising additional kitchen, dining, living and bedroom spaces. The works will also include for the provision of a front extension on ground floor only to provide a new entrance porch and enlarged living room area. The works are to be carried out in conjunction with all associated and necessary internal alterations, modifications and external site works as indicated on the submitted drawings. The proposal also seeks to widen the existing vehicular access width to 3M in order to provide safer and more accessible off street parking to the existing driveway.

Area	Area 3 - Central
Application Number	WEB2756/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/02/2025
Applicant	Joe Simon
Location	4, Berkeley Street, Dublin 7, D07 C2RX
Additional Information	

Proposal: PROTECTED STRUCTURE: Proposed alterations and change-of-use of an existing disused office storage area to a one bedroom apartment at basement level.

Area	Area 3 - Central
Application Number	WEB2764/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/02/2025
Applicant	Carra Shore (Telephone House) Limited
Location	Telephone House, No's 43-46 Marlborough Street, Dublin 1

Additional Information

Proposal: The proposed amendments to the permitted aparthotel development consist of the following:• Internal alterations to the permitted layout from basement to ninth floor level resulting from the introduction of a new stair core. • Alterations to the permitted layout at basement level including reconfiguration of storage areas, staff facilities, plant and back of house area and relocation of cycle parking; • Alterations to the permitted layout at ground floor level including the relocation of the gym from basement to ground floor level, replacement of café / restaurant with a shop (68 sq.m), and associated reconfiguration of lobby / lounge including introduction of a licensed bar area; • Internal alterations to the permitted layout from ground floor level to ninth floor

level to provide minor changes to the aparthotel bedrooms/suites, resulting in the reduction and reconfiguration of the total number of permitted bedrooms/suites from 296 no. to 290 no. bedrooms/suites, which will comprise of 222 no. studio suites, ranging in size from 22-32 sq.m, and 68 no. 1 bedroom suites, ranging in size from 29-43 sq.m;• The development includes minor changes to the plant and PV panels at roof level (with no change to the permitted building height and no change to the permitted number of storeys);• The development includes minor alterations to the facades, provision of 2 no. additional signage zones on the north and south elevations, and alterations to the signage at the permitted entrance doors on the west elevation; and • All associated development.

Area	Area 3 - Central
Application Number	WEB2767/24
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	20/02/2025
Applicant	Brendan McGovern,
Location	135, Clonliffe Road, Dublin 3
Additional Information	
Proposal:	RETENTION PERMISSION - The development will consist of retention of a pitched roof with roof lights on a single storey building previously granted permission under WEB1698/23 a rear single storey extension of existing house with flat roof and rooflights and all associated siteworks to rear garden.

Area	Area 3 - Central
Application Number	WEB2802/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/02/2025
Applicant	Paula Gilmore
Location	The Sanctuary, Stanhope Street, Grangegorman Lower, Dublin 7
Additional Information	
Proposal:	The development will consist of: A) Erection of a flat roof, timber frame single storey standalone Studio to accommodate meditation activities B) Associated external sheltered walkway.

Area	Area 3 - Central
Application Number	WEB2814/24
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	21/02/2025
Applicant	Lisgowel Holdings Limited
Location	Land to the rear of 42, North Circular Road, fronting onto O'Devaney Gardens, Dublin 7
Additional Information	
Proposal:	(1.) The Construction of a Two-Bedroom, Two-Storey Mews House (2.) Provision of private amenity spaces: Ground-floor terrace, 1 No. First-floor Balcony, Street facing. (3.) The provision of pedestrian access via, O'Devaney Gardens (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2823/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/02/2025
Applicant	Gas Networks Ireland
Location	Alexandra Road, North Wall, Dublin 1

Additional Information

Proposal: The replacement of approximately 52 m of existing 2.4 m high chainlink perimeter fencing and associated access / emergency gates with new 2.4 m high security fencing, gates, 2 no. 8 m CCTV poles and all associated site works.

Area 3

Appeals Notified

None

Area 3

Appeals Decided

Area	Area 3 - Central
Application Number	5006/23
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	21/02/2025
Applicant	Fruit Market Development Company Limited
Location	Site bounded by Mary's Lane to the south, Halston Street to the west and Little Green Street to the east, comprising of: -6 & 8 Mary's Lane, Dublin 7 (D07 VEF1 & D07 W985); 21 Halston Street, Dublin 7, (D07PC62); and 2 & 4/5 Little Green Street, Dublin 7

Additional Information Clarification of Add. Information Recd.

Proposal: PERMISSION: The development will consist of: i) demolition of all existing structures on site (totalling 2,975sq.m), including the existing buildings at: No. 8 Mary's Lane, No.6 Mary's Lane, No. 21 Halston Street, No. 2 Little Green Street and No. 4/5 Little Green Street; ii) construction of a mixed-use development comprising a total of 64 no. apartments (4 no. studio units, 6 no. one-bed units, 12 no. two-bed units and 42 no. three-bed units) and 4 no. commercial units (totalling 447.2sq.m) in 3 no. 6-8 storey blocks (Blocks A-C).Block A comprises a 6-8 storey block over basement level, fronting Mary's Lane and Halston Street, with 2 no. commercial units at ground floor level (totalling 294.4sq.m) and 2 no.studio apartments and 31 no. three-bed apartments at upper floor level (totalling 33 no. apartments) ; Block B comprises an 8 storey block fronting Little Green Street, with 1 no. commercial unit at ground floor level (totalling 70.2sq.m) and 2 no. studio apartments, 5 no. two-bed apartments and 7 no. three-bed apartments at upper floor levels (totalling 14no. apartments); Block C comprises an 8 storey block fronting Little Green Street, with 1 no. commercial unit at ground floor level (totalling 82.6sq.m) and 6 no. one-bed apartments, 7 no. two-bed apartments and 4 no. three-bed apartments at upper floor levels (totalling 17 no. apartments). Residents of all proposed apartments have access to a private balcony/terrace, a communal central landscaped courtyard which comprises a play space (85sq.m) and 3 no.

communal roof gardens (which have a combined area of 530sq,m), and 3 no. communal roof gardens (which have a combined area of 530 sq.m) A total of 222 no.bicycle parking spaces, including 16 no. cargo bicycle parking spaces, are also provided at ground floor level (iii) change of use from commercial to residential land use; and (iv) all associated site and infrastructural works including; foul and surface water drainage; attenuation tank; landscaping; signage; bin stores; plant areas and ESB substations; necessary to facilitate the development.

Area	Area 3 - Central
Application Number	5510/22
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	19/02/2025
Applicant	Middle Abbey Properties Limited
Location	38/39, Abbey Street Upper, Dublin 1

Additional Information

Proposal: The development will consist of the refurbishment and change of use of the upper floors of Nos. 38-39 Abbey Street from its permitted use as storage and office ancillary to the restaurant use, but currently in use as residential, to 8 no. short stay apartments comprising 4 no. studio apartments and 4 no. 1 bedroom apartments. A new access will be provided from Abbey Street Cottages, a new lightwell is proposed to the roof along with 6 no. windows to the south elevation, 2 at each of the first, second and third floors, and all ancillary site works and service connections.

Area	Area 3 - Central
Application Number	WEB1625/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	20/02/2025
Applicant	Dáire & Veronika O'Carroll
Location	54, Broombridge Road, Dublin 7

Additional Information Additional Information Received

Proposal: Alterations to the front boundary of the house to facilitate vehicular access, dishing of the kerb and all associated site works.

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 3 - Central
Application Number	0073/25
Application Type	Section 5
Applicant	Aydin Hospitality Holdings Ltd
Location	75, North Circular Road, Dublin 7
Registration Date	20/02/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Reconstruction of existing front boundary wall. Replacement of external door to basement including new lintel head. Refurbishment of Stairhall landing window. Re construction of rear garden boundary walls.
