



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(10/03/2025-16/03/2025)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3113/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	SASL Restaurants Ltd. (trading as Al Boschetto)
<b>Location</b>	1a Beatty's Avenue and 2 Merrion Road, Ballsbridge, Dublin 4
<b>Registration Date</b>	13/03/2025

**Additional Information**

**Proposal:** RETENTION : Retention permission for existing single storey covered outdoor seating and dining area that faces Beatty's Avenue to the side of existing restaurant and all associated site works .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3325/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Keywell DAC
<b>Location</b>	Dollard House, (2-5 East Essex Street and 2-5 Wellington Quay), Dublin 2 and The Clarence Hotel, 6-8 Wellington Quay and 6-8 East Essex Street
<b>Registration Date</b>	11/03/2025

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for the following: (a) Interconnection of second, third and fourth floors of Dollard House with the half-landings of a late twentieth century internal staircase of The Clarence Hotel and the construction of a lightweight bridging structure/corridor in the Clarence Hotel at aforementioned three levels to connect through new openings in the external cladding of a late twentieth century stairs located in an internal lightwell, with lightweight cladding to match; (b) Dollard House only: change of use of second, third and fourth floors from vacant offices to hotel use, comprising 56 bedrooms and ancillary spaces. Dollard House was originally interconnected to and formed part of The Clarence Hotel on these three levels: the construction of new lightweight stud partitions, doors and ceilings forming bedrooms and corridors; the forming of openings at second, third and fourth floor levels in the east wall, (which had previously existing window openings); the reinstatement of a window opening on the south elevation of the north wing at second floor level; replacement of the existing late twentieth century aluminium windows with historically appropriate timber framed windows to the north elevation facing Wellington Quay and steel framed windows to the window openings facing the internal lightwell and the south elevations facing East Essex Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1492/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Rodney & Gillian O'Donnell
<b>Location</b>	Site to the Rear of No 71 Kenilworth Square East, Dublin 6, D06 DK60
<b>Registration Date</b>	10/03/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The construction of a new 2-storey, 3-bed mews dwelling,

with off-street parking, at a site to the rear of No.71 Kenilworth Square East, Rathgar, Dublin 6. The proposed development is within the curtilage of a protected structure (Ref. 4166)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1507/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hibernia Real Estate Group Limited
<b>Location</b>	7-11, Sir John Rogerson's Quay and Windmill Lane, Dublin 2
<b>Registration Date</b>	12/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of amendments to permission DCC Reg. Ref.: WEB1632/24 and will comprise an enlarged area of signage on the northern elevation at ground floor level (fronting Sir John Rogerson's Quay) extending to 2.05 sqm, to provide for a surface mounted internally illuminated aluminium and vinyl sign depicting the name of the Observatory building. There are no other changes proposed to the development as permitted.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1521/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	The junction of Macken Street, and Grand Canal Street Lower, Dublin 2
<b>Registration Date</b>	13/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The replacement of 3No. illuminated 6.28m x 3.5m advertising displays with 1No. digital 6.28m x 3.4m advertising display at the junction of Macken Street and Grand Canal Street Lower, Dublin 2 and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1525/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Beechlawn Investments Europe Ltd.
<b>Location</b>	Courtyard to Rear of No 20 Dawson Street, Dawson Street, Dublin 2
<b>Registration Date</b>	13/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: The erection of a free-standing, steel framed glazed canopy over the courtyard located between the coach houses and the rear of No. 20 Dawson Street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1532/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gas Networks Ireland
<b>Location</b>	Poolbeg Power Station, Pigeon House Rd, Dublin 4
<b>Registration Date</b>	13/03/2025

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### Additional Information

**Proposal:** Permission for works to an existing above ground natural gas installation. The works will consist of the construction of 1 no. 8 m CCTV pole and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1545/25  
**Application Type** Permission  
**Applicant** JCDecaux Ireland Limited  
**Location** 109, Rathgar Road, Dublin 6  
**Registration Date** 14/03/2025

### Additional Information

**Proposal:** The replacement of 1No. internally illuminated 6.4m x 3.4m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 109 Rathgar Road, Dublin 6, and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1546/25  
**Application Type** Retention Permission  
**Applicant** Golden Forest Ltd. forest ltd  
**Location** 24 South Great Georges Street, Dublin 2  
**Registration Date** 14/03/2025

### Additional Information

**Proposal:** RETENTION. PROTECTED STRUCTURE ( Ref.3220). Retention Planning permission sought for a change of use of the ground floor retail to restaurant use, and for minor changes to shopfront and signage over the shopfront, all at 24 South Great Georges Street, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** WEB1547/25  
**Application Type** Permission  
**Applicant** Tagatoni Limited  
**Location** McCloskey's Public House, 83-85 Morehampton Road, Donnybrook, Dublin 4  
**Registration Date** 14/03/2025

### Additional Information

**Proposal:** Permission is sought for change of use from Residential use at 1st/2nd floor areas to 8no. of En-suite Bedrooms, Guest Accommodation, over existing public house with internal modifications and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1548/25  
**Application Type** Permission  
**Applicant** Trinity College Dublin  
**Location** 4 Grand Canal Quay, Dublin 2 , D02HR22  
**Registration Date** 14/03/2025

### Additional Information

**Proposal:** PROTECTED STRUCTURE : The development will consist of the creation a defined location , within the existing approved hard landscaping , for a changing art work/sculpture

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installation . The paved area , 8m by 4m in extent , will have in ground up-lighting for use when required in association with the installed art work . The art work will change on a regular basis and will vary in form .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1556/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	54 Donnybrook Road, Dublin 4
<b>Registration Date</b>	14/03/2025
<b>Additional Information</b>	

**Proposal:** PERMISSION for the replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 54 Donnybrook Road, Dublin 4, and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1569/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Terry Sheridan
<b>Location</b>	368 Harolds Cross Road, Harolds Cross, Dublin 6W, D6W VK64
<b>Registration Date</b>	16/03/2025
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: Permission to demolish existing single storey garage to side of property and to construct a 3 storey dwelling unit attached to side of property and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ2286/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Uni Immo Ireland Public Limited Company
<b>Location</b>	4-5, Grand Canal Square, Dublin 2
<b>Registration Date</b>	11/03/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for development at this site (c. 0.52 Ha), at 4-5 Grand Canal Square, Dublin 2, and otherwise bounded generally by Hibernian Road to the east, Misery Hill to the south, Cardiff Lane to the west, and 37-42 Sir John Rogerson's Quay to the north. The proposed development comprises the refurbishment of an existing 6-7 storey office building for continued office use, including the following ancillary and associated works: Creation of c. 253 sq m additional gross floor office area resulting from the proposed alteration to the Cardiff Lane building entrance area and infilling of existing voids at mezzanine level; Insertion of a new public café space (c.80 sq m) within the ground floor lobby area inside the Misery Hill building entrance; Landscape enhancement works at Misery Hill, including planters, seating and associated hardscaping; Landscape enhancement works at Cardiff Lane, including demolition of the stepped entrance and terrace, to lower the existing building entrance to street level; New building entrance at Cardiff Lane, c.9m high, with 1no. new glass revolving door, 2no. single escape doors and bicycle ramp entrance to basement. Associated demolition and replacement of the existing curtain wall façade at Cardiff Lane entrance level with new selected cladding panels; Replacement of existing double

door and curtain walling adjacent to the new Cardiff Lane entrance, to include lowered door level and installation of stepped landing; New lightwell to the basement at Cardiff Lane; Replacement of the existing curved façade at Misery hill with new façade to include 1no. recessed glass revolving door, 2no. single escape doors and 1no. double door, and new selected cladding panels; Replacement of 1no. existing single door with new double door entrance on the north building elevation; 2no. new single door entrances on the east building elevation and removal of external ground level vent, adjacent to Hibernian Road; Demolition and infill of existing skylight at Level 1; Replacement of the soffit aluminium cladding along Cardiff Lane, Hibernian Road and Misery Hill with new selected cladding panels; Construction of a new demountable flood defence system along Cardiff Lane; Reduction of existing basement car parking from 149no. spaces to 35no. spaces; Provision of 423no. bicycle spaces within reconfigured basement, 26no. bicycle spaces at ground level; Replacement of 5no. existing doors with similar and installation of soft and hard landscaping, including glazed screen, to existing level 6 terrace; Installation of new roof plant (2no. energy centres) and corresponding increase in plant screening by 1m in height. Associated relocation eastwards by c.1.5m of plant screening along the eastern edge of No.4 Grand Canal Square. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3111/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Paddy Gough and Mary Rose Gough
<b>Location</b>	8 Estate Cottages, Northumberland Road, Dublin 4, D04Y6H0
<b>Registration Date</b>	12/03/2025

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought to demolish the existing one storey extension to the rear of the existing property and replace it with a part one storey , part two storey structure to the rear containing living, bedroom, bathroom family room, kitchen and dining area plus patio at ground floor and master bedroom, en-suite bathroom plus screened green roof at first floor . In addition planning permission is sought to include two small conservation grade rooflights to the front .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1004/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Graham and Nicole Barry
<b>Location</b>	27, Bangor Road, Dublin 12
<b>Registration Date</b>	13/03/2025
<b>Additional Information</b>	Additional Information Received

**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** WEB1020/25  
**Application Type** Permission  
**Applicant** Noel and Irene Kelly  
**Location** 66, Meadowbank, Terenure, Dublin 6 , D06C2P5  
**Registration Date** 10/03/2025  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1034/25  
**Application Type** Permission  
**Applicant** Eugene and Billie O'Shea  
**Location** Retreat Mews, Orchard Lane, Ranelagh, Dublin 6, D06 Y671  
**Registration Date** 12/03/2025  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1488/25  
**Application Type** Permission  
**Applicant** Aiden O'Connell & Evelyn Slye  
**Location** 50, Derrynane Gardens, Dublin 4, D04 C663  
**Registration Date** 10/03/2025  
**Additional Information**  
**Proposal:** Permission is sought for an extension to a terraced dwelling. The development will consist of construction of – a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, first floor pitch roof extension to rear of the dwelling over an existing ground floor extension, 2no. velux rooflights to rear, and internal modifications.

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**Area** Area 1 - South East  
**Application Number** WEB1489/25  
**Application Type** Permission  
**Applicant** Ian Weldon and Alison Mc Ginley  
**Location** 9 Newbridge Avenue, Sandymount, Dublin 4, D04 H2T2  
**Registration Date** 10/03/2025  
**Additional Information**  
**Proposal:** PERMISSION for proposed development comprising widening of existing pedestrian

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gate involving alteration to the front boundary railings to create a new vehicular entrance to facilitate 1no. off-street parking space to the front of the dwelling, together with the provision of a bin storage area, landscaping and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1493/25  
**Application Type** Permission  
**Applicant** John & Catherine Donovan - Keating  
**Location** 26, Parkmore Drive, Terenure, Dublin 6W, D6W DD59  
**Registration Date** 11/03/2025  
**Additional Information**

**Proposal:** Alterations & additions to an existing semi-detached 2-storey dwelling, comprising the construction of a new first floor extension above existing single storey extension to the rear and gable-end, the construction of a new flat roof with parapet detail in lieu of an existing pitched roof to an existing single storey extension to the rear, the conversion of the existing single-storey garage to the gable-end, and the conversion of the existing attic space to provide for new dormer accommodation with new velux rooflights to the side and rear, and alterations to existing window openings to the rear elevation, together with the widening of the existing vehicular site entrance, and all ancillary site works

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**Area** Area 1 - South East  
**Application Number** WEB1504/25  
**Application Type** Permission  
**Applicant** Hilary Godson  
**Location** 18, Morehampton Road, Donnybrook. Dublin 4, D04 P2N5  
**Registration Date** 11/03/2025  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the addition of new garden pavilion (39.5 sqm) to the rear garden including shower room, associated conservation works, site works and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1505/25  
**Application Type** Permission  
**Applicant** Con and Joyce Feighery  
**Location** 4 Wilfield Park, Sandymount, Dublin4, D04 TP60  
**Registration Date** 11/03/2025  
**Additional Information**

**Proposal:** PERMISSION to widen the existing vehicular entrance and carry out ancillary contingent works at 4 Wilfield Park, Sandymount, Dublin 4 D04 TP60.

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**Area** Area 1 - South East  
**Application Number** WEB1508/25  
**Application Type** Permission  
**Applicant** Laura Brady  
**Location** 10 Auburn Avenue, Donnybrook, Dublin 4, D04C8Y4  
**Registration Date** 12/03/2025

### **Additional Information**

**Proposal:** Demolition of existing sub standard single storey ground floor extensions to the rear, & construction of a new flat roof single storey extension to the rear to provide extended open plan dining & kitchen areas & the extension of the existing first floor rear bedroom by extending the rear end wall. Works to include all associated internal and external alterations, upgrading & ancillary works, including new roof windows to rear roof, landscaping works to rear yard etc.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1511/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gemma & Kevin Barrett
<b>Location</b>	27 Brighton Avenue, Rathgar, Co. Dublin
<b>Registration Date</b>	12/03/2025

### **Additional Information**

**Proposal:** We, Gemma & Kevin Barrett, intend to apply for permission for development at this site No. 27 Brighton Avenue, Rathgar, Co. Dublin. The development will consist of the repointing of the front facade, the renovation of the side garage, alterations to the internal layout and a single storey extension to the rear of the house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1519/25
<b>Application Type</b>	Permission
<b>Applicant</b>	John McEvoy & Julie Blakeney
<b>Location</b>	13, Raphoe Road, Crumlin, Dublin 12
<b>Registration Date</b>	12/03/2025

### **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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1529/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Richard Feighery & Laura O'Brien
<b>Location</b>	30, Marine Drive, Dublin 4
<b>Registration Date</b>	13/03/2025

### **Additional Information**

**Proposal:** Permission is sought for an extension to a semi-detached dwelling. The development will consist of construction of - a single storey rear ground floor flat roof extension with rooflight, porch conversion, widening of existing vehicular gate, and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1533/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Charles Butler
<b>Location</b>	102, Baggot Lane, Dublin 4 . D04W9W3

**Registration Date** 13/03/2025

**Additional Information**

**Proposal:** Creation of vehicular access for off street parking and for and personnel and vehicle access doors.

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**Area** Area 1 - South East  
**Application Number** WEB1535/25  
**Application Type** Permission  
**Applicant** Deirdre Fletcher  
**Location** 71 Belmont Ave, Donnybrook, Dublin 4, D04 AX97  
**Registration Date** 13/03/2025

**Additional Information**

**Proposal:** The development will consist of widening of front vehicular access. Removal of front-facing hipped roof feature, replacing it with flat roof. Replacement of two rear dormers with a single dormer with two windows. New front dormer. New flat-roof single storey rear extension, replacing the previous sloped-roof extension. New fenestration on both floors at the front, with a new front door. Removal of the rear chimney stack.

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**Area** Area 1 - South East  
**Application Number** WEB1536/25  
**Application Type** Permission  
**Applicant** Charles Butler  
**Location** 104, Baggot Lane, Dublin 4  
**Registration Date** 13/03/2025

**Additional Information**

**Proposal:** Creation of vehicular access for off street parking and for personnel and vehicle access doors.

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**Area** Area 1 - South East  
**Application Number** WEB1540/25  
**Application Type** Permission  
**Applicant** Jeremy Boyle  
**Location** 24, Leeson Park Avenue, Ranelagh, Dublin 6  
**Registration Date** 13/03/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Permission sought for: (A) Proposed interventions vis:- the insertion of (1) interior doors & a fireplace to the reception room, at upper ground floor level (2) a conservation type roof light to west side of the upper return pitched roof, (3) services upgrade to both floors including the insertion of a bathroom to lower ground floor, at front, in lieu of a kitchen & (4) new insulated concrete floors, at lower ground floor level. (B) a proposed single-storey extension to rear, involving the removal of sections of the original rear & side wall to the north-east corner of the lower ground floor return, with a raised planter bed within the courtyard formed between the extension & the rear of the dwelling, at lower ground floor level, all at 24, Leeson Pk Ave, Ranelagh, Dublin 6 (a Protected Structure) for Jeremy Boyle.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1543/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Aiden O'Connell & Evelyn Slye
<b>Location</b>	50, Derrynane Gardens, Dublin 4
<b>Registration Date</b>	14/03/2025

**Additional Information**

**Proposal:** Permission is sought for an extension to a terraced dwelling. The development will consist of construction of – a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, new double glazed windows and door with change to window type to front of the dwelling, first floor pitch roof extension to rear of the dwelling - part over an existing ground floor extension and part cantilever over garden, 2no. velux rooflights to rear, and internal modifications at ground and first floor levels.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1544/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Brona Burke and Philip Gilboy
<b>Location</b>	Nutgrove Lodge, 58B Gilford Road, Sandymount, Dublin 4
<b>Registration Date</b>	14/03/2025

**Additional Information**

**Proposal:** The development consists of permission for car vehicle access from Gilford Road to park in the undercroft area of the house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1551/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mr. & Mrs O'Sullivan
<b>Location</b>	19, Mountpleasant Avenue Upper, Ranelagh, Dublin 6
<b>Registration Date</b>	14/03/2025

**Additional Information**

**Proposal:** Permission for development to existing 2 storey 3-bedroom terraced dwelling of 130m2 consisting of internal modifications to the Ground and First floor to include new external steel spiral stairs to the rear of the property with new ensuite to internal courtyard at Ground floor and new utility at First floor with new 31.4m2 second floor roof extension consisting of new master bedroom and ensuite bathroom and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1553/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Angela & Dan Pender
<b>Location</b>	9, Sion Hill Avenue, Harold's Cross , Dublin 6W , D6WND79
<b>Registration Date</b>	14/03/2025

**Additional Information**

**Proposal:** Permission is sought for the construction of a dormer box extension to the rear of the main roof to non-habitable attic storage room.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1557/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Hugh Wallace Martin Corbett
<b>Location</b>	13, Williams Place South, Portobello, Dublin 8 DO8 V2X8
<b>Registration Date</b>	14/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION: The development consists of the increase of the pitched roof ridge level height by 300mm in relation to the approved ridge level of planning application ref no. WEB-1007/21 as amended under planning application ref. no. WEB2761/24.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1558/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mick and Aine Sweeney
<b>Location</b>	Nutgrove House, 58A Gilford Road, Dublin 4, Sandymount , D04 FH74
<b>Registration Date</b>	14/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION: The development will consist of: Widening of the front vehicular access, including the installation of new electric gates. Construction of a single-storey extension with a sloped roof to the rear. Alteration of the fenestration on the first-floor west elevation including the addition of three new windows, and a new patio door at ground level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2019/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Kieran & Siobhan Fay
<b>Location</b>	The Mews Fairfield Court, Herbert Road, Sandymount, Dublin 4
<b>Registration Date</b>	12/03/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Planning permission for the following: Removal of existing pitched (hipped) roof and replacement with flat (green) roof, increase in height of external walls to allow for parapet to new flat roof , removal of existing ground floor bay window, glazed entrance screen and glazed roof to lobby, removal of chimney breast, extension of ground floor by a total of 6.72 sqM , extension of first floor to front and side (over existing Ground floor Kitchen area) by a total of 17.86 sqM. Works also include for solar panels and heat pump to roof.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2092/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Clodagh Brennan
<b>Location</b>	81, Lansdowne Park, Ballsbridge, Dublin 4, D04 Y7E8

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**Registration Date** 11/03/2025  
**Additional Information** Additional Information Received  
**Proposal:** Planning permission for an attic conversion with dormer to front & contemporary metal clad dormer to rear roof to accommodate stairs to allow conversion of attic to non habitable storage space all with associated ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB2683/24  
**Application Type** Permission  
**Applicant** Breda Clifford  
**Location** 1, Donnybrook Close, Donnybrook, Dublin 4  
**Registration Date** 10/03/2025  
**Additional Information** Additional Information Received  
**Proposal:** The proposed development will consist of: 1. Demolition of existing single-storey front porch, rear sunroom and single-storey storeroom extension, and detached single-storey shed to the rear. 2. Removal of existing rooflights and proposed replacement rooflight layout to the rear. 3. Proposed infill construction of ground floor porch and extension above at first-floor level, including associated roof amendments. 4. Proposed timber cladding to the first-floor bay window. 5. Proposed construction of single-storey flat roof extension to the side (Northwest) and rear, incorporating new rooflights and proposed covered terrace area. 6. Proposed application of new sand and cement render to all external elevations of the dwelling. 7. Proposed installation of a new side & front boundary Fence/Wall with Electric Gate System with reduction in size of vehicular access. 8. Proposed amendments to all elevations. 9. Proposed internal reconfigurations and all associated site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0059/25  
**Application Type** Section 5  
**Decision** Grant Exemption Certificate  
**Decision Date** 11/03/2025  
**Applicant** Tony Hanahoe  
**Location** Sunlight Chambers, 21, Parliament Street, Dublin 2  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of abutment flashing to west gable. Replacement of 2 no. existing aluminium rooflights. Localised repairs around existing valley outlet.

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**Area** Area 1 - South East  
**Application Number** 0060/25  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 13/03/2025  
**Applicant** Attracta Heffernan & Ruth Little  
**Location** 2 Gulistan Terrace, Rathmines, Dublin 6.  
**Additional Information**

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**Proposal:** EXPP: PROTECTED STRUCTURE: Reinstallation of vehicle gates. Wrought Iron gates- Manual closure. No rebuild to posts or stonework.

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**Area** Area 1 - South East  
**Application Number** 0061/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/03/2025  
**Applicant** Crown Capital Properties Ltd  
**Location** 78, Rathmines Road Upper, Dublin 6  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Generally the proposal involves painting to the front facade, upgrading of the fire detection system, replacement of internal doors with fire-resistant doors, repairs to windows and upgrading of kitchen and bathroom facilities.

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**Area** Area 1 - South East  
**Application Number** 0066/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/03/2025  
**Applicant** Darren Ryan  
**Location** 202, Rathmines Road Lower, Dublin 6  
**Additional Information**

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

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**Area** Area 1 - South East  
**Application Number** 0068/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/03/2025  
**Applicant** Prime BPG Estate Holdings Limited  
**Location** 19-21, Aston Quay, Dublin, 2, D02 VX22  
**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0072/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Ciaran McCormack
<b>Location</b>	Lands to rear 610, Clonard Road, Crumlin, Dublin, 12
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: 1 No. 2 storey 2 bedroom dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3017/25
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	11/03/2025
<b>Applicant</b>	Andrea Kelly and Kerill O'Shaughnessy
<b>Location</b>	54 Palmerston Road, Dublin 6 , D06F9P6
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE : The proposed development will consist of : Proposed off-street parking and formation of a vehicular access off Palmerston Road , to include partial removal of the existing front railings and plinth , provision of inward opening vehicular gates , dishing of footpath and associated ancillary alterations and landscaping works .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3020/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/03/2025
<b>Applicant</b>	John Kavanagh
<b>Location</b>	159, Templeogue Road, Dublin 6w
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission for the construction of 1) a dormer window to the rear at attic level, 2) a single storey extension to the side, 3) a new flat roof structure to replace the existing pitched roof over an existing single storey extension to the side /rear, 4) to create a new widened and recessed vehicular access exiting onto Templeogue Road, Dublin 6W, 5) to create a new pedestrian access at the front boundary adjacent to the vehicular access, with all associate site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3024/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Mrs Mary McCoubrey
<b>Location</b>	265 and 267 Harold's Cross Road, Harold's Cross, Dublin 6W

#### **Additional Information**

**Proposal:** Planning permission is sought for proposed off street vehicular access to properties at 265 and 267 Harold's Cross Road, Harold's Cross, Dublin 6W.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3025/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Ivan Coonan and Deirdre Groarke
<b>Location</b>	12 Herbert Road , Sandymount, Dublin 4, D04 EV84

#### **Additional Information**

**Proposal:** The development will consist of : additions and alterations to semi-detached dwelling including demolition of side garage and sunroom ; demolition of rear part single / part two storey section of dwelling ; part demolition of side and rear elevation elements to facilitate proposed works ; minor modifications to dwelling interior and elevations including new front door ; construction of part two storey / part single storey extension to side of dwelling including rooflights and solar / PV panels ; construction of part two-storey / part single storey extension to rear of dwelling including rooflight ; construction of new roof light on existing roof and all associated site works .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3029/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/03/2025
<b>Applicant</b>	Kevin Feeney and Katie Callinan
<b>Location</b>	No. 33 Wellington Place , Dublin 4, D04 K3C8

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of: 1] the construction of a single storey, ground floor extension of 18.8m<sup>2</sup> with monopitch rooflight to the rear of the property; 2] the construction of a single storey garden office of 12.5m<sup>2</sup> with monopitch roof and associated external storage building of 2.4m<sup>2</sup> with monopitch roof to the rear of site, and external bin storage building of 1.2m<sup>2</sup> to the front garden; 3] the demolition of an existing 4m<sup>2</sup> stand alone boiler-house in the rear garden; the removal of contemporary steel stairs, timber storage shed and childrens' playhouse in rear garden; 4] alterations to the existing house, including reinstatement of existing doorway below entrance stairs at lower ground floor level; blocking up of contemporary doorway to front elevation at lower ground floor level; alteration to existing lower ground floor window to front elevation to provide for new doorway; alteration to rear window at lower ground floor level to provide for access to new extension; new ope between lower ground floor reception rooms; new ope to west elevation of return at lower ground floor level to provide for access to proposed new extension; alterations to ope to south elevation of return; and new ope to west elevation of return

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at first floor level 5] replacement of existing 2-over-2 double glazed contemporary sash windows with 6-over-6 timber framed sliding sash windows at upper ground and first floor on front and rear elevations; 6] installation of 4no. solar panels on south face of existing roof [to centre valley]; 7] associated drainage, hard landscaping and planting works to the front and rear gardens.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3900/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Highgate Design Limited
<b>Location</b>	Rear of 50 Leinster Road, Dublin 6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE The development will consist of a new part 2-storey part 3-storey mews building and all associated site works. The mews building will be accessed from Grosvenor Lane and will contain 8 studio apartments. Units 1 & 4 will be duplex units at ground and first floor level, each with a recessed terrace to the front of the building at first floor level facing onto Grosvenor Lane. Units 2 & 3 will be ground floor units, each with a terrace to the rear of the building at ground floor level. Units 5 & 6 will be first floor units, each with a recessed and screened terrace to the rear of the building at first floor level. Units 7 & 8 will be second floor units, each with a roof terrace to the rear of the building at second floor level, with permanent planters providing the guarding, screening and a setback to each roof terrace from the rear and side of the building. Communal open space will be provided to the rear of the mews building and a new bin and bike store structure will be constructed to separate the site from 50 Leinster Road. The existing side boundary stone walls will be repaired and retained.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4400/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Pippas Foods Services Ltd
<b>Location</b>	105/105A, Old County Road, Crumlin, Dublin 12
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PERMISSION :Pippas Foods Services Ltd. intends to apply for planning permission for the change of use of the first floor from hairdressers to cold food preparation and assembly area associated with Pips Café at no. 105/105A Old County Road, corner of Bangor Drive, Crumlin, Dublin

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4436/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Sean Osborne
<b>Location</b>	Apartment 3, No. 10B-11 Essex Street East, Dublin 2, D02NP83
<b>Additional Information</b>	Additional Information Received

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**Proposal:** Extend the existing rooftop stair enclosure on the existing roof terrace to create a goldsmith studio consisting of an additional area of 20sq. m. The proposed structure will be contained within a height of 3.7m above the existing terrace level, it will have a flat roof and finish will be rendered to match the existing stair enclosure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1075/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Mary F. Murphy
<b>Location</b>	Site to rear of 43, Bloomfield Avenue, Dublin 8

**Additional Information**

**Proposal:** The development will consist of the construction of 3 detached, 3 storey, 2 bedroom and study mews houses with side access to courtyard with bicycle and bin storage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1076/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/03/2025
<b>Applicant</b>	Caitriona and Peter Connolly
<b>Location</b>	17, Cowper Downs, Rathmines, Dublin 6, D06 R7F9

**Additional Information**

**Proposal:** A) The provision of fenestration revisions and velux rooflight to the rear and side of the property. B) The construction of a new, part single storey, part two storey, extension to the rear of the property, inclusive of all associated roof lights, fenestration alterations, covered walkway, landscaping elements and site works. C) The construction of a new, set back single storey extension at first floor level to the front of the property.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1085/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Red Rock Pleasants Street Ltd.
<b>Location</b>	49-51, Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8

**Additional Information**

**Proposal:** The proposed development will consist of: A) The demolition of the existing building on site (c. 973.4 sqm) and the construction of a 6-no. storey (over-basement) hotel (overall height c. 19.455m) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of c. 3,916 sqm); B) Construction of 100 no. bedroom hotel from basement to fifth floor levels; C) Provision of a reception area (with pedestrian access from Pleasants Street) with ancillary café/bar/restaurant use (c. 200 sqm) and ancillary areas at ground floor level; and, D) Provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the development

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1086/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Patrick Walshe
<b>Location</b>	73, Grove Park, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b> The development consists of an attic conversion with provision for a dormer window to the rear of an existing 2 storey house over an existing basement apartment and for all associated site works.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1088/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Blackrock Clinic Unlimited Company
<b>Location</b>	2-5, Warrington Place, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b> The proposed development will consist of a change of use from existing office development to a Health Centre facility. The building will be reconfigured to facilitate: • All associated facilities including consultation suites/ secretary offices/ stores/ utility/ sluice rooms along with waiting areas/ procedure/ recovery/ changing rooms and plant. • All associated site development, refurbishment and services works.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1091/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Paul Griffin
<b>Location</b>	23, Bremen Avenue, Sandymount, DUBLIN 4
<b>Additional Information</b>	
<b>Proposal:</b> The development will consist of an attic conversion with a box dormer to the front and rear of the property, Removal of existing bay window at ground level. Enlarging existing window openings which will have Juliet balconies at first floor. Removal of a pitched roof on existing rear extension and replace with flat roof, new internal layout design and all ancillary site development works.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1095/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Laura McKenna

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**Location** 99C, Rathgar Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** RETENTION: Laura McKenna is seeking retention permission to retain and complete a 30sqm single-storey, flat roof, ground floor extension to the rear (northwest) of the existing commercial/retail unit with minor modification of the existing signage to the front (southeast) replacing existing painted lettering with new painted letter to match existing, together with associated works at 99C Rathgar Road, Dublin 6, D06 VH34.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1099/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Rohan Project Management Limited
<b>Location</b>	2 Grand Canal Plaza, Grand Canal Street Upper, Dublin 4, D04V586

**Additional Information**

**Proposal:** We, Rohan Project Management Limited, intend to apply for planning permission for the provision of 145sq.m of PV panels at roof level of 2 Grand Canal Plaza and the provision of a smoking shelter and associated gently sloping accessible approach route located to the north of the campus at Grand Canal Plaza, Grand Canal Street Upper, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1100/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Clokken Ireland Limited
<b>Location</b>	4 Grafton Street, Dublin, D02 YY07

**Additional Information**

**Proposal:** Permission is sought for signage installation of new 'KFC' aluminium lettering on fascia to measure 300mm, with halo effect concealed back lighting. Shop front changes are also proposed to include the respraying of existing timber side panelling, fascia and aluminium window surrounds, installation of new 'Victorian' profile hardwood moulding with halo effect concealed back lighting strips and the replacement of existing moulding with new 'Victorian' profile hardwood moulding with halo effect concealed back lighting strips. This application is located within Grafton Street and Environs Scheme of Special Planning Control.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1108/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Tagatoni Limited
<b>Location</b>	McCloskey's Public House, 83-85 Morehampton Road, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for erection of a part-retractable awning/covered area and

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associated supporting trusses over rear garden area to create new seating area, ancillary to main public house with internal modifications with associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1118/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/03/2025
<b>Applicant</b>	Fáilte Ireland
<b>Location</b>	St. Andrew's Former Tourism Centre, Suffolk Street/ St. Andrews Street, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at St. Andrews Former Tourism Centre (Protected Structure), Suffolk Street/St. Andrews Street, Dublin 2. The development will consist of: 1. Change of use of former Tourist Information Office, restaurant, and annex exhibition hall (now vacant) to food/dining hall and cultural use all to be operated under single management. 2. The alteration and selective removal of certain internal modern additions to restore the structure closer to its original appearance. These removals include: • Office partitions at the ground and first floor levels • The existing bridge across the nave on the first floor levels • Part of the first floor mezzanine within the apse • Part of the second floor in the South and North Transept 3. The provision of the proposed new (replacement) circulation bridge across the nave. 4. Modifications to ensure adequate ventilation and lighting on the exterior of the building. 5. Proposed landscaping, including an outdoor seating area and outdoor lighting. 6. 3 no. external heat pumps at the east side of the former church 7. Replacement of existing skylights at roof level to automatic opening vents and louvre Vents 8. Provision of cycle parking (30 no. spaces) 9. All other associated site works including drainage infrastructure and removal of car parking. The total floor area of the buildings is 1,763 sq. m on a site of 2,696 sq. m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1119/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/03/2025
<b>Applicant</b>	Fáilte Ireland
<b>Location</b>	St Andrew's church Suffolk Street, St. Andrews Street,, Dublin 2

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: We, Failte Ireland, intend to apply for Permission for development at the east side of St. Andrews Former Tourism Centre (Protected Structure), Suffolk Street/St. Andrews Street, Dublin 2. The development will consist of: 1. A single-storey, contemporary-style extension to the east apse of the former Tourism Bureau (church building), which will house an ESB substation, switchroom and storage. 2. The proposal includes trenches for the ESB cable running from Suffolk Street to the ESB substation. 3. All associated site works. The total floor area of the single-storey building is 51.9 sq. m. The total area of the site, required for the works, including the trenches, is 65.4 sq. m.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1126/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	John Gerrard & Cesar Mejias Olmedo
<b>Location</b>	23, Leinster Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the construction of 1no. two-storey mews house located to the rear of the site, comprising of 1no. off-street car parking space, 3no. secure bicycle parking, bin store, open plan kitchen living space, 3no. bedrooms to first floor, new connection to public foul water and surface water, new boundary treatment to subdivide the site to the rear, 1no. off-street car parking space for main house at No.23 Leinster Road, soft landscaping and sundry other minor works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1128/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/03/2025
<b>Applicant</b>	KC Capital Property Group Limited
<b>Location</b>	The Greenside Building, 45-47 Cuffe Street, Dublin 2 , D02CX48

**Additional Information**

**Proposal:** PERMISSION AND RETENTION KC Capital Property Group Limited intend to apply for planning permission and retention permission for development at The Greenside Building, 45-47 Cuffe Street, Dublin 2 (D02 CX48). The application site also fronts Montague Court and Protestant Row. This application seeks amendments to the development permitted and under construction under Reg. Ref. 2142/20, as amended by Reg. Ref. 3507/20 (ABP-308961-20). Planning permission is sought for the following proposed amendments: - Reconfiguration of the internal layout at the lower and upper ground floors, and mezzanine level, along with associated changes to the southern elevation (Protestant Row); - Omission of the lightwells from the previously permitted layout at the upper ground floor level; - The amendments result in an increase of 11.6 sqm gross floor area to the permitted scheme of 5,210.9 sqm, bringing the overall gross floor area to 5,222.5 sqm; Retention permission is sought for the following: - Change in material at 6th floor, western elevation (Wexford Street) from permitted aluminium panelling to glazed curtain wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1132/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Caretta Properties Unlimited Company
<b>Location</b>	8, Fitzwilliam Street Upper, Dublin 2, D02 E033

**Additional Information**

**Proposal:** PROTECTED STRUCTURE / RETENTION : Retention of the use of the premises as Medical and Related Consultants and of alterations to the interior and exterior areas of the property comprising: 1) external metal stairs, glass balustrade and platform lift from street level to basement level to the front of the building 2) modifications to two storey return at rear consisting of blocking up some opes at basement and ground floor level; 3) a single storey timber clad

extension to return at rear accommodating plant and equipment; 4) plant and ductwork installed to the rear of building; 5) replacement of windows and some external doors; 6) localised repairs of front and rear façades; 7) repairs to main roof; 8) amendments to the internal layout to suit fire safety and tenant requirements including partition walls at basement level to form treatment rooms and laboratories, a new toilet layout and the re-instatement of opening between two rooms at ground floor level, partition walls and alterations to opening between two rooms at first floor level to form a scan room, partition walls opening in an internal wall and blocking up of existing door at second floor level to form a bathroom, and repositioning of an existing partition wall in the front room at third floor level; 9) upgrades to existing mechanical and electrical installations; 10) replacement of existing internal joinery and fittings and refurbishment of existing shutters, linings and front door; and 11) general repair and refurbishment works including decoration and upgrading of finishes and floor coverings over existing.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1226/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Highgate Design Limited
<b>Location</b>	19a & 19-25, Dartmouth Road, Dublin 6, D06 CV44 & D06 X7P2

**Additional Information**

**Proposal:** New single storey utility building comprising plant room and ancillary storage for use by residential dwellings and ancillary site works. The proposed structure is located at the rear of site at No. 19a and 19-25 Dartmouth Road, Ranelagh, Dublin 6, D06 CV44 & D06 X7P2.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1354/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Build-A-Bear Workshop UK Ltd
<b>Location</b>	47, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** The development consists of New External Fascia Sign, displaying 'Build A Bear' Logo, 'Build-A-Bear Workshop' Wording and Colours.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1451/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	John McEvoy and Julie Blakeney
<b>Location</b>	13 Raphoe Road, Crumlin, Dublin 12

**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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1463/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Con and Joyce Feighery
<b>Location</b>	4 Wilfield Park, Sandymount, Dublin 4, D04 TP60
<b>Additional Information</b>	
<b>Proposal:</b>	Permission to widen the existing vehicular entrance and carry out ancillary contingent works at 4 Wilfield Park, Sandymount, Dublin 4 D04 TP60.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1464/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	10/03/2025
<b>Applicant</b>	Rodney & Gillian O'Donnell
<b>Location</b>	Site to the Rear of No 71 Kenilworth Square East, Rathgar, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE; Construction of a new 2-storey, 3-bed, mews dwelling with off-street parking, at a site to the rear of No.71 Kenilworth Square East, Rathgar, Dublin 6. The proposed development is within the curtilage of a protected structure (Ref 4166).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1474/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Alan & Niamh Henry
<b>Location</b>	42, Wilfield Road, Sandymount, Dublin 4, D04 R652
<b>Additional Information</b>	
<b>Proposal:</b>	Planning Permission to widen an existing pedestrian access and create a vehicular access to the front garden, including the partial removal of the front boundary railings and plinth, and provision of new gates. All as per drawing documentation submitted together with all ancillary site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1479/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Long Real Estate Limited
<b>Location</b>	77-78, Dame Street, Dublin 2 , D02RK60

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### **Additional Information**

**Proposal:** PROTECTED STRUCTURE. Planning permission is sought at No. 77-78, Dame Street, Dublin 2 D02 RK60 (a protected structure) by Long Real Estate Limited for, the change of use of the existing property at first, second, third & fourth Floor from former commercial / office to use as a language school. Remedial works the front elevation of building including retention and improvement of the 'Seiko' signage. Repair & upgrade of existing sliding sash windows to fore & replacement of windows to rear with correct timber sliding sash windows. Alteration of internal of layout ground, first, second & third floor to provide for revised bathroom facilities.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1484/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Terry Sheridan
<b>Location</b>	368 Harolds Cross Road, Harolds Cross, Dublin 6 W , D6WVK64

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE : Permission to demolish existing single storey garage to side of property and to construct a 3 storey dwelling unit attached to side of property and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1488/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	Aiden O'Connell & Evelyn Slye
<b>Location</b>	50, Derrynane Gardens, Dublin 4, D04 C663

### **Additional Information**

**Proposal:** Permission is sought for an extension to a terraced dwelling. The development will consist of construction of – a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, first floor pitch roof extension to rear of the dwelling over an existing ground floor extension, 2no. velux rooflights to rear, and internal modifications.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1493/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	John & Catherine Donovan - Keating
<b>Location</b>	26, Parkmore Drive, Terenure, Dublin 6W, D6W DD59

### **Additional Information**

**Proposal:** Alterations & additions to an existing semi-detached 2-storey dwelling, comprising the construction of a new first floor extension above existing single storey extension to the rear and gable-end, the construction of a new flat roof with parapet detail in lieu of an existing pitched roof to an existing single storey extension to the rear, the conversion of the existing single-storey garage to the gable-end, and the conversion of the existing attic space to provide for new dormer

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accommodation with new velux rooflights to the side and rear, and alterations to existing window openings to the rear elevation, together with the widening of the existing vehicular site entrance, and all ancillary site works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1792/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	13/03/2025
<b>Applicant</b>	MONKEY & FOX LIMITED
<b>Location</b>	Ever Ready Unit, Brookvale Road, Dublin 4, D04 E7Y7
<b>Additional Information</b>	Additional Information Received

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2300/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	11/03/2025
<b>Applicant</b>	Bridget Freyne and Richard Bowen
<b>Location</b>	24, Charleville Road, Rathmines, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE PERMISSION The development will consist of opening up of spine wall at first floor level to hall to form new family kitchen, additional door opening to wall to first floor sitting room, existing ground floor opening in rear wall enlarged, creation of internal window in ground floor spine wall to sitting room, all existing windows to be retained and restored and existing glass to be replaced with double glazing, and the construction of new roof light on front slope of rear roof to master bedroom, internal partition walls in master bedroom, new bathroom in existing rear return, rear return rooms at ground and first floor level as well as two ground floor rear rooms to be replastered in insulating breathable plaster, external West gable wall rerendered in insulating breathable render, and a new first floor rear external access deck to existing two-story semi-detached PROTECTED STRUCTURE and associated hard and soft landscaping.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBPWSDZ1434/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/03/2025
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

**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).

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## Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3724/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Frontvale Limited
<b>Location</b>	No. 147-148 Lansdowne Park, Ballsbridge Dublin 4, which is located to the rear of, No. 60 Northumberland Road, Dublin 4, D04 YT91 (A Protected Structure ref: 5923)
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE Planning Permission is sought for the following works within the curtilage of a Protected Structure (ref. 5923). The development consists of: a) Construction of two 152sq.m, flat-roof, three-storey, semi-detached, three-bedroom dwellings with private landscaped gardens to the front and rear, and recessed balconies to the front. b) A new boundary wall with separate pedestrian and driveway gates to each dwelling along Lansdowne Park and off-street parking for one vehicle per house. c) Three relocated car parking spaces for No. 60 Northumberland Road, accessed from a lane with separate driveway gate from Lansdowne Park. d) Pedestrian gates provided along the lane to access the rear of each new dwelling. e) Soft and hard landscaping works associated with the gardens, lane, and car parking spaces. f) All associated ancillary works and connections to public services, at No. 147-148 Lansdowne Park, Ballsbridge, Dublin 4, which is located to the rear of No. 60 Northumberland Road, Dublin 4, D04 YT91 (A Protected Structure ref: 5923).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2706/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	JD Wetherspoon plc
<b>Location</b>	on lands at Keavan's Port, 1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2.

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: JD Wetherspoon plc intend to apply for permission for development on lands at Keavan's Port, 1-5 Camden Street Upper and 49-51 Camden Street Lower, Dublin 2. No's 1, 2, 3, 4 and 5 Camden Street Upper and No's 50 and 51 Camden Street Lower are Protected Structures. The development consist of the following: The construction of a partially enclosed pavilion area (52m<sup>2</sup>) located 18.71m from the existing southern boundary wall to Courtyard 1 with an acoustic glass screen (c.4m in height, c.8.2m wide & c.52.5mm thick glass) fixed to the pavilion and wall at an angle with an acoustic quilt (100mm) installed under the roof steel beam frame of the pavilion. Construction of an acoustic glazed low-level structural wall and frame (c.3.58m in height & c. 8.5m wide) facing the south side boundary of the courtyard, to prevent patron access to southern end of the external courtyard. Construction of 2no. external canopies located either side of the pavilion, with an uncovered patron smoking area (105m<sup>2</sup>) to the northern end of Courtyard 1. A green roof system above the pavilion (48m<sup>2</sup>), including acoustic glass skylights.

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### **Area 1 Appeals Decided**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4250/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	10/03/2025
<b>Applicant</b>	Paula Lavery
<b>Location</b>	16, Rathdown Crescent, Dublin 6W , D6WHK30

#### **Additional Information**

**Proposal:** The development will consist of partial change of use of converted garage currently in residential use to dog grooming home-based business and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4906/23
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	10/03/2025
<b>Applicant</b>	Mount Argus Monastery Ventures Limited
<b>Location</b>	Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church)

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of works to include: Construction of 12 no. residential units in a 3-storey building; The duplex arrangement will provide 6 no. 1-bed own-door apartments at ground floor level and 6 no. 2-bed duplexes across first and second floor levels with associated terraces and balconies; 10 no. car parking spaces and bicycle parking; Landscaping, boundary treatments, bin store and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1706/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	14/03/2025
<b>Applicant</b>	Brendan and Hannah O'Driscoll
<b>Location</b>	162, Merrion Road, Dublin 4, D04 P8W8

#### **Additional Information**

**Proposal:** The proposed development comprises the formation of a temporary construction access onto Merrion road (which includes the demolition of a section of boundary wall that will be reinstated and made good when construction works have been completed). It is proposed to construct a new detached, 2-storey plus attic level house that will provide 6 no. double bedrooms. Other works include alterations to the existing boundary wall along the Sydney Parade Avenue frontage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2223/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	10/03/2025
<b>Applicant</b>	Katie Groarke
<b>Location</b>	20, Bannaville, Ranelagh, Dublin 6

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE. This development is located to the rear of No. 11, Mountpleasant Avenue Lower, Ranelagh, Dublin 6, which is a protected structure. The development consists of alterations to a previously approved development (Reg. Ref 2935/14), as follows: (i) increase in ground floor area of approved dwelling from 45 sq. m. to 48 sq. m. resulting in a private rear garden space of 34 sq.m. Kitchen/living space and associated bin storage and utility room are proposed at ground floor level; (ii) reconfiguration of first and second floor layouts to provide 3 no. bedrooms at first floor and a home office and an "in roof" winter garden (10 sq.m.) at the second floor level. The proposed winter garden is enclosed on all sides; (iii) increase in proposed car parking space and provision of 2 no. off street bike parking spaces. (iv) reduction in roof profile from previously approved barrel vault roof to an in line pitched roof. The development

includes all ancillary works necessary to facilitate the development.

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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.





# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

10/25

(10/03/2025-16/03/2025)

## WEEKLY PLANNING LISTS

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

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

**Area** Area 1 - South East  
**Application Number** 0087/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Terry Sheridan  
**Location** 368, Harold's Cross Road, Dublin 6w  
**Registration Date** 10/03/2025  
**Additional Information**  
**Proposal:** SHEC: Construct 3 storey dwelling unit attached to side of property and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 0088/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Sean Hughes  
**Location** Garville Lane and to the rear of No. 10 Garville Avenue, Rathgar, Dublin 6  
**Registration Date** 10/03/2025  
**Additional Information**  
**Proposal:** SHEC: One three storey mews residence (280 sqm) with four bedrooms and a home office and a car parking space, private open space to front and rear.

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**Area** Area 1 - South East  
**Application Number** 0091/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Eidolon Investments  
**Location** 43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0  
**Registration Date** 10/03/2025  
**Additional Information**  
**Proposal:** SHEC: The development of a two storey mews dwelling house in an infill terrace site with pedestrian and vehicular access from Waterloo lane, with 1no. car parking space, new rear boundary wall, new front boundary wall and openings, bin store and bicycle store and all associated site landscaping and drainage works at the rear of 43 Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0 a protected structure (ref: 8288)

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# Dublin City Council

## SECTION 5 EXEMPTIONS

10/25

(10/03/2025-16/03/2025)

## 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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**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** Area 1 - South East  
**Application Number** 0063/25  
**Application Type** Section 5  
**Applicant** Lower Mount Street Accommodation Services Limited  
**Location** 33-41, Mount Street Lower, Dublin 2  
**Registration Date** 14/03/2025  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: Request for a section 5 declaration seeking confirmation that the temporary change of use from office use to accommodate or support displaced persons or persons seeking international protection (Class 20F) at 33-41, Mount Street Lower, Dublin 2, is exempted development.

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**Area** Area 1 - South East  
**Application Number** 0089/25  
**Application Type** Section 5  
**Applicant** Google Ireland Limited  
**Location** Boland's Mills, Barrow Street and Ringsend Road, Dublin 4.  
**Registration Date** 10/03/2025  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of existing open-out doors with sliding doors on the northern and southern elevations of Building B at ground floor level.

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**Area** Area 1 - South East  
**Application Number** 0093/25  
**Application Type** Section 5  
**Applicant** Mount Street Residents Group  
**Location** 33-41 Mount Street Lower, Dublin 2  
**Registration Date** 11/03/2025  
**Additional Information**  
**Proposal:** EXPP: A question arises as to whether a temporary change of use from office use to accommodate or support displaced persons seeking international protection and associated works is development and is or is not exempted development.

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**Area** Area 1 - South East  
**Application Number** 0096/25  
**Application Type** Section 5  
**Applicant** Vincent McDonagh  
**Location** Grianan, 37, Belgrave Road, Dublin 6  
**Registration Date** 13/03/2025  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: It is proposed to demolish the existing single-

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storey extension, including the adjoining garage and boiler house, to the rear of 37 Belgrave Road, a protected structure. All elements of the original two-storey house will be retained and renovated. Non-original bathroom at first floor level to be refurbished. Windows to be refurbished and restored. Non-original sand and cement pebble dash to be removed from external walls which is currently trapping moisture in and causing damage, to be replaced with lime render. Brick to be cleaned and repointed. The boundary walls on the north, east, south and west sides of the rear garden will be retained and repaired. The existing pedestrian gate on the north side and the steel gate on the east side will also be retained. The cleared garden area will be grassed over and maintained. At a later stage, it is proposed to designate this area as the site for a three-storey mews house, which will be the subject of a further full planning permission.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0097/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Hostel Accommodation Management Limited
<b>Location</b>	36/37, Harrington Street, Dublin 8, D08DDC2
<b>Registration Date</b>	13/03/2025

**Additional Information**

**Proposal:** EXPP: Whether the use of the office / training centre building at 36-37 Harrington Street, Dublin 8, D08 DDC2, to provide temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate persons seeking international protection, constitutes exempt development or does not constitute exempt development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0098/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Eva Gaynor and Joseph McGinley
<b>Location</b>	3 Elm Park, Donnybrook, D04Y2Y4
<b>Registration Date</b>	13/03/2025

**Additional Information**

**Proposal:** EXPP: Single storey 16sqm rear extension, garage conversion with new front window to match existing.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0436/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Kade Properties Ltd
<b>Location</b>	132, Rathmines Road Lower, Dublin 6
<b>Registration Date</b>	13/03/2025

**Additional Information** Additional Information Received

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the change use of a multi-unit dwelling at No. 132 Rathmines Road Lower, Rathmines, Dublin 6, to use as a single residential dwelling, is or is not development and whether development constitutes exempted development or does not constitute exempted development? Whether the use of a residential building at No. 132 Rathmines Road Lower Rathmines, Dublin 6, where care is not provided, to house homeless persons, is or is

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not development and whether development constitutes exempted development or does not constitute exempted development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0447/24
<b>Application Type</b>	Section 5
<b>Applicant</b>	Coolebridge Ltd
<b>Location</b>	Park House, Ashdale Road, Dublin 6W
<b>Registration Date</b>	12/03/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXPP: Whether the use of Park House, Ashdale Road, Dublin 6W, D6WR270 as a residential dwelling, constitutes exempt development or does not constitute exempt development? Whether the use of a residential building, where care is not provided, to house homeless persons, constitutes exempt development or does not constitute exempt development?

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