



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(24/02/2025-02/03/2025)

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	3085/25
Application Type	Permission
Applicant	Carlisle Health and Fitness Club Ltd .
Location	BD Gyms, 52/54 Kimmage Road West, Terenure, Dublin 12
Registration Date	26/02/2025
Additional Information	

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

Area	Area 1 - South East
Application Number	3086/25
Application Type	Permission
Applicant	Lise Underwood
Location	4a Hagan's Court, Dublin 2, D02A665(in the curtilage of Protected Structure 4a Lad Lane Dublin 2)
Registration Date	26/02/2025
Additional Information	

Proposal: PROTECTED STRUCTURE :The development will consist of the conversion of an existing two-storey mews building from office to residential use. The proposed development includes; the stripping-out of non-original internal stud walls and linings and their replacement in a new layout; the replacement of a concrete floor slab with a breathable limecrete type; the upgrading of the thermal performance of the external walls with breathable material; the replacement of non-original fiber cement slates with natural slate; the renewal of rainwater goods; the installation of 3 No. rooflights; the replacement of a non-original front door, the restoration of the brick façade; the landscaping of the courtyard; the installation of a drainage layout connecting to the existing; the renewal of mechanical, electrical and plumbing services throughout; general conservation and associated repairs including refurbishment of existing original windows and sundry repairs and renewals not impacting the special interest of the protected structure.

Area	Area 1 - South East
Application Number	4403/24
Application Type	Permission
Applicant	Batele Hotel Holding Limited
Location	Butler's Townhouse, 44, Lansdowne Road, Dublin 4, D04 RY96
Registration Date	24/02/2025
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE : The development will consist of the demolition of the existing conservatory to the side at ground floor level, and the construction of a single flat roof extension to the rear and side of the property, to be used as an accessible en-suite guestroom, the conversion of the existing kitchen and dining area at ground level into 2 further guestrooms, the addition of a ground floor window to the north-east façade and all associated landscaping, services and site works.

Area Area 1 - South East
Application Number WEB1354/25
Application Type Permission
Applicant Build-A-Bear Workshop UK Ltd
Location 47, Grafton Street, Dublin 2
Registration Date 24/02/2025
Additional Information
Proposal: The development consists of New External Fascia Sign, displaying 'Build A Bear' Logo, 'Build-A-Bear Workshop' Wording and Colours.

Area Area 1 - South East
Application Number WEB1360/25
Application Type Permission
Applicant The Royal Institute of the Architects of Ireland
Location 8 Merrion Square, Dublin, D02 YE68
Registration Date 24/02/2025
Additional Information
Proposal: PROTECTED STRUCUTRE: The Royal Institute of the Architects of Ireland, intend to apply for Permission for development at this site: 8 Merrion Square North, Dublin D02 YE68, a Protected Structure (Ref: 5109). The development will consist of: Masonry cleaning to the steps, railing plinth-wall and granite facing of the front elevation at ground floor.

Area Area 1 - South East
Application Number WEB1361/25
Application Type Permission
Applicant Joe Murphy
Location Emerald Cottages, to rear of, 14, Grand Canal Street, Dubin 2
Registration Date 24/02/2025
Additional Information
Proposal: The demolition of the existing two storey commercial premises and the construction of a two-storey-two-bedroom dwelling with an enclosed terrace garden at first floor level, at Emerald Cottages to the rear of, 14, Grand Canal Street Upper, Dublin 2.

Area Area 1 - South East
Application Number WEB1362/25
Application Type Permission
Applicant Staycity Limited
Location Staycity Aparthotel, 8, Bride Street, Dublin 8, D08 Y2AY
Registration Date 24/02/2025
Additional Information
Proposal: The development will consist of the erection of new signage consisting of: - A replacement horizontal sign (3.4m x 0.9m) above the entrance on Chancery Lane; A replacement horizontal sign (3.4m x 0.9m) on the western elevation facing Bride Street; 2 no. horizontal signs (5.5m x 1.4m) at parapet level on the northern and southern elevations; 1 no. illuminated plaque (0.6m x 0.6m) located at the main entrance on Chancery Lane; All of the above signage will have

internal LED illumination; Vinyl graphic detail applied to glazing on the ground floor level on the northern, western and southern elevations.

Area	Area 1 - South East
Application Number	WEB1364/25
Application Type	Permission
Applicant	Nifemi Ltd
Location	22A & 24 South Lotts Road, and 101 Gordon Street, Ringsend Dublin 4
Registration Date	25/02/2025

Additional Information

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

Area	Area 1 - South East
Application Number	WEB1370/25
Application Type	Permission
Applicant	The Royal Institute of the Architects of Ireland
Location	8, Merrion Square, Dublin 2, D02 YE68
Registration Date	25/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: We, The Royal Institute of the Architects of Ireland, intend to apply for Permission for development at this site: 8 Merrion Square North, Dublin D02 YE68, a Protected Structure (Ref: 5109). The development will consist of: Masonry cleaning to the steps, railing plinth-wall and granite facing of the front elevation at ground floor.

Area	Area 1 - South East
Application Number	WEB1372/25
Application Type	Permission
Applicant	Parliament Property Ltd.
Location	33, 34 & 35 Wicklow Street, Dublin 2
Registration Date	25/02/2025

Additional Information

Proposal: Planning Permission is sought for the careful removal of existing hardwood timber sliding sash and casement windows and replacement thereof with new hardwood timber framed double glazed sliding sash and casement windows to match existing fenestration patterns to a total of 14 No. windows to the Wicklow Street facing façade only at the first and second levels of the existing 3 storey plus converted attic over ground level buildings 33 & 34 Wicklow Street, Dublin 2 and at the first, second and third floor levels of the existing 3 storey over ground level building at 35 Wicklow Street, Dublin 2.

Area	Area 1 - South East
Application Number	WEB1373/25
Application Type	Permission
Applicant	Hilltop D12 Project Limited
Location	Lands to the side of St Agnes Convent (Captains Place), Armagh Road, Crumlin, Dublin 12
Registration Date	26/02/2025

Additional Information

Proposal: The application seeks modifications to the previously granted permission DCC Reg. Ref. 4456/19 and ABP Ref: ABP-308078-20. Modifications are: The change of Use of 1 No. ground floor apartment to communal space for residents use, decreasing the number of apartment units from 12 No. to 11 No. apartment units. No changes to the building footprint, height or elevations are proposed.

Area	Area 1 - South East
Application Number	WEB1374/25
Application Type	Permission
Applicant	Royal Dublin Society
Location	Royal Dublin Society (RDS) Grounds, Ballsbridge, Dublin 4
Registration Date	26/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Royal Dublin Society intends to apply for permission for development at a site within the Royal Dublin Society (RDS) Grounds, Ballsbridge, Dublin 4. Protected Structure: The development will consist of amendments to an ESB substation, permitted under register reference 3937/23 and 2142/24. The proposed amendments to the permitted substation include: • Minor amendments to the substation layout, resulting in a Gross Floor Area (GFA) increase from c. 28.9sq.m to c. 36sq.m (c. 7.1sq.m GFA increase); • Relocation of permitted substation access platform and associated stairway and railings from the eastern elevation to the southern elevation of the substation; • Flipping of the permitted access to the substation from Anglesea Road on the western boundary of the site; and • Relocation and reuse of an existing gate connecting the RDS grounds to Anglesea Road along the western boundary of the site. There is no increase to the parapet height of the substation as permitted (c. 4.3m).

Area	Area 1 - South East
Application Number	WEB1377/25
Application Type	Permission
Applicant	Sunny Quarter UC
Location	Four & Five Park Place, Adelaide Road, Dublin 2

Registration Date 26/02/2025

Additional Information

Proposal: (Part) CHANGE OF USE. Permission for development at Four and Five Park Place, Adelaide Road, Dublin 2 (scheme permitted under Reg. Ref. 2388/18 (ABP-301931-19), as amended under Reg. Ref. 3292/21; 5019/22; and 3005/24 (ABP-319376-24)). The proposed development consists of the following: - Subdivision and part change of use of retail/restaurant/café unit at ground floor and first floor level. The unit was permitted as a retail/restaurant/café unit of 345 sq.m. at ground level and 309 sq.m. at first floor level. As a result of the proposed subdivision and part change of use, a retail/restaurant/café unit fronting Adelaide Road of 93 sq.m. at ground floor is proposed and office amenity space fronting the pedestrian route through the building of 252 sq.m. at ground floor and 309 sq.m. at first floor level is proposed. All associated site development works and consequential amendments to the permitted development, including installation of manifestation on the glazing at the ground floor window bay along the pedestrian link between Adelaide Road and Hatch Street Upper.

Area	Area 1 - South East
Application Number	WEB1394/25
Application Type	Permission
Applicant	Muhammad Khan
Location	UNIT 13, Sprangers Yard, Fownes Street Upper, Dublin 2
Registration Date	28/02/2025
Additional Information	

Proposal: Change of use from general retail to a take-away/restaurant, with operating hours from 12:00 PM to 2:00 AM, Monday to Sunday.

Area	Area 1 - South East
Application Number	WEB1403/25
Application Type	Permission
Applicant	Kevin Cassidy
Location	Site on Stone Mews to Rear of 67/69 Rathmines Road, Rathmines, Dublin 6
Registration Date	28/02/2025
Additional Information	

Proposal: Demolition of blockwork storage shed facing Stone Mews. Demolition of Lean-to shed in rear garden. Construction of two no. semi detached, part three storey, part 2 storey, part 1 storey, three bedroom houses. Construction of two no. vehicular entrances to Stone Mews and two parking spaces. Construction of separating garden walls to front and rear gardens. Associated site works and landscaping.

Area	Area 1 - South East
Application Number	WEB1411/25
Application Type	Permission
Applicant	HERBERT PLACE 11 HP LIMITED
Location	11, Herbert Place, Dublin 2
Registration Date	28/02/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: Works will include the repair and restoration of timber sash windows and entrance door. The site is within a conservation area.

Area	Area 1 - South East
Application Number	WEB1909/24
Application Type	Permission
Applicant	Chick'n Lick'n Ltd
Location	22, Richmond Street South, Dublin 2
Registration Date	25/02/2025
Additional Information	Additional Information Received

Proposal: A revised shopfront with associated signage with alteration to the west elevation of the existing restaurant at ground floor level only.

Area	Area 1 - South East
Application Number	WEB2371/24
Application Type	Permission
Applicant	Jodi and John Toal
Location	59, Marlborough Road, Donnybrook, Dublin 4, D04 E7V2
Registration Date	27/02/2025
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Refurbishment of a two-storey over basement mid-terrace house (Protected Structure RPS 4970), already divided into three apartments, including the following works: a) landscaping of the front garden with provision for concealed bicycle and bin storage, b) replacing the existing uPVC front conservatory with a modern structure, c) modifications to the rear ancillary building to allow direct pedestrian access to the rear lane, d) upgrading the rear timber staircase to a fire-resistant staircase, e) upgrade to railings of existing rear return roof terrace, f) replacing all modern uPVC windows at the rear with traditional sash windows, g) and installing aluminium windows and doors in the modern rear return, h) replacing an existing Velux roof light and installing an AOV (Automatic Opening Vent) rooflight above the main staircase, i) minor alterations to the layout of the lower ground floor bathroom, j) removing modern partitions and reconfiguring entrances and apartment layouts on the upper ground and first floors and implementing additional fire safety measures, and, k) all associated site development works.

Area	Area 1 - South East
Application Number	WEBPWSDZ1434/25
Application Type	Permission
Applicant	Pembroke Beach DAC
Location	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4
Registration Date	28/02/2025
Additional Information	

Proposal: Pembroke Beach DAC intends to apply for permission for development for a 228 No. bedroom Hotel development (referred to as Phase 2B) (including a café, licenced bar / restaurant, business centre and ancillary elements) on this site of 15.06ha including lands known as the former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 0.211ha (identified as within the 'A1 Lands') in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019) (as amended). The overall site is bounded to the: north-west by Sean Moore Road; north-east by South Bank Road; south-east by Dublin Port lands and Dublin Bay; and south-west by Sean Moore Park. The overall site subsumes the 4.3ha site of the 'Infrastructure Permission' (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year Permission) on 28 January 2020, permitting streets,

transportation, water services and utilities' infrastructure; public realm and public amenity spaces (including the Village Green and Dog Park); and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the Poolbeg West SDZ Planning Scheme (2019) (as amended) as approved by An Bord Pleanála. The proposed Phase 2B Hotel Scheme development will consist of:

- Construction of a 228 No. bedroom Hotel development ('Block Q') (10,593 sq m GFA (excluding basement)) comprising a 20 No. storey landmark tower (with set-back storey at Sixteenth Floor Level 16) over two levels of basement (2,054 sq m), to provide: Hotel and ancillary uses, café, licenced bar / restaurant and ancillary spaces, business centre; and ancillary back-of-house facilities / spaces (including ESB Substation and associated ancillary rooms, bin store, laundry store, staff changing rooms, staff canteen, staff office and sprinkler tank and associated spaces).
- Provision of 8 No. car parking spaces (including 1 No. accessible car parking spaces) and 1 No. service vehicle delivery bay at Basement Level -01, provision of 24 No. secure long-stay bicycle parking spaces for staff at Basement Level -01, and provision of 16 No. new short-stay bicycle parking spaces at surface level for visitors and provision of 1 No. new cargo bicycle parking space at surface level to service the proposed Hotel.
- Amendment of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and Phase A Commercial Scheme (Reg. Ref. PWSDZ379/24):
- In those external landscaped areas at Ground Floor Level in the immediate curtilage of the proposed Phase 2B Hotel Scheme site (including 'Gabbard Street' and 'South Bank Link Street') (within the focused site area) to facilitate amendments to permitted layouts, including the omission of 1 No. permitted EV-charging car parking space, the relocation of 1 No. accessible car parking space and 1 No. EV-charging car parking space, the relocation of 20 No. permitted short-stay bicycle parking spaces; provision of 1 No. new loading / pick-up/drop-off bay; addition of an access point on South Bank Link Street for proposed ESB substation, materials, urban tree locations and landscaping;
- At substructure level to facilitate connections for vehicular movements, pedestrian movements and services between the permitted and proposed substructures. Accessing and servicing of the proposed Phase 2B Hotel Scheme development will be by way of 'Gabbard Street' (previously permitted under the Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and the Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24) and also by the permitted vehicular ramp on 'Ouzel Street' to / from the basement of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24). This Application will be accompanied by a Natura Impact Statement (NIS).

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3078/25
Application Type	Permission
Applicant	Doreen Myers-Groarke & Adrian Groarke
Location	27, Sandymount Road, Sandymount, Dublin 4, D04 V2F6
Registration Date	24/02/2025

Additional Information

Proposal: The development will consist of the construction of a single-storey rear extension with a flat roof skylight, a roof extension on the existing rear return at the top floor level with a roof-light, additional roof-lights on the rear slope of the main roof, external alterations of fenestration on existing rear return to allow new internal layout, internal alterations to accommodate the new internal layout, installation of a railing along the existing front ground floor courtyard, a new vehicular gate entrance and an off street parking area at the rear of the property and all associated site works.

Area Area 1 - South East
Application Number 3081/25
Application Type Retention Permission
Applicant Fergus McCluskey
Location Mountainview House, Mountainview Avenue, Harold's Cross, Dublin 6W, D6WP685
Registration Date 25/02/2025
Additional Information

Proposal: RETENTION : The development consists of : a) Retention of alterations to previously granted second floor of dwelling (PL. Ref :2282/18) including use as bedroom (previously home office) , increased ridge height , revised roof profile to rear , revised dormers to front , additional rooflights on the rear roof slope and flat roof , creation of roof terrace to front and associated raising of parapet and incorporation of privacy screens. b) Retention of alterations to the design of the previously granted windows to front courtyard and rear elevations . c) Retention of increased footprint of dwelling . The building line to rear extends 1m beyond that previously granted under PL. Ref. : 2282/18

Area Area 1 - South East
Application Number 3951/24
Application Type Permission
Applicant Conor Mills and Avril Mullett
Location 10, Castlewood Avenue, Rathmines , Dublin 6 , D06V2YO
Registration Date 25/02/2025
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE : The development will consist of some demolition work on the lower ground floor including non-original internal walls , external shed and portions of the rear external wall. We intend to construct a lower ground floor extension to the rear of the property to accommodate a new family space including a new kitchen, dining area, bathroom, utility room, new floor and other ancillary services. We also intend to make internal alterations and restoration work to the property to include (a) replacement of existing non-original windows, (b) damp proofing and general upgrade work, (c) replacement of non-original front steps with granite steps, (d) conversion of current kitchen on upper ground floor landing into a new family bathroom, (e) provision of a new ensuite and wardrobe area to the first floor bedroom to front, (f) replacement of windows on rear return with modern windows, (g) landscaping to rear garden and repairs to existing boundary walls, (h) restoration of front garden railings, (i) repointing of brickwork to front elevation.

Area Area 1 - South East
Application Number 3976/24
Application Type Permission
Applicant Paula Cunneiffe and Barry Ryan
Location 46 O'Connell Gardens, Bath Avenue, Sandymount, Dublin 4, D04EP03
Registration Date 27/02/2025
Additional Information Additional Information Received

Proposal: The proposed development will consist of the demolition and removal of a single storey extension to the rear of the dwelling; insertion of new vehicular access gates beside the existing pedestrian gate on the front boundary; construction of a single storey porch to the front elevation; construction of a part single-storey, part two-storey extension to the rear of the dwelling; remodelling of existing ground and first floor accommodation and all associated site works.

Area	Area 1 - South East
Application Number	WEB1355/25
Application Type	Permission
Applicant	Donal Donnelly
Location	79, Northbrook Avenue, Dublin 6
Registration Date	24/02/2025

Additional Information

Proposal: (a) The construction of a dormer window on the rear roof slope to converted attic and installation of 3 no. velux windows on the front roof slope, (b) construction of a garden room to the rear (c. 13 sq.m.), (c) erection of a retractable garden awning to the rear, and (d) all associated site works.

Area	Area 1 - South East
Application Number	WEB1358/25
Application Type	Permission
Applicant	Caroline & Padhraig Fleming
Location	20, Northbrook Road, Dublin 6
Registration Date	24/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE. CHANGE OF USE. The development will consist of: a) Change of use from 3 apartments to a single-family home for the applicant's family. b) Demolition and removal of modern rear single storey extension. c) Refurbishment of existing two-story rear return, opening up at Lower Ground Floor level (LGF) with the addition of a new single-story extension with green sedum flat roof & glazed gallery link extension. The Lower Ground Floor (LGF) is to contain an open plan living space with kitchen dining and living and the existing external rear granite steps are to be refurbished, repaired and to rise to a gallery at Upper Ground Floor level (UGF) with access to a landing in the rear return. d) The original shape and form of the rooms at UGF are to be maintained and used as per their original purpose that is living, dining room and lounge room. e) The shape and form of the two main bedrooms to the First Floor (FF) of the house are to be maintained and renovated and reused as bedrooms for the family. The rear room at FF is to be divided into a main bathroom for the house, a walk-in wardrobe and ensuite. The UGF room in the rear return is to become a study/home office and visitor WC. f) The LGF is to have one bedroom to the front with ensuite and a family room to the rear and ancillary kitchen to LGF, dry goods stores, entrance hall and boot room. g) All historic and original features including joinery elements, doors, architraves, skirtings, picture rails timber staircase to be refurbished, cleaned, repaired and decorated. h) All internal and original plasterwork, cornices and decorative plaster features to be cleaned, repaired and decorated. New appropriate ceiling roses to match originals to be supplied and fitted. i) The existing roofing slates, ridge pieces to be cleaned and reused. The central valley gutters are to be relined with copper linings and to deliver to cast-iron gutters and downpipes to replace existing PVC type. Provision for roof light AOV over main stair to rear façade, second rooflight to family bathroom on inner slope. j) The five chimneys are to be cleaned, relined and the pots are to be rebidged in lime mortar. All flashings to be removed and replaced with new matching flashing. k) Demolition of side rear derelict timber garage and repair of rear granite boundary wall. The creation of a vehicular access is being proposed to the rear from rear laneway, insertion of a new sliding double gate to allow vehicle entry and parking in rear garden. Relocation of rear side door in red brick side wall to permit new universal access ramp. Provision for timber lightweight structure pergola area and landscaping to the rear. l) Refurbishment of existing cast-iron front pedestrian gate and the creation of vehicular access is being proposed to the front garden. New double gate based on existing cast-iron gate with

matching cast-iron motif to accommodate a car space in front garden to comply with criteria in the current Development Plan. m) Front façade brickwork and all features and details to be cleaned, pointing to be raked out and re-pointed in accordance with the original sample of repointing at the front door lobby. Side Elevation non original sand and cement to be removed and replaced with lime render. Rear Elevation sand and cement render to be removed and granite stone façade to be cleaned, repaired and repointed. Rear Return brick elevation, to be cleaned, repaired and repointed. All windows and doors to be refurbished, cleaned, repaired, draught proofed and painted. Existing windows, historic glazing and external doors to be refurbished, cleaned, repaired and draughtproofed. n) Cast-iron railing to the granite staircase to be cleaned, repaired, including strengthening and painted. o) Conservation of historic fabric, renovation, and alterations to the existing buildings, including all associated site works. Conservation of house including historic and original fabric, repairs and alterations to be carried out in compliance with conservation best practice.

Area	Area 1 - South East
Application Number	WEB1359/25
Application Type	Permission
Applicant	Carmel Murphy and Colm Gilmore
Location	20, Palmerston Park, Rathmines, Dublin 6, D06 XP92
Registration Date	24/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of the 20th century non-original two-storey side extension and single storey side lean-to shed, removal of external rear modern shed, and rear cast-iron stairs to upper ground floor. The proposed works include the construction of a part single and part two-storey side and rear addition, containing a new entrance, living, and plant rooms at lower ground floor and kitchen and dining rooms, and an external terrace at upper ground floor. Alterations to the existing structure at lower ground floor include the opening up of an internal non-original hallway partition wall, new stairs in the original location to the upper ground floor, and the blocking up of an internal rear window. At upper ground floor, alterations include a new opening in the entrance hall and rear wall linking to the proposed kitchen, and the removal of a non-original partition in a room-linking door opening. At first floor level, the partial removal of two non-original partitions and enlargement of an existing partition opening. All existing windows to be retained and restored and non-original single glazing to be replaced with double glazing. Externally, the existing entrance gate to Palmerston Park is to be enlarged for the creation of vehicular access to the front. To the rear, a boundary wall and lean-to shed are proposed and all associated hard and soft landscaping.

Area	Area 1 - South East
Application Number	WEB1363/25
Application Type	Permission
Applicant	Derek Conway
Location	43 Raphoe Road, Crumlin, Dublin 12, D12 VK52
Registration Date	24/02/2025

Additional Information

Proposal: The development will consist of attic conversion (20.7sqm) comprising the construction of new hipped roof dormer extension with window at side of dwelling to house new attic stairs, new flat roof dormer extension at rear of dwelling to house new attic bedroom windows, new rooflight to front of dwelling and new landing window at first floor level to side of dwelling and all associated site works.

Area	Area 1 - South East
Application Number	WEB1379/25
Application Type	Retention Permission
Applicant	Dublin Letting & Management Ltd
Location	13, Moyne Court, Ranelagh, Dublin 6, D06 KT270
Registration Date	26/02/2025
Additional Information	

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

Area	Area 1 - South East
Application Number	WEB1380/25
Application Type	Permission
Applicant	Herbert Place 11 HP Ltd
Location	11, Herbert Place, Dublin 2, D02 RC93
Registration Date	26/02/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: Herbert Place 11 HP Limited intends to apply for permission for development at this site: 11 Herbert Place, Dublin 2, D02RC93 (Protected Structure) Works will include the repair and restoration of timber sash windows and entrance door. The site is within a conservation area.

Area	Area 1 - South East
Application Number	WEB1381/25
Application Type	Permission
Applicant	Marie Hayden & Severin Garanzuay
Location	7 Harmony Court, Donnybrook, Dublin 4, D04 C8H2
Registration Date	26/02/2025
Additional Information	

Proposal: The development consists of a part single storey and part two storey extension to side of existing dwelling with tiled roof to match existing; a new pitched roof dormer extension with opaque window to front elevation to proposed side extension; internal alterations and all associated site works.

Area	Area 1 - South East
Application Number	WEB1383/25
Application Type	Permission
Applicant	Joe Kelly
Location	43, Tritonville Road, Sandymount, Dublin 4
Registration Date	26/02/2025
Additional Information	

Proposal: The provision of a new vehicular entrance with new gates and parking provision for one vehicle in the front garden, with associated works and landscaping, at 43 Tritonville Road, Dublin 4.

Area	Area 1 - South East
Application Number	WEB1384/25
Application Type	Permission
Applicant	Gilly Balmer and Ralph McMahon
Location	15 Eglington Square, Donnybrook, Dublin 4, D04 W9Y5
Registration Date	26/02/2025

Additional Information

Proposal: Amendment to Planning Permission Ref: WEB1683/24 - Installation of a New Inward-Opening Pedestrian Side Gate on Brookvale Road.

Area	Area 1 - South East
Application Number	WEB1395/25
Application Type	Permission
Applicant	Donal Donnelly
Location	79 Northbrook Avenue, Ranelagh, Dublin 6
Registration Date	27/02/2025

Additional Information

Proposal: (a) The construction of a dormer window to the rear to converted attic and installation of 3 no. velux windows on the front roof slope, (b) construction of a garden room to the rear (c. 13 sq.m.), (c) erection of a retractable garden awning to the rear, and (d) all associated site works.

Area	Area 1 - South East
Application Number	WEB1396/25
Application Type	Permission
Applicant	Peter Dalton
Location	28 Dartmouth Square North, Ranelagh, Dublin 6
Registration Date	28/02/2025

Additional Information

Proposal: PROTECTED STRCTURE: The development will consist of the demolition of the single storey shed (5.1sqm) to the rear at lower ground floor level and non-original timber extension (1.8sqm) to the rear at upper ground floor return level, demolition of internal partition to lower ground floor Sitting Room, removal of window to the rear at lower ground floor level, removal of window to the rear at first floor return level, removal of non-original internal screen to the rear at upper ground floor return level. Modification of window and door opens to the rear at; lower ground floor level, upper ground floor return level and first floor return level, to connect to the new extension. Internal reconfiguration of layout at the lower ground floor level and first floor level, including provision of a new partition at first floor level and new door ope at first floor level. Repositioning the existing window sill at second floor level and removal of non-original ceiling in second floor bathroom to create vaulted ceiling. Replacement of 1 no. rooflight in first floor stairwell. Installation of 1 no. new rooflight in walk-in-wardrobe ceiling and new PV Panels to the internal valley of main house. A new part single-storey, part three-storey brick extension (59 sq.m. total additional floor area; 33 sq.m. additional floor area on lower ground floor level, 13 sq.m. additional floor area on upper ground floor return level, 13 sq.m. additional floor area on first floor return level) is proposed to accommodate a new sitting area with window seat and dining area on lower ground floor level, new office and new utility room on upper ground floor return level and new bedroom on first floor return level. Works will also include repointing works to the brick facades to the front and rear, repointing works to the stone steps to the front, repair & restoration works to the windows, repair works to the roof and chimneys, relocation of the existing ESB & gas meters, new bin store to the front garden and all associated site works to existing mid-terrace 3-storey house, 28 Dartmouth Square North (A Protected Structure).

Area	Area 1 - South East
Application Number	WEB1397/25
Application Type	Permission
Applicant	Catriona Barry
Location	63, Palmerston Road, Dublin 6, D06 R6C2
Registration Date	28/02/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the development at 63 Palmerston Road, Dublin 6, D06 R6C2 (a Protected Structure). The development will consist of a new vehicular entrance (c. 3m wide) in the form of swing gates; 3 no. car parking spaces (5m x 3m each); an electric vehicle charging point, and associated site development works.

Area	Area 1 - South East
Application Number	WEB1412/25
Application Type	Permission
Applicant	Orla Fleury
Location	297, Harold's Cross Road, Dublin 6W , D6WDY62
Registration Date	28/02/2025

Additional Information

Proposal: The development will consist of the demolition of the part single storey, part two-storey structure to the rear (totalling approx. 23sqm) and the construction of a part single-storey, part two-storey extension to the rear (totalling approx. 39sqm) with associated rooflights. The development will also include alterations to internal layouts, installation of 3 no. rooflights, installation of solar panels and all associated site works.

Area	Area 1 - South East
Application Number	WEB1415/25
Application Type	Permission
Applicant	John McEvoy & Julie Blakeney
Location	13, Raphoe Road, Crumlin, Dublin 12, D12 VH98
Registration Date	02/03/2025

Additional Information

Proposal: Planning permission is sought to construct vehicular access to facilitate off-street parking and EV charging. Works include the demolition of a section of the boundary wall at the front of the property and dishing of the footpath, and associated site works at 13 Raphoe Road, Crumlin, Dublin 12. 13 Raphoe Rd is located on the northern side of Raphoe Road on a residential street south of Crumlin Road in the west of the city. The site is occupied by a semi-detached two storey, red brick dwelling. There is a solid boundary wall with a pedestrian gate enclosing the site boundaries to the front of the site and a gated passageway to the immediate east of the site leading to a rear laneway providing access to rear garages for dwellings along this street.

Area	Area 1 - South East
Application Number	WEB1418/25
Application Type	Permission
Applicant	Mick and Aine Sweeney
Location	Nutgrove House, 59A Gilford Road, Dublin 4

Registration Date 02/03/2025

Additional Information

Proposal: Widening of the front vehicular access, including the installation of new electric gates. Construction of a single-storey, sloped-roof extension to the rear.

Area Area 1 - South East

Application Number WEB1420/25

Application Type Retention Permission

Applicant Paul and Anne Quinlan

Location 148 Stillorgan Road, Donnybrook, Dublin 4, D04 X7K2

Registration Date 02/03/2025

Additional Information

Proposal: RETENTION permission to retain (a) single storey home office (b) garden shed and (c) covered barbeque unit.

Area Area 1 - South East

Application Number WEB1846/24

Application Type Permission

Applicant Andrew & Maria McBennett

Location 43c Strand Road, Sandymount, Dublin 4, D04 FH36

Registration Date 24/02/2025

Additional Information Additional Information Received

Proposal: The proposed development will consist of the construction of an attic conversion (33.7m²) including 2no. dormer windows, 1no. to front (east) elevation and 1no. to rear (west) elevation, a two-storey return extension to rear elevation, single storey ground floor extension (74m² in total), the demolition of an existing single storey extension to the rear (west) elevation (11.6m²) and all associated site works at 43c Strand Road, Dublin 4 D04 FH36.

Area Area 1 - South East

Application Number WEB2632/24

Application Type Permission

Applicant Terry Doyle

Location 42, Belgrave Square West, Dublin 6

Registration Date 27/02/2025

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE. The development will consist of the demolition of a single storey glasshouse (15.8m²) adjoining the rear return and the construction of a single storey (50m²) extension with a kitchen and dining area, internal works and alterations to include the demolition of an internal staircase and the construction of new stairs. The proposal also includes the demolition of an existing single storey workshop (45m²) on the (West) rear end of property with demolition of the rear (West) boundary wall and the construction of a new rear boundary wall with an access roller shutter, new hardstanding for 2 no. carparking spaces, associated landscaping, replacement of 3 no. timber sash windows with double glazed timber sashes, replacement of 6 no. aluminium windows with double glazed timber sash windows, replacement of aluminium side door with timber doors, repointing of brickwork to both front and rear elevations.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0004/25
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	28/02/2025
Applicant	Daniel Costello
Location	18, Pearse Square, Dublin 2
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: The removal of all white UPVC windows and replace with timber sash windows. For the avoidance of doubt we will not be carrying out any other work on the house, only window replacement. There are no original windows in the house, we have engaged with a reputable joiner who recently fit timber sash windows in No. 11 Pearse Square and we proposed to have the exact same, identical, windows fitted in our home.

Area	Area 1 - South East
Application Number	0039/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	24/02/2025
Applicant	Braidmount Limited
Location	86 Waterloo Lane, Dublin 4 D04 E8W2 and within the curtilage of 86-89 Leeson Street Upper, Dublin 4

Additional Information

Proposal: SHEC: demolition of the existing house and the construction of 2 new 3 storey Townhouses consisting of 4 bed/ living area and 1 car space each.

Area	Area 1 - South East
Application Number	0048/25
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	24/02/2025
Applicant	Atercin Liffey Unlimited Company
Location	Warrington House, Mount Street Crescent, Dublin 2

Additional Information

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

Area	Area 1 - South East
Application Number	0442/24
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	25/02/2025
Applicant	Countrywide Vision Ltd
Location	Harrington House, 21, Harrington Street, Dublin 8

Additional Information

Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: The proposal for this guesthouse is to provide temporary accommodation for displaced people or persons seeking international protection. The proposed development will provide temporary accommodation for up to 25 persons over 3 floors.

Area	Area 1 - South East
Application Number	3005/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	28/02/2025
Applicant	B. S. Edge Property Services Ltd.
Location	1 Dartry Cottages, Dartry, Dublin 6

Additional Information

Proposal: The development will consist of the demolition of the existing two storey house and part of the front boundary wall , the erection of two , three storey semi detached houses and ancillary site works .

Area	Area 1 - South East
Application Number	3075/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/02/2025
Applicant	Michael and Eimear O'Doherty
Location	120 Rathfarnham Road, Terenure, Dublin 6W , D6WY159

Additional Information

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

Area	Area 1 - South East
Application Number	3979/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/02/2025
Applicant	Courtney's Lounge Bars Limited
Location	Smyth's Public House, 10 Haddington Road, Dublin 4

Additional Information Clarification of Add. Information Recd.

Proposal: The development will consist of : (1) the demolition of all existing buildings and structures on the site; (2) the construction of a four storey and part five storey mixed-use building comprising a public house (class 10) at basement and ground floor and 6 no. residential units at the upper floors set out in two blocks on either side of a central courtyard. The four storey block fronting onto Haddington Road consists of 1 no. two bedroom apartment and 2 no. two bedroom duplex apartments including balconies on the southern elevation at third floor level and the part five storey block fronting onto Percy Place consists of 1 no. one bedroom apartment. 1 no. two bedroom duplex apartment and 1 no. three bedroom duplex apartment including balconies and terraces on the north eastern elevation at first, second and third floor levels and the north and north eastern elevation at fourth floor level; (3) the provision of a landscaped communal courtyard at first floor level and communal open space on the roof of the third floor of the block front onto Haddington Road; (4) the provision of an outdoor covered seating area on the Haddington Road

frontage of the new building; solar PV panels on the roof the block fronting onto Percy Place, cycle parking and bin storage; (5) all associated site development works above and below ground to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1004/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	25/02/2025
Applicant	Graham and Nicole Barry
Location	27, Bangor Road, Dublin 12
Additional Information	

Proposal: The development consists of extending single storey extension to rear of existing house and construction of new first floor extension to the rear of the existing house to consist of new bedroom and toilet and all associated work

Area	Area 1 - South East
Application Number	WEB1005/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/02/2025
Applicant	Michelle O'Toole
Location	23 Highfield Road, Rathgar, Dublin 6, D06 R7R9
Additional Information	

Proposal: PROTECTED STRUCTURE: PERMISSION : The proposed works will include extending the raised ground floor extension by 14sqm to accommodate an extra bedroom and revised roof form to include hipped roof. Refurbishment and extension works to existing house were approved under application reference 3835/24.

Area	Area 1 - South East
Application Number	WEB1014/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/02/2025
Applicant	Jattan Foods
Location	16, Temple Bar, Dublin 2
Additional Information	

Proposal: Removal of existing shopfront and provision of a new shop front and signage.

Area	Area 1 - South East
Application Number	WEB1020/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	27/02/2025
Applicant	Noel and Irene Kelly
Location	66, Meadowbank, Terenure, Dublin 6 , D06C2P5
Additional Information	

Proposal: The demolition of the existing garage and the construction of a single-storey side extension with a flat roof. The extension will accommodate a new entrance hall, relocating the front door to the front façade, and a new sitting room, which will occupy the same footprint as the former garage.

Area	Area 1 - South East
Application Number	WEB1027/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/02/2025
Applicant	Medmark Limited
Location	Fleming Court, Fleming's Place, Dublin 4, D04 N4X9

Additional Information

Proposal: Development consisting of the change of use from a vacant office (174.19 m2) to medical (occupational Health practice) consisting of a reception area and eight consulting rooms with all associated and ancillary works at RHS ground floor of existing office building at Fleming Court, Fleming's Place Dublin 4, D04 N4X9.

Area	Area 1 - South East
Application Number	WEB1029/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/02/2025
Applicant	Tottoria Trading Limited
Location	19-20 Leeson Street Lower, Dublin 2, D02 XY48

Additional Information

Proposal: PROTECTED STRUCTURE: Tottoria Trading Limited intends to apply for permission for development at 19-20 Leeson Street Lower, Dublin 2, D02 XY48. No. 20 Leeson Street is a protected structure (RPS 4392). The proposed development will consist of the change of use of 19-20 Leeson Street Lower from Commercial Offices to Education use. No physical works are proposed as part of this development.

Area	Area 1 - South East
Application Number	WEB1031/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	28/02/2025
Applicant	Braidmount Limited
Location	86 Waterloo Lane, Dublin 4, D04 E8W2, and within the curtilage of 86-89 Leeson St Upper,, Dublin 4,

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the demolition of the existing house and the construction of 2 new 3 storey Townhouses consisting of 4 bedrooms and living areas with a single vehicular parking space for each townhouse. The proposed development partially includes and is within the curtilage of 86-89 Leeson St Upper, which are Protected Structures.

Area	Area 1 - South East
Application Number	WEB1034/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	28/02/2025
Applicant	Eugene and Billie O'Shea
Location	Retreat Mews, Orchard Lane, Ranelagh, Dublin 6, D06 Y671

Additional Information

Proposal: The proposed development will consist of: Internal modifications to the layout of the existing mews dwelling to remove the garage and reorganise the ground level living spaces, stairs and first floor bedrooms, providing both with en-suite bathrooms. The addition of a rear extension at ground level, of gross internal area 17msq Alterations to the front, rear and side elevations to change the fenestration arrangement and apply an external brick-faced rendered insulation system. The relocation of carparking from the internal garage to the front of the house, within the ownership curtilage of the applicant.

Area	Area 1 - South East
Application Number	WEB1295/25
Application Type	Permission
Decision	APPLICATION WITHDRAWN
Decision Date	24/02/2025
Applicant	Gilly Balmer and Ralph McMahon
Location	15, Eglinton Square, Dublin 4

Additional Information

Proposal: Amendment to planning permission ref: WEB1683/24 – New balcony with railings and external stairs over the single-storey extension. Revised size of the approved extension. New side pedestrian access gate to Brookvale Road, side window, and small front ground-floor window.

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

Additional Information

Proposal: The development will consist of: A) Interior alteration throughout 22A and 24 South Lotts Road and 101 Gordon Street to accommodate the following change of uses; the conversion of 101 Gordon Street back to a single dwelling, from existing use as part residential, part office; the conversion of 24 South Lotts Road on ground floor level from existing use as part office, part residential to proposed use as part café/restaurant, part residential; the conversion of 22A South Lotts Road from its most recent use as a hair dressers to proposed use as an office. B) Works to 101 Gordon Street include; interior alterations; two storey extension to the rear; dormer extension to the rear; dormer extension to the front; relocation of the existing entrance door along the front façade on Gordon Street. C) Works to 24 South Lotts Road include alterations to the façade at ground level along Gordon Street and South Lotts Road; three storey extension to the rear of 24 South Lotts Road; dormer extension to the front along Gordon Street; alterations to the existing pitched roof along South Lotts Road; provision of a duplex three bed apartment occupying first and

second floor levels of 24 South Lotts Road with terrace above 22A South Lotts Road. D) Removal of 6 no. car parking spaces from the forecourt in front of 24 South Lotts Road to provide a landscaped outdoor seating area enclosed by a pergola structure incorporating signage for use by the café/restaurant; and the provision of a bin store and 8 no. bicycle parking spaces. E) The reconstruction of 22A South Lotts Road. F) Hard and soft landscaping and all associated site development works above and below ground.

Area	Area 1 - South East
Application Number	WEB1348/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	24/02/2025
Applicant	Dublin Letting & Management Ltd
Location	13, Moyne Court, Ranelagh, Dublin 6, D06 KT20
Additional Information	
Proposal:	RETENTION - Planning Permission for the Retention of a single storey extension to the rear of No. 13 Moyne Court, Ranelagh, Dublin 6, D06 KT20.

Area	Area 1 - South East
Application Number	WEB1355/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/02/2025
Applicant	Donal Donnelly
Location	79, Northbrook Avenue, Dublin 6
Additional Information	
Proposal:	(a) The construction of a dormer window on the rear roof slope to converted attic and installation of 3 no. velux windows on the front roof slope, (b) construction of a garden room to the rear (c. 13 sq.m.), (c) erection of a retractable garden awning to the rear, and (d) all associated site works.

Area	Area 1 - South East
Application Number	WEB1360/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/02/2025
Applicant	The Royal Institute of the Architects of Ireland
Location	8 Merrion Square, Dublin, D02 YE68
Additional Information	
Proposal:	PROTECTED STRUCUTRE: The Royal Institute of the Architects of Ireland, intend to apply for Permission for development at this site: 8 Merrion Square North, Dublin D02 YE68, a Protected Structure (Ref: 5109). The development will consist of: Masonry cleaning to the steps, railing plinth-wall and granite facing of the front elevation at ground floor.

Area	Area 1 - South East
Application Number	WEB1380/25
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	28/02/2025
Applicant	Herbert Place 11 HP Ltd
Location	11, Herbert Place, Dublin 2, D02 RC93
Additional Information	

Proposal: PROTECTED STRUCTURE: Herbert Place 11 HP Limited intends to apply for permission for development at this site: 11 Herbert Place, Dublin 2, D02RC93 (Protected Structure)Works will include the repair and restoration of timber sash windows and entrance door. The site is within a conservation area.

Area	Area 1 - South East
Application Number	WEB2308/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	25/02/2025
Applicant	Tottoria Trading Limited
Location	78, Leeson Street Lower, Dublin 2, D02 RX94
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: Tottoria Trading Limited intend to apply for permission for development at 78 Leeson Street Lower, Dublin 2 (D02 RX94), a protected structure (RPS 4440). The proposed development will consist of the change of use of 78 Leeson Street Lower from solely residential use to residential use and office use associated with the educational functioning of the Institute of Education. To facilitate the proposed uses, alterations are proposed to the protected structure as follows: Alterations to the existing basement plan to provide 1 no. 1 bed residential apartment unit and associated open space. Facilitative works to provide this unit include provision of new extended glazing at basement level fronting Leeson Street Lower, provision of an outdoor planting/ seating area at basement level fronting Leeson Street Lower on the existing basement level terrace, reconfiguration of the internal layout at ground floor level including the relocation of the toilet facility, and changes to the rear façade of the building at basement level to provide a new exterior glass door for access to the rear private amenity space associated with this unit. 1 no. cycle parking space associated with the residential apartment unit is provided as a secure lock up accessed from the provided rear private amenity space. Alterations to the existing ground floor plan to provide an enrolment/ reception office and tutorial/ conference room associated with the educational use of the Institute of Education. Facilitative works to provide this enrolment/ reception office and tutorial/ conference room space include the provision of 2 no. toilets, and the removal of an existing toilet to be replaced with a kitchen area. 5 no. bicycle parking spaces are provided within the rear private garden area at ground floor level. Alterations to the existing 1st floor plan to provide a tutorial support room and student services support area associated with the educational functioning of the Institute of Education. Facilitative works to provide this tutorial support room and student services support area include removal of 2 no. existing bathrooms and the demolition of a dividing wall, to be replaced with glass doors. Alterations to the existing 2nd floor plan to provide an admin support/ career guidance room and student services support area associated with the educational functioning of the Institute of Education. Facilitative works to provide this admin support/ career guidance room and student services support area include removal of 2 no. internal bathroom areas and the demolition of a non-original cantilever toilet to be replaced with a sliding sash window, and the demolition of a non-original partition wall and door to allow for a larger landing space. Alterations to the existing 3rd floor plan to provide a tutorial support room, admin support/ career guidance room and student services support area associated with the educational functioning of the Institute of Education. Facilitative works to provide this tutorial support room, admin support/ career guidance room and student services support area include the relocation of an existing bathroom area. 2 no. roof lights are proposed to the rear of the roofline, not visible from

Leeson Street Lower. As part of the internal works to the protected structure existing balustrades associated with the original staircase through the building will be repainted and damaged or missing balustrades will be replaced. The staircase and handrails will be sanded and repainted. All window reveals will be sanded and repainted. All skirting and architraves will be maintained, sanded and repainted. Decorative coving and cornices will be brushed, cleaned and repainted by a conservation decorator.

Area	Area 1 - South East
Application Number	WEB2592/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/02/2025
Applicant	Owen & Emer Mc Grane & Mc Cartney
Location	72, Corrib Road, Terenure, Dublin 6W, D6W CD92
Additional Information	Additional Information Received

Proposal: A 2 story extension to the rear of the existing dwelling and a single story extension to the side and rear. The development would increase the dwelling by 80 sqm and would allow for an additional bedroom on the first floor together with an enlarged kitchen, dining and utility room at ground floor. The proposal would also see the relocation of attic roof light to the rear roof, re rendering of existing porch, creation of new surface water soak away and creation of new foul water manhole within the property line.

Area	Area 1 - South East
Application Number	WEB2825/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/02/2025
Applicant	INICIO Property Ltd
Location	17, Harty Place, Portobello, Dublin 8, D08 R5W8
Additional Information	

Proposal: The development will consist of a part single-storey, part two-storey rear extension with flat roof detail, an extended roof profile at ridge height with dormer-style extension across the rear roof facade. Internal modifications and all associated site works.

Area	Area 1 - South East
Application Number	WEB2828/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/02/2025
Applicant	Nicknaxx Limited
Location	16/17, College Green, Dublin 2
Additional Information	

Proposal: PROTECTED STRUCTURE: Development at Ground Floor & Basement of 16/17 College Green, Dublin 2. The development will consist of works to a protected structure to include new exterior illuminated signage located at fascia level facing College Green.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	WEB2588/24
Appeal Type	Written Evidence
Applicant	Yueying Li
Location	Oscar House, 309A, Galtymore Road, Drimnagh, Dublin 12, D12 E33K

Additional Information

Proposal: We, B&BCOCO Ltd., intend to apply for planning permission for development at the site, Oscar House, 309A Galtymore Road, Drimnagh, Dublin 12. The proposed development consists of the following: The demolition of the existing 2-storey residential building and the Construction of a new proposed 4 & 6 storey residential apartment block consisting of 26 apartments (1 no. Studio apartment, 8 no. 1 bed apartments, 12 no. 2 bed apartments, and 5 no. 3 bed apartments). All with associated private open space, communal open space, landscaping, bike storage, bin storage, and other necessary site works.

Area	Area 1 - South East
Application Number	WEB2619/24
Appeal Type	Written Evidence
Applicant	Kevin Dooner
Location	25 Lower Mount Pleasant Avenue and the corner of Richmond Hill, Dublin 6, D06X392

Additional Information

Proposal: The demolition of an unused derelict building and the construction of a new three-story apartment building, with the attic converted into a habitable space. The development will have the following layout: ground floor - two studio apartments; first floor - two single-bedroom apartments; second floor - one three-bedroom apartment; attic floor - one single-bedroom apartment. For the convenience of residents, each apartment will have provisions for bicycle and refuse bin storage. The main entrance to the apartments will remain in its current location on Lower Mount Pleasant Avenue, accessible through a landscaped courtyard.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	4066/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	25/02/2025
Applicant	Luan O Braonain & Caoimhe Daly
Location	40, Leeson Park, Dublin 6 , D06H6K1

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the provision of new vehicular access and off-street parking, including modification of plinth wall, wrought iron railings and landscaping. Pathway to be dished as necessary, along with associated site works, all at no.40 leeson park, a 3 storey semi-detached dwelling.)

Area	Area 1 - South East
Application Number	4974/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	25/02/2025
Applicant	O Duinn Management and Property Ltd
Location	10, Pearse Square, Dublin 2, D02 YE09
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE (Ref: 6454): the development will consist of construction of a three-storey, two bedroom mews house, roof terrace and associated boundary walls and site works to the rear of No. 10 Pearse Square, fronting onto Byrne's Lane, Dublin 2, D02 YE09.

Area	Area 1 - South East
Application Number	WEB2087/23
Appeal Decision	REFUSE RETENTION PERMISSION
Appeal Decision Date	28/02/2025
Applicant	James Coyle
Location	1 Sydenham Road, Ballsbridge, Dublin 4
Additional Information	Additional Information Received

Proposal: RETENTION: The development to be retained consists of the provision of two wooden storage units in the patio to the front of the property.

Area	Area 1 - South East
Application Number	WEB2530/24
Appeal Decision	INVALID
Appeal Decision Date	27/02/2025
Applicant	Morgan Crowe and Brid Large
Location	175, Kimmage Road Lower, Kimmage, Dublin 6W, D6W TR62
Additional Information	

Proposal: RETENTION PERMISSION: The development consists of Retention planning Permission for development to rear of 175 Kimmage Road Lower, Kimmage, Dublin 6W D6W TR62, an existing 2 storey property for change of use from part rear Ground floor storage room of 57m2 to 1 no. residential unit (1 no. bedroom apartment) with new access door from side laneway and 3 no. new window openings with removal of roller shutter to rear lane and new glass block façade infill finish with associated bin stores located in laneway.

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

08/25

(24/02/2025-02/03/2025)

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Area Area 1 - South East
Application Number 0076/25
Application Type Section 5
Applicant Chartered Public Accountants (CPA) Ireland
Location Montague Lane at a mid terrace, two storey mews building (129sq.m) containing office and ancillary uses with vehicular access passageway all located to rear of Clonmel House, 17, Harcourt Street, Dublin 2
Registration Date 24/02/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1) Repair settlement crack in the historic brick facade to prevent ingress of water/damage 2) Remove water-damaged plasterboards and insulation at party-wall and make good walls 3) Repair and make good settlement crack in concrete floor.

Area Area 1 - South East
Application Number 0078/25
Application Type Section 5
Applicant Corduff JG Enterprises Limited
Location Essex House, Essex Gate, Dublin, 8
Registration Date 25/02/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the use of residential apartments at Essex House, Essex Gate, Dublin, 8, where care is not provided, as long-term residential accommodation for protected persons, is or is not development?

Area Area 1 - South East
Application Number 0079/25
Application Type Section 5
Applicant Aidan Duggan and Ciara McDaniel
Location 20, Bushfield Terrace, Dublin 4, D04 EOY2
Registration Date 26/02/2025

Additional Information

Proposal: EXPP: The proposed development will consist of the following: Demolition of the existing rear extension and boiler house (13sqm). Construction of a new single storey, part-flat roof and part-pitched roof extension (33sqm). Removal of the existing corrugated asbestos roof to the garage, to be replaced with a new corrugated metal roof. Temporary removal of part of the garage wall (garden facing), to be reinstated in exactly the same manner as the existing, after the construction works are complete. All ancillary site development works.

Area	Area 1 - South East
Application Number	0081/25
Application Type	Section 5
Applicant	First Tech Credit Union
Location	55, Dawson Street, Dublin 2
Registration Date	28/02/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The proposed work is to freshen up the paint. The exterior will require some preparation before paint can be applied to the walls, doors, windows and railings. This will involve removing loose paint and filling cracks etc. The works are repainting the ground floor and basement only. There will be no structural change and the paint used will be of the same colour as currently in place. The work is purely for the purpose of maintenance.
