



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 5 COMMERCIAL

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3077/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Constantin Salop
<b>Location</b>	30 Shanowen Crescent, Santry, Dublin 9
<b>Registration Date</b>	21/02/2025

**Additional Information**

**Proposal:** The development will consist of revised house design to previously approved Plan Reg. Ref. WEB1756/24. Revisions to provide for new dormer attic extension for non habitable use . Revised elevations and roof profile for a 3 bedroom two storey dwelling .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4297/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Propman Services Ltd
<b>Location</b>	Site within Port Tunnel Business Park, Closhaugh Business & Technology Park, Dublin 17
<b>Registration Date</b>	19/02/2025

**Additional Information**

Clarification of Add. Information Recd.

**Proposal:** The development will consist of the change of use of an existing car park site of .64ha to self storage container use. The development will include 70 no. 10-foot containers, 194 no. 20-foot containers, office and staff facilities area and all ancillary development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1312/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Psalt residential
<b>Location</b>	Broomfield House, Swords Road, Whitehall, Dublin 9
<b>Registration Date</b>	18/02/2025

**Additional Information**

**Proposal:** RETENTION PERMISSION: The development consists of a single story extension with disabled bathroom (4.7m2), a laundry (5m2), a covered buggy bay (12m2) to the west elevation at ground level of the existing building along with a ramp to allow disabled access to the main entrance on the south elevation.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1318/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Little Team Creche
<b>Location</b>	1 Foxfield Grove, Raheny, Dublin 5, D05 X5N2
<b>Registration Date</b>	18/02/2025

**Additional Information**

**Proposal:** The development consists of the demolition of the existing garage and side extension, and the construction of two two-storey semi-detached houses and one two-storey detached dormer

house. The proposal also includes the creation of three separate vehicular access points and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1341/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Independent Site Management Limited
<b>Location</b>	80-82 Phillipsburgh Avenue, Fairview, Dublin 3
<b>Registration Date</b>	21/02/2025
<b>Additional Information</b>	

**Proposal:** The proposed development will consist of the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens. The development will provide high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The Planning Authority should please note that this is not an amendment application to the original permitted independent living application submitted to Dublin City Council application dated 06.04.2023 reference 5176/22 and subsequent An Bord Pleanála grant dated 02.01.2024 reference ABP-316593-23, which is now under construction. This is a wholly separate and independent application for new telecommunication infrastructure.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1345/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Xestra Asset Management
<b>Location</b>	Unit 40 Artane Place (formerly Butterly Business Park), Kilmore Road, Artane, Dublin 5
<b>Registration Date</b>	21/02/2025
<b>Additional Information</b>	

**Proposal:** CHANGE OF USE. (i) The change of use from office use to medical use; and, (ii) all associated internal reconfiguration works and ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2020/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Michael Moran
<b>Location</b>	1A Brookville Park, Artane, Dublin 5
<b>Registration Date</b>	20/02/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission sought for demolition of existing house & construction of 4No. three storey semi detached houses, pitched roofs, dormer windows to front, velux windows, new vehicular access /parking spaces, landscaping and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2248/24
<b>Application Type</b>	Permission

<b>Applicant</b>	Raheny Shamrock Athletic Club
<b>Location</b>	Saint Assam's Community Hall, Saint Assam's Church, Howth Road, Dublin 5
<b>Registration Date</b>	21/02/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	<p><b>PROTECTED STRUCTURE</b> The development will consist of: The renovation, refurbishment and extension of the existing Protected Structure to provide for an upgraded Sports Club facility. Proposed works to the existing Protected Structure are inclusive of: (1) demolition of the existing non-original 20th century single-storey toilet block extension to the south of the main building; (2) removal of existing internal staircase from ground to first floor levels including false ceiling over, and infilling of the stair void with a new timber floor to match existing; (3) removal of non-original stud partition walls at ground and first floor levels and removal of existing internal door openings at ground and first floor levels; (4) removal of existing fire escape stair at the southwestern corner of the building and the provision of a new fire escape stair in its place; (5) internal reconfiguration at ground and first floor levels of the existing building, including the addition of new stud partition walls and internal door openings to accommodate a Gym, a Club Social Hub, and a Club Office all at ground floor level; and a Sports Hall and Club Meeting Room at first floor level. Internal works at first floor level are also inclusive of: (6) remedial works to existing timber floor where required; remodelling of timber floor projecting into window bays along the north elevation, cutting back the floor to form a void and installation of aluminium fire-rated glazing; and remodelling of existing non-original fire escape door to the south elevation. External works to the existing Protected Structure include: (7) removal of modern brickwork to allow for a new window in the existing oculus opening over the arch on the western elevation; (8) remodelling of 3 no. existing window openings to the southern elevation at ground floor level to form 2 no. arched door openings and 1 no. arched window opening; (9) remodelling of 3 no. existing window openings to the southern elevation at first floor level, with one opening to be removed and 2 no. arched door openings being created; (10) repointing of stone work using lime pointing where required; (11) removal of existing aluminium gutters and replacement with new cast aluminium gutters; (12) at roof level, removal and replacement of slates and felt covering to roof over entrances on the southern and northern elevations; and removal of a number of slates to the main roof to allow for inspection and replacement of wall plate and rafter ends where necessary. The proposed development will also provide for: (13) the construction of a 2-storey flat roofed extension to the south of the existing Protected Structure, with an enclosed plant area at roof level. Internally the extension will comprise an entrance lobby, commercial unit, storage space and bathroom facilities (including an accessible W.C), all at ground floor level. Access to the first-floor level is available via a new internal platform lift and stairs, with the first floor level comprising wellness/treatment rooms for club use, shower facilities, a plant room and circulation space; (14) the proposed extension will be connected to the Protected Structure via 3 no. inter-connecting doorways at ground floor level and 2 no. inter-connecting doorways at first floor level. These linkages will comprise frameless structural glazing with internal glass fins; (15) the main pedestrian access to the premises is proposed off Main Street to the east via the existing double gates, a new stair access and platform lift are proposed inside this access. A bicycle parking entrance and fire escape are available along the north-western site boundary, and a secondary entrance and fire escape to the Protected Structure is available along the northern site boundary. The following works are also proposed: (16) provision of outdoor seating; (17) provision 16 no. bicycle parking spaces to the north of the Protected Structure in the form of Sheffield stands; (18) provision of new club signage on the eastern elevation of the proposed extension; and, (19) associated site and infrastructural works which include; foul and surface water drainage, hard and soft landscaping, boundary treatments, provision of solar PV panels at roof level, internal mechanical and electrical works, lighting, bin storage and all associated site works necessary to facilitate the development. The subject property, Saint Assam's Community Hall, Saint Assam's Church, is a Protected Structure.</p>

## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3054/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	David Courtney
<b>Location</b>	23 Riverside Grove, Dublin 17, D17 KH74
<b>Registration Date</b>	19/02/2025

**Additional Information**

**Proposal:** RETENTION / PERMISSION: Retention development will consist of a ground floor only extension to the rear of the existing house. Retention for a window at ground floor level to the existing side elevation, Retention for detached ground floor only garage & side passageway canopy to the side of the existing house. Planning permission for a new ground floor only detached building in the rear garden to be used for home office/gym & storage and all ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3065/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gareth Daly & Orla Walsh
<b>Location</b>	67 Dollymount Avenue, Clontarf, Dublin 3 , D03HR64
<b>Registration Date</b>	17/02/2025

**Additional Information**

**Proposal:** PERMISSION for the demolition of the existing single storey extension at the rear, the construction of a new single storey extension at the rear, a new two storey extension at the side, alterations to the finishes of the existing front façade including a new recessed porch, the conversion of the existing attic space including changing of the roof profile from hip end to gable end, a dormer extension to the rear roof slope and velux roof lights to the front and rear roof slopes.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3069/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Rachel Bonny
<b>Location</b>	119 Larkhill Road, Dublin 9, D09YX62
<b>Registration Date</b>	19/02/2025

**Additional Information**

**Proposal:** Development will consist of a proposed new flat roof dormer to the rear of the existing house roof and all ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3073/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Grainne and Stephen Tennant
<b>Location</b>	Silvermere, 36 Seafield Road West, Clontarf, Dublin 3
<b>Registration Date</b>	21/02/2025

**Additional Information**

**Proposal:** Retention permission is sought for amendments made to previously approved front vehicular entrance , application REF : 3473/24 , including recessing of the vehicular entrance away from the pedestrian path .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4441/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Mark and Sile Dennis
<b>Location</b>	7 Seaview Avenue North, Clontarf , D03W627
<b>Registration Date</b>	19/02/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of a mews structure incorporating a mezzanine floor. The building to be used as a home office, a gym , habitable accomodation or a combination of these uses . The proposal will also involve moving the existing vehicular access gates from the rear lane to the northern corner of the rear garden and the installation of timber sheeted , steel framed vehicular and pedestrian gates in a 2.1m high screen .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1310/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Sean Judge and Claire Cronin
<b>Location</b>	52 Blackheath Park, Clontarf, Dublin 3, D03 R620
<b>Registration Date</b>	17/02/2025
<b>Additional Information</b>	

**Proposal:** RETENTION permission for demolition of existing chimney stack and Planning permission for conversion of garage into WC and Playroom, New Canopy roof to front elevation, First floor extension to side creating new bedroom, conversion of attic into bedroom and ensuite, widen existing vehicle entrance from 2.7m to 3m in width along with ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1321/25
<b>Application Type</b>	Permission
<b>Applicant</b>	John Murphy
<b>Location</b>	18, Bettyglen, Raheny, Dublin 5
<b>Registration Date</b>	18/02/2025
<b>Additional Information</b>	

**Proposal:** The development will consist of: (i) first floor attic extension to the side of existing dwelling over existing covered garage with dormer windows to the front and rear; (ii) extension of existing flat roof covered garage to the rear-side of existing dwelling including new roof-lights; (iii) widening of existing gate to 3.5m; (iv) landscaping, SUDS drainage and all associated works necessary to facilitate the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1326/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mary Walsh and Micheál O'Briain
<b>Location</b>	22, Avondale Park, Raheny, Dublin 5

**Registration Date** 19/02/2025

**Additional Information**

**Proposal:** The development seeking permission will consist of the provision of a 3m wide vehicular entrance to the front of the property.

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**Area** Area 5 - North Central  
**Application Number** WEB1327/25  
**Application Type** Permission  
**Applicant** Vadim Piel  
**Location** 40, Cill Eanna, Raheny, Dublin 5, D05 VE42  
**Registration Date** 19/02/2025

**Additional Information**

**Proposal:** The development will consist of a two-storey and part single storey extension to the rear of the semi-detached two storey house. It will also include an extension to the side at first floor level above the existing garage. The proposed roofs will be hipped and pitched to match the style and materials of the existing roof. The works will also include internal alterations at ground and first floor level and will include all landscaping, drainage and ancillary works and services.

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**Area** Area 5 - North Central  
**Application Number** WEB1329/25  
**Application Type** Permission  
**Applicant** Matias Sebastian Gonzalez & Daniela Francisca Gutierrez  
Guzman  
**Location** 615A, Howth Road, Blackbanks, Raheny, Dublin 5, D05  
YR52  
**Registration Date** 19/02/2025

**Additional Information**

**Proposal:** Change of Use and Alterations of Existing Garage Space (15 sqm): (i) First floor extension on top of the existing ground floor structure, maintaining the same footprint, with an increase in height by 3m, resulting in a total height of 5.4m. The total area of the extension is 15sqm. (ii) Provision of a full bathroom on the ground floor. (iii) Drainage works to connect to the public mains sewer system. (iv) Alterations to door opening, with new openings facing south (front), and small, frosted windows on the sides for ventilation. (v) Landscaping, boundary treatments, and ancillary works required to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB1334/25  
**Application Type** Permission  
**Applicant** Denis and Antoinette Finnegan  
**Location** 52, The Green,, Beaumont Woods,, Dublin 9,, D09XK13  
**Registration Date** 20/02/2025

**Additional Information**

**Proposal:** The proposed works include converting the existing attic space for additional storage, altering the roof structure from its current hipped design to a full apex style, adding a gable window to enhance natural light, and constructing a dormer window on the rear of the property, plus all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1335/25  
**Application Type** Permission  
**Applicant** Kenneth & Susan Duffy  
**Location** 162 Tonlegee Road, Raheny, Dublin 5  
**Registration Date** 20/02/2025

**Additional Information**

**Proposal:** The development consists of the conversion of the attic space with provision for a dormer window to the rear of the existing house and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1343/25  
**Application Type** Permission  
**Applicant** Larissa Baran  
**Location** 37, Coolatree Park, Beaumont, Dublin 9, D09 XK84  
**Registration Date** 21/02/2025

**Additional Information**

**Proposal:** To convert the garage to living accommodation consisting of bedroom, bathroom and television room, with a connection to the main house through a corridor at kitchen level.

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**Area** Area 5 - North Central  
**Application Number** WEB1347/25  
**Application Type** Permission  
**Applicant** Derek and Anja Byrne  
**Location** 15, Saint Anne's Drive, Raheny, D05 C990  
**Registration Date** 21/02/2025

**Additional Information**

**Proposal:** The development will consist of 1.Modification of the existing main roof including raising the ridge to accommodate a full attic conversion with a rear dormer window, and a front facing roof light to serve the new stairs. The attic is to consist of a Home Office and WC. 2.General remodel and upgrade of the existing dwelling at first floor to suit the new proposed layouts. 3. All drainage, structural and associated site works to be implemented.

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**Area** Area 5 - North Central  
**Application Number** WEB1351/25  
**Application Type** Permission  
**Applicant** Andrea Heron and Eugene Smyth  
**Location** 37 Carraroe Avenue, Donaghmede, Dublin 13  
**Registration Date** 21/02/2025

**Additional Information**

**Proposal:** The development will consist of, the construction of a new flat roof single storey kitchen extension and new dormer roof extension to the rear of the property, hard and soft landscaping and associated site works.

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## Area 5 Decisions

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0411/24
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	21/02/2025
<b>Applicant</b>	Joan Byrne
<b>Location</b>	54, Carleton Road, Marino, Dublin 3
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: External insulation to front facade

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3501/24
<b>Application Type</b>	Permission
<b>Decision</b>	WITHDRAWN ARTICLE 33 (NO SUB)
<b>Decision Date</b>	17/02/2025
<b>Applicant</b>	Nadine Brennan
<b>Location</b>	72, Clonshaugh Road, Clonshaugh, Dublin 17, D17 XA47
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission sought for proposed amendment alteration of granted application (reference: 3895/23 part a. Proposed side two storey and single storey attached to existing side two storey extension to form a dwelling house separate from existing house, using alteration of existing front vehicular access, associated internal & external alterations, all site development works, service connections, landscaping and boundary treatment), for a rear extension of first floor plan layout to granted 72A Clonshaugh Road at 72 Clonshaugh Road, Clonshaugh, Dublin 17, D17 XA47.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3799/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/02/2025
<b>Applicant</b>	Ailbhe Doyle, Garbhán Doyle
<b>Location</b>	2, Lawrence Grove, Clontarf, Dublin 3, D03 R2C2
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The demolition of the existing bungalow and the construction of 6 number 3 storey terraced houses behind the existing boundary wall. The permission sought will also include parking for cars and bikes as well as a bin store, alterations to the existing vehicular access, and 3 new pedestrian access points onto Lawrence Grove. Other external works will include landscaping, site services and associated drainage.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4286/24
<b>Application Type</b>	Permission
<b>Decision</b>	REVISED DRAWINGS ARTICLE 35
<b>Decision Date</b>	20/02/2025

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**Applicant** Joseph and Helena Galvin  
**Location** Rear 35 and 37 Howth Road, ( D03 PX23 and D03 KT98)  
Clontarf, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal:** Permission for demolition of existing boundary wall and shed, fronting Charlemont Lane and construction of a 5 bed, three storey mews development with vehicular access from Charlemont Lane and associated site works.

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**Area** Area 5 - North Central  
**Application Number** 4370/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/02/2025  
**Applicant** Eoghan Costello & Gina Foley  
**Location** 17 Grange Park Close, Dublin 5, D05 TR20  
**Additional Information** Additional Information Received  
**Proposal:** Development will consist of demolishing existing extension to the side of the existing house and building a 4 No. bedroom 2 storey with attic converted detached dwelling in the side garden of 17 Grange Park Close, Dublin 5. The development will have a flat roof dormer to the rear of the new dwelling roof. A new ground floor only shed to the rear of part of the new development site. A new vehicular entrance to the front of the existing dwelling/site and all ancillary works.

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**Area** Area 5 - North Central  
**Application Number** 4409/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/02/2025  
**Applicant** James Howley & Teresa Gallagher  
**Location** 3 Grange Park Green, Dublin 5, D05 P6Y2  
**Additional Information** Additional Information Received  
**Proposal:** Permission for development will consist of a proposed new ground floor only extension to the front & rear of the existing house. Demolishing an existing chimney and building a proposed new dormer roof to the rear of the existing house roof. A new velux window to the front of the existing house roof. A new window & door at side elevation at ground level. A new window at attic level on side elevation and all ancillary works.

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**Area** Area 5 - North Central  
**Application Number** 4457/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/02/2025  
**Applicant** Clear Chanel (Ireland) Ltd.  
**Location** On the public footpath at the existing taxi bay on Howth Road, Raheny, Dublin 5  
**Additional Information**  
**Proposal:** On the public footpath at the existing taxi bay on Howth Road (inbound on the south side of the roadway 30 metres east of junction with Main Street , Raheny , Dublin 5 . The development consists of a proposed Taxi Shelter with a living roof and an overall height of 2.594 m

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, a depth of 1.837m and a width of 5.29m. The taxi shelter will incorporate 1 no double sided digital advertising screen with a display area of 1.5 square metres on each screen .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4458/24
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Gerard and Linda Hughes
<b>Location</b>	503 Collins Avenue West, Whitehall, Dublin 9, D09 WP30

**Additional Information**

**Proposal:** RETENTION :The development consists of the following 1. widening of the existing front boundary entrance to provide vehicular access and off street parking for 2 cars 2. new front boundary wall with sliding metal gate 3 . new canopy to the side passage of existing dwelling 4. new ground floor level door and window in existing side gable wall 5. associated ground works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4462/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Stephen Tomsett
<b>Location</b>	No. 61 Craigford Drive, Clontarf West, Dublin 5

**Additional Information**

**Proposal:** Permission: A) Demolish existing rear extension 9 sqm B) construct a rear extension 38 sqm and associated internal alterations C) Construct a front porch 3sqm D) construct a rear extension at first floor level 2 sqm.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4464/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Paul Baker
<b>Location</b>	11 Woodlawn Close, Dublin 17, D17 WD30

**Additional Information**

**Proposal:** PERMISSION: For alterations to the attic storage to include a new shower room, alterations to the hip roof, to build up the gable wall to remove the hip, new roof window to the front, new window to the side, internal alterations and modifications and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4465/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Joanna Carroll
<b>Location</b>	5 Rosemount Avenue, Artane, Dublin 5

### Additional Information

**Proposal:** PERMISSION: For alterations to the attic storage to include alterations to the hip roof, to build up the gable wall and form a dutch hip roof, new roof windows to the front roof, new window to the side, internal alterations and modifications and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** 4466/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2025  
**Applicant** Anne Briody  
**Location** 45 Ashbrook, Howth Road, Dublin 3

### Additional Information

**Proposal:** PERMISSION: For alterations to the attic storage to include a new shower room, alterations to the hip roof, to build up the gable wall to remove the hip, new roof windows to the front and rear roof, new window to the side, internal alterations and modifications and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1270/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 17/02/2025  
**Applicant** Sean Judge and Claire Cronin  
**Location** 52 Blackheath Park, Clontarf, Dublin 3

### Additional Information

**Proposal:** PERMISSION AND RETENTION: Retention planning permission for demolition of existing chimney stack and Planning permission for conversion of garage into WC and Playroom, New Canopy roof to front elevation, First floor extension to side creating new bedroom, conversion of attic into bedroom and ensuite, widen existing vehicle entrance from 2.7m to 3m in width along with ancillary works

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**Area** Area 5 - North Central  
**Application Number** WEB1286/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/02/2025  
**Applicant** Vadim Piel  
**Location** 40, Cill Eanna, Raheny, Dublin 5, D05 VE42

### Additional Information

**Proposal:** The development will consist of a two-storey and part single storey extension to the rear of the semi-detached two storey house. It will also include an extension to the side at first floor level above the existing garage. The proposed roofs will be hipped and pitched to match the style and materials of the existing roof. The works will also include internal alterations at ground and first floor level and will include all landscaping, drainage and ancillary works and services.

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**Area** Area 5 - North Central  
**Application Number** WEB1299/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/02/2025  
**Applicant** Larissa Baran  
**Location** 37, Coolatree Park, Beaumont, Dublin 9, D09 XK84  
**Additional Information**  
**Proposal:** To convert the garage to living accommodation consisting of bedroom, bathroom and television room, with a connection to the main house through a corridor at kitchen level.

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**Area** Area 5 - North Central  
**Application Number** WEB1321/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/02/2025  
**Applicant** John Murphy  
**Location** 18, Bettyglen, Raheny, Dublin 5  
**Additional Information**  
**Proposal:** The development will consist of: (i) first floor attic extension to the side of existing dwelling over existing covered garage with dormer windows to the front and rear; (ii) extension of existing flat roof covered garage to the rear-side of existing dwelling including new roof-lights; (iii) widening of existing gate to 3.5m; (iv) landscaping, SUDS drainage and all associated works necessary to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB1329/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 21/02/2025  
**Applicant** Matias Sebastian Gonzalez & Daniela Francisca Gutierrez Guzman  
**Location** 615A, Howth Road, Blackbanks, Raheny, Dublin 5, D05 YR52  
**Additional Information**  
**Proposal:** Change of Use and Alterations of Existing Garage Space (15 sqm): (i) First floor extension on top of the existing ground floor structure, maintaining the same footprint, with an increase in height by 3m, resulting in a total height of 5.4m. The total area of the extension is 15sqm. (ii) Provision of a full bathroom on the ground floor. (iii) Drainage works to connect to the public mains sewer system. (iv) Alterations to door opening, with new openings facing south (front), and small, frosted windows on the sides for ventilation. (v) Landscaping, boundary treatments, and ancillary works required to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB2448/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/02/2025

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**Applicant** Xestra Asset Management  
**Location** Unit 30, Artane Place (formerly Butterly Business Park), Kilmore Road. Dublin 5  
**Additional Information** Additional Information Received  
**Proposal:** PERMISSION The change of use from light industrial to launderette. Planning permission is also sought for (i) alterations to the façade of the unit inclusive of the replacement of the existing door and addition of new fenestration behind the existing roller shutter; (ii) the erecting of signage to the northwestern (front) and southwestern (side) façades; (iii) the erecting of new extract duct and new glazed double door to southeastern elevation and (iv) internal works to configure the unit and all ancillary works necessary to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB2551/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/02/2025  
**Applicant** Fiona Ryan and Neil Gibson  
**Location** 108, Brookwood Avenue, Artane, Dublin 5, D05 XY90  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of changes to the main roof profile to change the existing hip roof to a gable roof, a new attic conversion with new rear facing dormer, increase in height for the existing garage with a new flat roof, conversion of the garage for use as a utility room, a new two storey extension to the rear of the existing house, and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2721/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 17/02/2025  
**Applicant** Beata Jakubiak and Gilles Paoletti  
**Location** 26 Parkside Drive, Balgriffin, Dublin 13 D13K3K0  
**Additional Information**  
**Proposal:** The development will consist of the conversion of the existing attic space, 39sq.m, into an bedroom, a shower room and study with access provide through new stairs from first floor. Two Velux rooflights to the front (West) elevation and one at the rear (East Elevation).

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**Area** Area 5 - North Central  
**Application Number** WEB2722/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/02/2025  
**Applicant** Jean & Barry Dennis  
**Location** 23, Castle Grove, Clontarf, Dublin 3  
**Additional Information**  
**Proposal:** The development consists of the demolition of the existing single storey extension to the rear & a single storey out building to the rear & partial removal of an existing wall and roof section of the 1st floor annex & to convert the existing garage into a room with provision to raise the existing roof of the garage & for a 1st floor extension to the existing 1st floor annex to the side & for

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a single storey extension to the rear of the existing house and for an attic conversion with provision for a dormer window to the side and rear of the existing house and for all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2723/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/02/2025
<b>Applicant</b>	Maebh Doran
<b>Location</b>	10, Kincora Road, Clontarf, Dublin 3

**Additional Information**

**Proposal:** The proposed development includes refurbishing the existing house and constructing a new single-storey side extension, along with a new detached garden studio in the rear garden and associated site improvements. The proposed garden studio will feature a flexible space, including an office and living area, as well as a bedroom and bathroom. Demolition work will involve removing recent side additions to the existing house.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2732/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/02/2025
<b>Applicant</b>	Sally Cronan
<b>Location</b>	118 Griffith Avenue, Dublin 9, D09 R6H9

**Additional Information**

**Proposal:** PERMISSION to increase width of vehicular gateway entrance from 2.6 metres to 3.0 metres.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2736/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	19/02/2025
<b>Applicant</b>	Timmy & Lisa McGann
<b>Location</b>	28 Middle Third, Killester, Dublin 5, D05 DH59

**Additional Information**

**Proposal:** PERMISSION for construction of Garden Room (36sq.M) in rear garden.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2741/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/02/2025
<b>Applicant</b>	Barry Blake
<b>Location</b>	16, Dunseverick Road, Dublin 3 D03W310

**Additional Information**

**Proposal:** Planning permission for an attic conversion with hip to gable and dormer to rear roof to



accommodate stairs to allow conversion of attic to non habitable storage space , window to side gable and roof windows to front roof, Single storey extension to rear of existing house all with associated ancillary works

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2750/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/02/2025
<b>Applicant</b>	Hilary and Kirstofor Chmilar
<b>Location</b>	37, Melrose Avenue, Fairview, Dublin 3 D03A8F1

**Additional Information**

**Proposal:** Construction of a single storey rear extension comprising additional kitchen, dining and storage space. 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.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2759/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Gareth and Claire Hanley
<b>Location</b>	117, Griffith Avenue, Dublin 9, D09 A6P9

**Additional Information**

**Proposal:** The development will consist of: Demolition of single storey shed structure to rear of existing dwelling and single storey garage to side of existing dwelling. Construction of a new two storey extension to side of existing dwelling. Construction of part single storey and part two storey extension to rear of existing dwelling including single storey canopy. All associated internal alterations, elevational alterations, ancillary, site and landscaping works

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2762/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/02/2025
<b>Applicant</b>	Grelis Ltd.
<b>Location</b>	Lands at the former Carmelite Convent of the Incarnation, Hampton, Grace Park Road and Griffith Avenue, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought by Grelis Ltd for development at this site: On lands at the former Carmelite Convent of the Incarnation (PROTECTED STRUCTURE REF. 3238), Hampton, Grace Park Road and Griffith Avenue, Drumcondra, Dublin 9 for revisions to the granted residential development Reg. Ref. 4105/15 (An Bord Pleanála Ref. PL29N.246430) as extended under Reg. Ref. 4105/15/x1 and amended under Reg. Ref. 4277/22. The proposed development will consist of: Revisions to Block A of the granted residential development Reg. Ref. 4105/15 (An Bord Pleanála Ref. PL29N.246430) as extended under Reg. Ref. 4105/15/x1 and amended under Reg. Ref. 4277/22 as follows: An increase in unit numbers from 27 no. apartments

(12 no. one beds, 13 no. two beds and 2 no. three beds) across four stories to now provide for a four storey block comprising 35 no. one bedroom apartments and 1 no. ground floor amenity room. The amended Block A will provide housing for 'older persons' in association with, Fold Housing, an Approved Housing Body (AHB). Alterations to Block A will also include associated internal and external elevational and layout changes with associated balconies, to all elevations. No increase to the permitted four storey height is proposed. The proposed development provides for the omission of the basement level as permitted under Ref. 4277/22 (comprising 33 no. car parking spaces, 58 no. bicycle parking spaces and 3 no. motorcycle parking spaces) with permission now sought for a basement level comprising plant room only. Pedestrian and vehicular access to the proposed Block A is from Grace Park Road as permitted under Ref. 4105/15 with access road proposed (in lieu of permitted access ramp) to provide access to a surface carparking area comprising 6 no. spaces (including 1 no. disabled space and 1 car club space) and 2 no. motorcycle spaces. A total of 28 no. bicycle spaces are also proposed at surface level to serve the development. Bin storage is provided at surface level as permitted. Planning permission is also sought for all ancillary site, landscaping and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2765/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Ivan McGrath
<b>Location</b>	33 Avondale Park, Raheny - St. Assam, Dublin 5 , D05F884

**Additional Information**

**Proposal:** Attic conversion for storage with side raised gable, including a dormer window to the rear and front, and two new side windows at attic level. Single-storey flat roof extension to the rear.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2769/24
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Neill & Miriam Hogg Dunne
<b>Location</b>	18 Seafeld Close, Clontarf, Dublin 3 , D03PY90

**Additional Information**

**Proposal:** RETENTION The development consists of a garden shed [12.3 m<sup>2</sup>] to the rear of the dwelling and a bicycle shed [3.3 m<sup>2</sup>] to the front of the dwelling.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2774/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Kieran and Mary Donnelly
<b>Location</b>	86, Malahide Road, Dublin 3, D03 C963

**Additional Information**

**Proposal:** Construction of a two storey rear extension comprising additional kitchen, dining, living

space, utility, bathrooms and bedroom spaces. The works will also include for the provision of a rear dormer attic conversion. It is proposed to demolish some existing redundant chimney stacks, together with upgrading of all existing external windows/doors with new thermally efficient double / triple glazed units. 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.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2776/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Golden Bake Ltd
<b>Location</b>	4, Newtown Park, Malahide Road Industrial Park, Coolock, Dublin 17, D17 CP26

**Additional Information**

**Proposal:** Planning Permission for the installation of 3,036 sq.m of Solar PV Panels to the roofs of existing buildings, located within a solar safeguarding zone (SSZ) along with all associated ancillary works and services at our premises at No.4 Newtown Park, Malahide Road Industrial Park, Coolock, Dublin 17, D17 CP26.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2777/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	James O'Reilly
<b>Location</b>	31, Windsor Avenue, Dublin 3

**Additional Information**

**Proposal:** Proposed works include the construction of a new two-storey two-bedroomed terraced dwelling with rooflights to rear pitch and rear flat roof, bin storage and bike storage. All along with associated landscaping and site works

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2778/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	James O'Reilly
<b>Location</b>	32, Windsor Avenue, Fairview, Dublin 3

**Additional Information**

**Proposal:** Demolition of existing derelict two-storey building and construction of a new two-storey two-bedroomed terraced dwelling with rooflights to rear pitch and rear flat roof, bin storage and bike storage. All along with associated landscaping and site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2783/24
<b>Application Type</b>	Permission

<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Richard and Louise Walker
<b>Location</b>	42, Ferrycarrig Road, Coolock, Dublin 17
<b>Additional Information</b>	

**Proposal:** The development will consist of (1) Demolition of previous constructed flat roof side extension and front porch extension to the existing house (2) The construction of a single storey flat roof ground floor extension to the front, side and rear of the existing house (3) Attic conversion to include a dormer window within the rear roof slope and rooflights within the front roof slope (4) Remove chimney internally and externally (5) External insulation to the existing house with a render finish and (6) all necessary ancillary site development works to facilitate this development

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2809/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	20/02/2025
<b>Applicant</b>	Christy Parcon
<b>Location</b>	18, Ballyshannon Avenue, Dublin 5 , D05W2F2
<b>Additional Information</b>	

**Proposal:** Planning permission for demolition of existing greenhouse in rear garden & to construct new detached shed unit for use as home studio/gym & study, ancillary use to the main dwelling, with tiled roof over and associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2813/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/02/2025
<b>Applicant</b>	Realtime Technologies Limited
<b>Location</b>	Realtime Building, Clonshaugh Business & Technology Park, Dublin 17 , D17H262
<b>Additional Information</b>	

**Proposal:** The development will consist of the installation of roof mounted solar photovoltaic panels to include all ancillary works and services.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2822/24
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	21/02/2025
<b>Applicant</b>	Dean Cummins
<b>Location</b>	17, Hole in the Wall Road, Donaghmede, Dublin 13, D13 C7N8
<b>Additional Information</b>	

**Proposal:** Planning Permission is sought by Dean Cummins at 14 Hole in the Wall Road, Dublin 13 for a 3 bedroom single storey extension to the rear of the existing cottage as well as internal

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alterations and retrofit of the existing cottage. External works will include site services and associated drainage.

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### Area 5 Appeals Notified

**Area** Area 5 - North Central  
**Application Number** 0024/25  
**Appeal Type** Written Evidence  
**Applicant** Independent Site Management  
**Location** 80-82 Philipsburgh Avenue, Fairview, Dublin 3

**Additional Information**

**Proposal:** EXPP: Existing temporary telecommunications structure comprised of a 15m transportable monopole structure secured by 4 anchor bolts to 4 No. 2m x 2m x 1m removable concrete ballast blocks; & all associated antennas, dishes and ancillary ground-based equipment cabinets. Situated within the construction site hoarding on a section of land at 80-82 Philipsburgh Avenue, Fairview, Dublin 3, D03H3F1.

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### Area 5 Appeals Decided

**Area** Area 5 - North Central  
**Application Number** 3002/24  
**Appeal Decision** GRANT PERMISSION & RETENTION PERMISSION  
**Appeal Decision Date** 18/02/2025  
**Applicant** Clever Cloggs Creche Ltd  
**Location** 79-81 Celtic Park Avenue, Beaumont, Dublin 9, D09 VP27

**Additional Information**

**Proposal:** RETENTION/PERMISSION: the development will consist of retention permission for the use of the existing creche to provide childcare services for up to 68 no. children (the permitted capacity is 47 no. childcare spaces) and planning permission for the provision of 8 no. sheffield bicycle stands and all associated works.

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**Area** Area 5 - North Central  
**Application Number** WEB1413/24  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 20/02/2025  
**Applicant** Gary O' Malley  
**Location** 5B Griffith Avenue, Grace Park, Dublin 9, D09 AE81

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: Two four-bedroom semi-detached houses, each with a dormer window to the rear on the second floor and two Velux windows to the front roof area. New vehicular access from Glandore Road. With off-street parking.

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## 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.