



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(17/03/2025-23/03/2025)

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

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| Area | Area 1 - South East |
| Application Number | 0110/25 |
| Application Type | Social Housing Exemption Certificate |
| Applicant | Paul and Mary Tully |
| Location | Site to the rear of No's 404 , 406 , 408 and 410 Clogher road, Dublin 12 |
| Registration Date | 05/03/2025 |

Additional Information

Proposal: SHEC: The proposed works include : (i) demolition of existing workshop building and sheds with a total floor area of 163sq. m (ii) construction of 2no. two storey , three bedroom , detached houses with flat roofs and rooflights (iii) formation of a new shared vehicular entrance on Clogher Road . (iv) inclusion of designated bin areas serving each house (v) 3 no. car parking spaces ; private open space , bicycle parking , new boundary wall positions to existing houses , landscaping , Suds drainage and all ancillary works necessary to facilitate the development

Amendment to Week 10

Area 1

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| Area | Area 1 - South East |
| Application Number | WEBPWSDZ1571/25 |
| Application Type | Permission |
| Applicant | Pembroke Beach DAC |
| Location | Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4 |

Registration Date 14/03/2025

Additional Information

Proposal: Pembroke Beach DAC intends to apply for permission for development for a 228 No. bedroom Hotel development (referred to as Phase 2B) (including a café, licenced bar / restaurant, business centre and ancillary elements) on this site of 15.06ha including lands known as the former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 0.211ha (identified as within the 'A1 Lands') in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019) (as amended). The overall site is bounded to the: north-west by Sean Moore Road; north-east by South Bank Road; south-east by Dublin Port lands and Dublin Bay; and south-west by Sean Moore Park. The overall site subsumes the 4.3ha site of the 'Infrastructure Permission' (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year Permission) on 28 January 2020, permitting streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces (including the Village Green and Dog Park); and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the Poolbeg West SDZ Planning Scheme (2019) (as amended) as approved by An Bord Pleanála. The proposed Phase 2B Hotel Scheme development will consist of: • Construction of a 228 No. bedroom Hotel development ('Block Q') (10,593 sq m GFA (excluding basement)) comprising a 20 No. storey landmark tower (with set-back storey at Sixteenth Floor Level 16) over two levels of basement (2,054 sq m), to provide: Hotel and ancillary uses, café, licenced bar / restaurant and ancillary spaces, business centre; and ancillary back-of-house facilities / spaces (including ESB Substation and associated ancillary rooms, bin store, laundry store, staff changing rooms, staff canteen, staff office and sprinkler tank and associated spaces). • Provision of 8 No. car parking spaces (including 1 No. accessible car parking spaces) and 1 No. service vehicle delivery bay at Basement Level -01, provision of 24 No.

secure long-stay bicycle parking spaces for staff at Basement Level -01, and provision of 16 No. new short-stay bicycle parking spaces at surface level for visitors and provision of 1 No. new cargo bicycle parking space at surface level to service the proposed Hotel. • Amendment of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24): • 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).

Amendment to Week 11

Area 1 COMMERCIAL

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| Area | Area 1 - South East |
| Application Number | 4452/24 |
| Application Type | Permission |
| Applicant | Dr. Alex Quinn trading as The Alex Clinic |
| Location | 220 Harold's Cross Road, Harold's Cross, Dublin 6W |
| Registration Date | 21/03/2025 |
| Additional Information | Additional Information Received |

Proposal: Permission sought for the change of use of a previously approved cafe (Ref. 2299/14) on the ground floor and approved offices (Ref. 1277/89) on the first floor, to a boutique medic-led aesthetic clinic, offering a range of beauty and wellness services including skincare treatments and retail. Hours of business will be 9.00 am to 7.00 pm, Monday to Friday.

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| Area | Area 1 - South East |
| Application Number | WEB1570/25 |
| Application Type | Permission |
| Applicant | Long Real Estate Limited |
| Location | 77-78, Dame Street, Dublin 2, D02RK60 |
| Registration Date | 18/03/2025 |
| Additional Information | |

Proposal: PROTECTED STRUCTURE: Planning permission is sought 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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| Area | Area 1 - South East |
| Application Number | WEB1581/25 |
| Application Type | Permission |
| Applicant | Haseeb Ahmed |
| Location | Liffey College, 67, Harcourt Street, Dublin 2, D02 FF64 |
| Registration Date | 19/03/2025 |
| Additional Information | |
| Proposal: | PROTECTED STRUCTURE: The development will consist/consists of a Construction of a single-storey extension to the rear of an existing mid-terrace four-storey over basement educational premises. The extension, with a floor area of 25 square metres is to provide storage and library facilities for students attending the education facility. |

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| Area | Area 1 - South East |
| Application Number | WEB1582/25 |
| Application Type | Permission |
| Applicant | JCDecaux Ireland Limited |
| Location | 159, Kimmage Road Lower, Dublin 6W |
| Registration Date | 19/03/2025 |
| Additional Information | |
| Proposal: | The replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display . |

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| Area | Area 1 - South East |
| Application Number | WEB1584/25 |
| Application Type | Permission |
| Applicant | Egon Zehnder Ireland Limited |
| Location | Nos. 19-22 Kildare Street (Protected Structures) and an associated building located, to the rear of 17-22 Kildare Street and also to the rear of 22 & 23 St Stephen's Green, North, Dublin 2 |
| Registration Date | 19/03/2025 |
| Additional Information | |
| Proposal: | PROTECTED STRUCTURE: The proposed development comprises of the erection of a company name plaque (c. 340mm x c. 240mm) on the existing eastern façade of No. 19 Kildare Street, Dublin 2. |

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| Area | Area 1 - South East |
| Application Number | WEB1598/25 |
| Application Type | Permission |
| Applicant | Beechlawn Investments Europe Ltd. |
| Location | Courtyard to Rear of No 20 Dawson Street, Dawson Street, Dublin 2 |
| Registration Date | 20/03/2025 |
| Additional Information | |
| Proposal: | 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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| Area | Area 1 - South East |
| Application Number | WEB1605/25 |
| Application Type | Permission |
| Applicant | Gas Networks Ireland |
| Location | Poolbeg Power Station, Pigeon House Road, Dublin 4 |
| Registration Date | 21/03/2025 |
| Additional Information | |
| Proposal: | Permission for works to an existing above ground natural gas installation. The development 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 | WEB1606/25 |
| Application Type | Permission |
| Applicant | Rongcheng Chinese Restaurant Ltd. |
| Location | Unit 4 Waterloo Exchange, Baggot Street Upper , Dublin 4 |
| Registration Date | 21/03/2025 |
| Additional Information | |
| Proposal: | The development will consist of the remodelling of an existing ground floor and basement restaurant, with a total floor area of approximately 203sq.m. The works will include: Alterations to the street (front) façade, incorporating a new arrangement of windows and doors. New signage on the street (front) façade. Internal reconfiguration of the ground floor and basement levels. Replacement of steps at the rear/delivery entrance. All associated ancillary works necessary to facilitate the development. |

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| Area | Area 1 - South East |
| Application Number | WEB1616/25 |
| Application Type | Permission |
| Applicant | Emerald Aegis Limited |
| Location | 2 & 3 Harrington Street, Saint Kevin's, Dublin 8 |
| Registration Date | 21/03/2025 |
| Additional Information | |
| Proposal: | PROTECTED STRUCTURE :PERMISSION AND RETENTION : Permission is sought by Emerald Aegis Limited for the retention of the replacement of the (non-original) timber sash window frames and permission for the replacement of the existing double-glazed timber sliding 6-over-6 sashes with plant on-beads to be replaced with 6-over-6 sliding timber sashes with slimline double glazing, appropriate heritage timber detailing horns and mouldings to the front of No. 2 & 3 Harrington Street, Dublin 8. The subject properties are Protected Structures. |

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| Area | Area 1 - South East |
| Application Number | WEB2171/24 |
| Application Type | Permission |
| Applicant | Granbrind Terenure Limited |
| Location | Terenure Synagogue, 32A Rathfarnham Road, Rathfarnham, |

Dublin 6W

Registration Date

20/03/2025

Additional Information

Clarification of Add. Information Recd.

Proposal: Development at this site (c. 0.54Ha), at: Terenure Synagogue, No. 32A Rathfarnham Road, Rathfarnham, Dublin 6W On lands generally bounded by Rathfarnham Road (R114) to the west, Greenmount Lawns to the east, No. 32 Rathfarnham Road and Beachlawn Mews to the north, No. 34 Rathfarnham Road and Wasdale Park to the south. The proposed development will consist of 66no. apartment units accommodated within 3no. apartment blocks (Blocks A, B and C) ranging from 3-6 storeys in height over basement comprising 26no. 1-bedroom units and 40no. 2-bedroom units, each provided with a private balcony/terrace, a 1 storey ancillary residential amenity building (c. 59.0sqm); associated and ancillary site development, landscaping and boundary treatment works, including demolition of the existing buildings on site (c. 1,156sqm), communal and private open space, 43no. car parking spaces (including 40no. located at basement level and 3no. at surface level), 3no. motorcycle parking spaces at basement level, residential and visitor bicycle parking spaces located at surface level. Relocation of existing site entrance to provide vehicular, cyclist and pedestrian access at Rathfarnham Road (R114) to serve the proposed development.

Area

Area 1 - South East

Application Number

WEBDSDZ2529/24

Application Type

Permission

Applicant

DIM Ireland ICAV

Location

The Reflector, 8 Hanover Quay, Dublin 2, D02 R573

Registration Date

19/03/2025

Additional Information

Additional Information Received

Proposal: The development will consist/consists of the installation of rooftop photovoltaic panels and minor amendments of sedum green roof areas to ballasted green roof, as required by Dublin Fire Brigade to facilitate panel installation. The application relates to a proposed development within an SDZ Planning Scheme area.

Area

Area 1 - South East

Application Number

WEB1604/25

Application Type

Permission

Applicant

Peachbeach ULC

Location

15-16 Baggot Street Lower , Dublin 2 . D02AV91

Registration Date

21-Mar-2025

Additional Information

Proposal: The proposed development will consist of: The demolition of the existing one to three storey buildings at Nos. 15-16 Baggot Street Lower (2,619 sqm); and the construction of a six-storey building over basement (703 sqm) with roof level plant room (65 sqm) (total gross floor area 5,550 sqm). The proposed development will accommodate a mixed-use development comprising: a 113 no. bedroom hotel with associated terraces on north and south elevations at fourth floor level and on all elevations at fifth floor level, reception and ancillary café/restaurant located at ground floor and lower ground floor level accessed from Baggotrath Place with secondary entrance from Baggot Street Lower (4,998 sqm); and retail unit at ground floor level accessed from Baggot Street Lower (457 sqm); with ancillary cycle parking at basement level, plant room, bin storage, water tank, signage, SuDs features including green and blue roof provision, substation and all ancillary site development and excavation works above and below ground.

Area 1 DOMESTIC

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| Area | Area 1 - South East |
| Application Number | WEB1576/25 |
| Application Type | Permission |
| Applicant | Niveen El Far |
| Location | 17 Estate Avenue, Merrion, Dublin 4, D04E1T9 |
| Registration Date | 18/03/2025 |

Additional Information

Proposal: PROTECTED STRUCTURE: For planning permission development at 17 Estate Avenue, Merrion, Dublin 4, D04E1T9 - a Protected Structure (RPS no. 2666). The development will consist of (i) removal of existing internal walls to rear of building (ii) removal of existing non historic dormer window to side (iii) construction of new dormer windows within existing non-historic rear extension (iv) reconfiguration of first floor layout and construction of new internal partitions (v) installation of new Velux rooflight to non-historic pitched roof on the rear elevation (vi) associated landscaping and all ancillary works necessary to facilitate development.

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| Area | Area 1 - South East |
| Application Number | WEB1578/25 |
| Application Type | Permission |
| Applicant | Paula Farrell |
| Location | 13, Hope Street, Ringsend, Dublin 4 |
| Registration Date | 18/03/2025 |

Additional Information

Proposal: The development will consist of the removal of the relocated brick chimney to the front of the main roof as approved under Reg Ref WEB1757/20 and all associated site works .

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| Area | Area 1 - South East |
| Application Number | WEB1590/25 |
| Application Type | Permission |
| Applicant | Laura Brady |
| Location | 10 Auburn Avenue, Donnybrook, Dublin 4, D04C8Y4 |
| Registration Date | 19/03/2025 |

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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| Area | Area 1 - South East |
| Application Number | WEB1591/25 |
| Application Type | Permission |
| Applicant | Trina and Colin Kelly |
| Location | 70, Wilfield Road, Sandymount, Dublin 4 , D04W588 |
| Registration Date | 19/03/2025 |

Additional Information

Proposal: The development will consist of an attic conversion with 3 no. rooflights to the front of the dwelling, a dormer window and a rooflight to rear, internal modifications and ancillary works .

Area Area 1 - South East
Application Number WEB1595/25
Application Type Permission
Applicant Gillian Carragher
Location 3 Merrion View Avenue, Ballsbridge, Dublin 4
Registration Date 20/03/2025
Additional Information

Proposal: Development consisting of the demolition of existing single storey extension and chimney to the rear return and the construction of a new single storey extension to the rear comprising kitchen, utility, dining and living room, new roof light and windows to existing return along with ancillary site works, at 3 Merrion View Avenue, Ballsbridge, Dublin 4.

Area Area 1 - South East
Application Number WEB1601/25
Application Type Permission
Applicant Susan O'Shaughnessy
Location 86 Larkfield Gardens, Kimmage, Dublin, D6WFH56
Registration Date 20/03/2025
Additional Information

Proposal: Planning permission for the following works (a) demolition of garage, (b) construction of two-storey side extension, including modification of existing single-storey side extension, (c) construction of rear attic dormer and attic conversion, (d) forming new pedestrian entrance in the side boundary wall onto Larkfield Gardens, (e) modifications to existing rear lean-to extension, (f) associated site works.

Area Area 1 - South East
Application Number WEB1603/25
Application Type Permission
Applicant Jean Barrett and Glen Teasdale
Location 21, Templeogue Road, Terenure, Dublin 6w, D6W XN44
Registration Date 21/03/2025
Additional Information

Proposal: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear.

Area Area 1 - South East
Application Number WEB1608/25
Application Type Permission
Applicant Ian Conrick-Martin and Éimhín Dunne
Location Rathgar House, 42 Bushy Park Road, Dublin 6
Registration Date 21/03/2025
Additional Information

Proposal: The works will consist of the construction of a single storey garden room, new shed & all

associated site works to the rear of Rathgar House in addition to the works currently under way as part of granted planning permission reference WEB1908/24

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| Area | Area 1 - South East |
| Application Number | WEB1609/25 |
| Application Type | Retention Permission |
| Applicant | Golden Forest Ltd. |
| Location | 24, South Great Georges Street, Dublin 2 |
| Registration Date | 21/03/2025 |
| Additional Information | |
| Proposal: | PROTECTED STRUCTURE (REF 3220) : RETENTION PERMISSION: 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 . |

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| Area | Area 1 - South East |
| Application Number | WEB1612/25 |
| Application Type | Retention Permission |
| Applicant | Tessa Power |
| Location | 10, Bushy Park Road, Rathgar, Dublin 6, D06 C5F2 |
| Registration Date | 21/03/2025 |
| Additional Information | |
| Proposal: | RETENTION: Tessa Power intends to apply for retention permission to retain and complete alterations to the existing roof to the previously constructed single-storey extension to the rear; works to include installation of a new central roof light and an increase in roof height, together with associated works, to the existing house at 10 Bushy Park Road, Dublin 6, D06 C5F2. |

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| Area | Area 1 - South East |
| Application Number | WEB1617/25 |
| Application Type | Permission |
| Applicant | Alan & Niamh Henry |
| Location | 42 Wilfield Road, Sandymount, Dublin 4 |
| Registration Date | 21/03/2025 |
| Additional Information | |
| Proposal: | Planning Permission to 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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| Area | Area 1 - South East |
| Application Number | WEB2301/24 |
| Application Type | Permission |
| Applicant | Niall Vaughan |
| Location | 28, Daniel Street, Portobello, Dublin 8, D08 X7DD |
| Registration Date | 18/03/2025 |
| Additional Information | A.I Article 35 Received |
| Proposal: | Conversion of attic to bedroom/storage with an increased ridge height of 430mm to 5530mm, dormer extension to rear, 2no. proposed Velux windows to the front of the dwelling, |

removal of ground level rear window, 1no. opaque window to rear, and associated site works at 28 Daniel Street , Dublin 8 , D08 X7DD

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| Area | Area 1 - South East |
| Application Number | WEB2542/24 |
| Application Type | Permission |
| Applicant | Petria McDonnell |
| Location | 8, Cambridge Terrace, Dublin 6, D06 RH50 |
| Registration Date | 21/03/2025 |
| Additional Information | Additional Information Received |

Proposal: PROTECTED STRUCTURE: Internal changes; a modified opening to the rear return at garden level; and solar panels to the rear facing pitches of the main roof. 8 Cambridge Terrace is a Protected Structure.

Area 1 Decisions

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|---------------------------|---------------------------------------|
| Area | Area 1 - South East |
| Application Number | 0067/25 |
| Application Type | Section 5 |
| Decision | Refuse Exemption Certificate |
| Decision Date | 18/03/2025 |
| Applicant | Alfred Hunt & Abigail Barnett Hunt |
| Location | 125, Anglesea Road, Dublin 4, D04E9K2 |

Additional Information

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

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| Area | Area 1 - South East |
| Application Number | 0069/25 |
| Application Type | Section 5 |
| Decision | Grant Exemption Certificate |
| Decision Date | 19/03/2025 |
| Applicant | Silverdale Properties Ltd |
| Location | Silverdale, Herberton Road, Dublin 12, D12 TRW2 |

Additional Information

Proposal: EXPP: Whether the use of 2 no. industrial warehouse buildings at Silverdale, Herberton Road, Dublin 12, D12 TRW2, 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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| Area | Area 1 - South East |
| Application Number | 0074/25 |
| Application Type | Social Housing Exemption Certificate |
| Decision | Grant Social Housing Exemption Cert |
| Decision Date | 20/03/2025 |
| Applicant | Michael and Eimear O'Doherty |
| Location | 120, Rathfarnham Road, Dublin 6W |

Additional Information

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

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| Area | Area 1 - South East |
| Application Number | 0076/25 |
| Application Type | Section 5 |
| Decision | SPLIT DECISION - EXPP |
| Decision Date | 21/03/2025 |
| Applicant | Charterd Public Accountants (CPA) Ireland |
| Location | Montague Lane at a mid terrace, two storey mews building (129sq.m) containing office and ancillary uses with vehicular access passageway all located to rear of Clonmel House, 17, Harcourt Street, Dublin 2 |

Additional Information

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

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| Area | Area 1 - South East |
| Application Number | 0079/25 |
| Application Type | Section 5 |
| Decision | Grant Exemption Certificate |
| Decision Date | 21/03/2025 |
| Applicant | Aidan Duggan and Ciara McDaniel |
| Location | 20, Bushfield Terrace, Dublin 4, D04 EOY2 |

Additional Information

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

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| Area | Area 1 - South East |
| Application Number | 3030/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 19/03/2025 |

Applicant Martha and David Carroll
Location 8 Ramleh Park, Milltown, Dublin 6, D06WK44

Additional Information

Proposal: Permission sought for demolition of existing rear chimney and side garage , proposed single storey side and rear extensions comprising dining/kitchen/living room to side and a bedroom ensuite to rear . Ground floor alterations include dressing room and bathroom within existing house . First floor alterations include 2 bedrooms ensuite . First floor side elevation window widened to match north elevation window , additional window at high level to hallway to match south elevation window . New windows to existing house . Widening of existing front vehicular access from 2.6m to 3.4m .

Area Area 1 - South East
Application Number 3036/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/03/2025
Applicant Farmer Browns Eatery Ltd
Location 170 Rathmines Road Lower, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE PERMISSION & RETENTION : Retention permission for the continuance of use of the vent to the kitchen extractor hood and planning permission to replace existing extractor fan on roof of existing kitchen to rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the installation on the roof of the existing kitchen a proprietary pressed metal enclosed cube having a dimension no greater than 800mm.

Area Area 1 - South East
Application Number 3039/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/03/2025
Applicant Gheorge Dulgheru
Location 42 Dolphin Road, Dublin 12, D12XD68

Additional Information

Proposal: The development consists of amendments to previously approved development of an end of terrace two storey house at the side of the existing dwelling , Reg. Ref. 3620/22 , to include alterations to the elevations and fenestration , re-alignment of the gable roof of the existing house and all associated site works .

Area Area 1 - South East
Application Number 3111/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 21/03/2025
Applicant Paddy Gough and Mary Rose Gough
Location 8 Estate Cottages, Northumberland Road, Dublin 4, D04Y6H0

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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| Area | Area 1 - South East |
| Application Number | 3951/24 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 20/03/2025 |
| Applicant | Conor Mills and Avril Mullett |
| Location | 10, Castlewood Avenue, Rathmines , Dublin 6 , D06V2YO |
| Additional Information | Additional Information Received |
| Proposal: PROTECTED STRUCTURE : The development will consist of some demolition work on the lower ground floor including non-original internal walls , external shed and portions of the rear external wall. We intend to construct a lower ground floor extension to the rear of the property to accommodate a new family space including a new kitchen, dining area, bathroom, utility room, new floor and other ancillary services. We also intend to make internal alterations and restoration work to the property to include (a) replacement of existing non-original windows, (b) damp proofing and general upgrade work, (c) replacement of non-original front steps with granite steps, (d) conversion of current kitchen on upper ground floor landing into a new family bathroom, (e) provision of a new ensuite and wardrobe area to the first floor bedroom to front, (f) replacement of windows on rear return with modern windows, (g) landscaping to rear garden and repairs to existing boundary walls, (h) restoration of front garden railings, (i) repointing of brickwork to front elevation. | |

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| Area | Area 1 - South East |
| Application Number | 3976/24 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 21/03/2025 |
| Applicant | Paula Cunniffe and Barry Ryan |
| Location | 46 O'Connell Gardens, Bath Avenue, Sandymount, Dublin 4, D04EP03 |
| Additional Information | Additional Information Received |
| Proposal: The proposed development will consist of the demolition and removal of a single storey extension to the rear of the dwelling; insertion of new vehicular access gates beside the existing pedestrian gate on the front boundary; construction of a single storey porch to the front elevation; construction of a part single-storey, part two-storey extension to the rear of the dwelling; remodelling of existing ground and first floor accommodation and all associated site works. | |

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| Area | Area 1 - South East |
| Application Number | 4403/24 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 19/03/2025 |
| Applicant | Batele Hotel Holding Limited |
| Location | Butler's Townhouse, 44, Lansdowne Road, Dublin 4, D04 |

Additional Information**Additional Information Received**

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

Area Area 1 - South East
Application Number WEB1131/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/03/2025
Applicant Katie Jakkulla
Location 5, Island Villa, Dublin 2, D02 ED83
Additional Information

Proposal: Permission is sought for an extension to a terraced dwelling. The development will consist of construction of an extension with a pitch roof at first floor level over an existing ground floor extension to rear, and 2no. velux rooflights to rear, and internal modifications.

Area Area 1 - South East
Application Number WEB1133/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/03/2025
Applicant Enda Swan and Ruth Creane
Location 57, Nutley Road, Dublin 4
Additional Information

Proposal: The development will consist of the construction of a single storey side extension and a two storey rear extension to the existing two storey semi-detached domestic dwelling, the provision of a Juliette Balcony to the rear elevation of the new rear extension, the modification of the existing flat roof to the existing converted garage and existing two-storey side extension to a pitched roof form, the provision of rooflights to the front and side roofs, the replacement of existing windows, the remodelling of the front door, the installation of external wall insulation to the front, side and rear of the existing structure, the removal of the rear chimney stack, the widening of the existing vehicular access to Nutley Road and all associated internal modifications and site works.

Area Area 1 - South East
Application Number WEB1137/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 19/03/2025
Applicant Frances Kelly
Location 17 Oxford Lane, Ranelagh, Dublin 6, (Site to the rear of no. 34 Oxford Road, Ranelagh, Dublin 6)
Additional Information

Proposal: The development will consist of: (i) Demolition of existing single storey shed structures;

ii) construction of a 2-storey 2-bedroom single dwelling, comprising of 2 no. bedrooms, a bathroom, utility, and bin/bike store at ground floor; and a kitchen/living/dining area and storage at first floor level with access to the development provided from Oxford Lane; iii) provision of private open outdoor amenity space in the form of a courtyard to the rear and setback lane-facing semi-private terrace at ground floor, a front facing roof terrace and an enclosed rear balcony at first floor; and iv) bicycle parking, landscaping, boundary treatments, foul/surface drainage, refuse storage and all site works necessary to facilitate the development.

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| Area | Area 1 - South East |
| Application Number | WEB1142/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 20/03/2025 |
| Applicant | Michael and Arianna Caffrey |
| Location | 23, Marine Drive, Dublin 4 |

Additional Information

Proposal: The development consists of the demolition of the existing single storey extension to the side and the construction of a new single storey extension to the side and rear of the dwelling. The new extension is to include rooflights, internal modifications and connection to all main site services and associated works.

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| Area | Area 1 - South East |
| Application Number | WEB1147/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 21/03/2025 |
| Applicant | Liam Bennett |
| Location | 56 Shanid Road, Harold's Cross, Dublin 6w, D6W FC79 |

Additional Information

Proposal: The proposed development consists of the demolition of an existing single storey side garage and a utility room to the rear of the property, due to structural issues with both and the construction of a single storey ground floor extension to the rear and side of the existing property and includes all associated alternations, siteworks and ancillary works.

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| Area | Area 1 - South East |
| Application Number | WEB1148/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 20/03/2025 |
| Applicant | Laura McCoy |
| Location | 17, Carlisle Avenue, Donnybrook, Dublin 4 , D04X3W9 |

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of amendments and modifications to the permission as granted under Planning Ref. 4939/23 that will include amendment to conditions 4a and 4c that will include the following new works to the existing two storey dwelling:- New ground floor rear extension to the rear of the original house that will include the opening up of part of the external walls to link this new extension to the original house;- new first floor extension above the permitted single storey kitchen extension to the rear of the permitted

side extension granted under Planning Ref. 4939/23; and - Internal modifications and amendments to the permitted internal works granted under Planning Ref. 4939/23.

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| Area | Area 1 - South East |
| Application Number | WEB1149/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 21/03/2025 |
| Applicant | Suzanne Dahl |
| Location | 31 Kenilworth Square West, Rathmines, Dublin 6, D06 XF29 |

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (1) the installation of a bathroom to the second floor including the formation of new openings and partitions and the installation of new services; (2) the removal of non-original partitions to the second floor; and all associated site development works.

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| Area | Area 1 - South East |
| Application Number | WEB1150/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 19/03/2025 |
| Applicant | Methodist Centenary Leeson Park |
| Location | Litton Hall, Methodist Centenary Grounds, Leeson Park, Dublin 6, D06 E542 |

Additional Information

Proposal: PROTECTED STRUCTURE: We, Methodist Centenary Leeson Park, intend to apply for permission for development at this site: Litton Hall, Methodist Centenary Grounds, Leeson Park, Dublin 6. The development will consist of essential roof repair and roof works at Litton Hall (A Protected Structure RPS 4349).

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| Area | Area 1 - South East |
| Application Number | WEB1151/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 21/03/2025 |
| Applicant | Ruth Kavangh and Stephen Hall |
| Location | Karmainu, 1, Riversdale Avenue, Dublin 6, D06 W9X4 |

Additional Information

Proposal: 1. Demolition of existing garage to the side of the house, the existing porch to the front of the house, a 1st floor wc extension to the side of the house, and single storey extensions to the rear of the house (78.5m²), 2. Construction of a new two storey extension to the side of the house, a first floor extension to the rear of the house and a single storey flat roof extension to rear of the house and a single storey porch extension and bay window extension to the front of the house (116.55m²), 3. Construction of hipped roofs over the existing and proposed projections to the rear of the house at first level to the rear bedrooms, 4. A roof light to the front roof pitch of the house and a roof light to the side roof pitch of the house, 5. Alterations to the fenestration to the front

elevation (lowering of the window cills on the ground floor level), 6. Widening of the existing front vehicular access gates and 7. All associated site works.

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| Area | Area 1 - South East |
| Application Number | WEB1152/25 |
| Application Type | Retention Permission |
| Decision | GRANT RETENTION PERMISSION |
| Decision Date | 20/03/2025 |
| Applicant | Cawley Alan |
| Location | 229, Clogher Road, Crumlin, Dublin 12 |
| Additional Information | |
| Proposal: | RETENTION: Retention of First floor Extension to front and side of existing house and all associated works. |

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| Area | Area 1 - South East |
| Application Number | WEB1157/25 |
| Application Type | Permission |
| Decision | REFUSE PERMISSION |
| Decision Date | 19/03/2025 |
| Applicant | Vitalijus Sliachticevas |
| Location | 43, Charleville Close, Rathmines, Dublin 6, D06 H2Y2 |
| Additional Information | |
| Proposal: | Planning Permission for: (1) The construction of 2no. two storey Mews dwellings over basement with a balcony on the first floor to the front and balconies on the ground and first floor to the rear, (2) Each dwelling will have a private rear garden and a private front courtyard, accommodating 1no. car parking space, accessible via a private entrance gate from Charleville Close, (3) Proposed landscaping and boundary treatment and, (4) Carry out all ancillary site works at 43 Charleville Close, Rathmines, Dublin 6, D06H2Y2. The site is within the curtilage of Protected Structure RPS No. 4738. |

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| Area | Area 1 - South East |
| Application Number | WEB1162/25 |
| Application Type | Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 21/03/2025 |
| Applicant | Emer Battelle |
| Location | 77, Waterloo Road, Dublin 4, D04 T9T3 |
| Additional Information | |
| Proposal: | PROTECTED STRUCTURE: for development consisting of a part 3 storey, part 2 storey rear extension to form extended lwr ground floor living accommodation, new bedroom + WC to ground floor level and new bedroom to first floor landing level; alterations to rear landing arch window sill to form access to new extension; new 2.7 & 3m internal openings in existing walls to lwr ground floor; alterations to rear window cill at ground level to access proposed void; new stud wall to form boots, pantry and shower rooms to lwr ground floor; new staircase to lwr ground floor; replacement of conc. slab with new insulated slab to lwr ground floor; removal of kitchen to ground floor; removal of ducting to main reception room; replacement of existing casement windows with sash windows to front and rear elevations; reinstatement of original double door width between reception rooms to ground floor; replacement internal doors to ground and first floor; refurbishment |

of existing ensuite & bathroom to first floor including new conservation rooflights to main roof; replacement of conc. pebbledash render to rear elevation with lime render; extended front terrace to lwr ground floor and all associated site works.

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| Area | Area 1 - South East |
| Application Number | WEB1164/25 |
| Application Type | Permission |
| Decision | ADDITIONAL INFORMATION |
| Decision Date | 21/03/2025 |
| Applicant | Sinead and Stephen Ranalow |
| Location | 7, Fitzwilliam Way in the curtilage of 52 Leeson Street Upper, Dublin 4, D04 H1W5 |

Additional Information

Proposal: PROTECTED STRUCTURE: apply for planning permission for works to include an additional bedroom, amended living areas, dormer windows, adjusted entrance door and new garden access door all at 7 Fitzwilliam Way, Leeson Street Upper, Dublin 4, D04 H1W5, within the curtilage of 52 Leeson Street Upper D04 H7X4, a protected structure.

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| Area | Area 1 - South East |
| Application Number | WEB1167/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 19/03/2025 |
| Applicant | H&M Hennes & Maurtiz (Ireland) Limited |
| Location | Unit 3, 60-63, Dawson Street, Dublin 2, D02 K330 |

Additional Information

Proposal: The development will consist of: 5 No. illuminated and 10 No. non-illuminated internal signs to be located behind the shopfront glazing to both Dawson Street and Nassau Street.

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| Area | Area 1 - South East |
| Application Number | WEB1176/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 20/03/2025 |
| Applicant | Laurence & Eleanor O'Shaughnessy |
| Location | 12, Orwell Park, Rathgar, Dublin 6, D06 N2A4 |

Additional Information

Proposal: The development will consist of a new single storey shed and garden room with flat roof to the rear garden, and associated site works.

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| Area | Area 1 - South East |
| Application Number | WEB1188/25 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 20/03/2025 |
| Applicant | Niall & Caitriona Caden & Tiernan |
| Location | 127, Greenlea Road, Terenure, Dublin 6W, D6W PK88 |

Additional Information

Proposal: Single Storey extensions to front and rear, garage conversion and first floor extension to side

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| Area | Area 1 - South East |
| Application Number | WEB1435/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 18/03/2025 |
| Applicant | Rongcheng Chinese Restaurant Ltd. |
| Location | Unit 4 Waterloo Exchange, Baggot Street Upper, Dublin 4, D04 WN52 |

Additional Information

Proposal: The development will consist of: The remodelling of an existing ground floor and basement restaurant with a total floor area of approx. 203msq. The works will include: Alterations to the street (front) façade, incorporating a new arrangement of windows and doors. Internal reconfiguration of both the ground floor and basement levels Replacement of steps at rear/delivery entrance. All associated ancillary works necessary to facilitate the development.

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| Area | Area 1 - South East |
| Application Number | WEB1508/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 18/03/2025 |
| Applicant | Laura Brady |
| Location | 10 Auburn Avenue, Donnybrook, Dublin 4, D04C8Y4 |

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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| Area | Area 1 - South East |
| Application Number | WEB1525/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 20/03/2025 |
| Applicant | Beechlawn Investments Europe Ltd. |
| Location | Courtyard to Rear of No 20 Dawson Street, Dawson Street, Dublin 2 |

Additional Information

Proposal: 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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| Area | Area 1 - South East |
| Application Number | WEB1532/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 20/03/2025 |
| Applicant | Gas Networks Ireland |
| Location | Poolbeg Power Station, Pigeon House Rd, Dublin 4 |
| 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 | WEB1544/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 20/03/2025 |
| Applicant | Brona Burke and Philip Gilboy |
| Location | Nutgrove Lodge, 58B Gilford Road, Sandymount, Dublin 4 |
| 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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| Area | Area 1 - South East |
| Application Number | WEB1545/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 21/03/2025 |
| Applicant | JCDcaux Ireland Limited |
| Location | 109, Rathgar Road, Dublin 6 |
| 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 |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 20/03/2025 |
| Applicant | Golden Forest Ltd. forest ltd |
| Location | 24 South Great Georges Street, Dublin 2 |
| 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 | WEB1548/25 |
| Application Type | Permission |
| Decision | APPLICATION DECLARED INVALID |
| Decision Date | 21/03/2025 |
| Applicant | Trinity College Dublin |
| Location | 4 Grand Canal Quay, Dublin 2 , D02HR22 |

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 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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| Area | Area 1 - South East |
| Application Number | WEB1846/24 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 21/03/2025 |
| Applicant | Andrew & Maria McBennett |
| Location | 43c Strand Road, Sandymount, Dublin 4, D04 FH36 |
| Additional Information | Additional Information Received |

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

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| Area | Area 1 - South East |
| Application Number | WEB1909/24 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 19/03/2025 |
| Applicant | Chick'n Lick'n Ltd |
| Location | 22, Richmond Street South, Dublin 2 |
| Additional Information | Additional Information Received |

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

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| Area | Area 1 - South East |
| Application Number | WEB2371/24 |
| Application Type | Permission |
| Decision | GRANT PERMISSION |
| Decision Date | 21/03/2025 |
| Applicant | Jodi and John Toal |
| Location | 59, Marlborough Road, Donnybrook, Dublin 4, D04 E7V2 |
| Additional Information | Additional Information Received |

Proposal: PROTECTED STRUCTURE: Refurbishment of a two-storey over basement mid-terrace

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

Area 1

Appeals Notified

None

Area 1

Appeals Decided

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| Area | Area 1 - South East |
| Application Number | 3828/24 |
| Appeal Decision | GRANT PERMISSION |
| Appeal Decision Date | 18/03/2025 |
| Applicant | Tottoria Trading Limited |
| Location | 19-20 Leeson Street Lower, Dublin 2, D02XY48 and the rear of 82-85 Leeson Street Lower D02PX56, (Off Stable Lane) |

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE. Permission for development at 19-20 Leeson Street Lower, Dublin 2, D02XY48 and the rear of 82-85 Leeson Street Lower, D02 PX56 (off Stable Lane). No. 20 Leeson Street is a protected structure (RPS 4392). The proposed development will consist of internal alterations to no. 19 Leeson Street Lower and no. 20 Leeson Street Lower, to facilitate the ancillary office and classroom requirements of the Institute of Education, and the provision of a new 4 storey extension, comprising classroom and ancillary space, to the rear of no. 19 and no 20 Leeson Street Lower (no. 20 being a Protected Structure), fronting Convent Place and bicycle parking to the rear of 82-85 Leeson Street Lower, accessed via Stable Lane, Leeson Street Lower. The proposal will provide 9 no. classrooms total across the existing buildings at 19 and 20 Leeson Street Lower and 4 storey extension. To facilitate the proposed development, minor alterations to no. 19 and 20 Leeson Street Lower are proposed, including the amendments and alterations to original and non-original building fabrics. Alterations to no. 20 (Protected Structure) include the removal and alteration of external/internal staircase elements to the rear of the building; alteration of the enclosed rear area element at basement level; new party wall opening connections at basement, ground and first floor; infill of one existing party wall opening at ground floor level; removal of non-original partitions at ground, first and second floor level; alterations to rear return layout at basement, ground and first floor level to provide office and toilet accommodation including the infill of an existing fire escape opening; removal of plant room element at return roof level and

provision of a new hipped roof; break-out and provision of doors to the cross-walls at ground and first floor level; subdivision of front room at second floor level; alteration of layout at third floor level; enlargement of existing rooflight to provide AOV; cleaning and repointing of existing rear façade including the infill of a window opening, enlargement of an opening and provision of replacement timber sash windows at third floor level; re-rendering of rear return and other minor ancillary works. The proposed internal alterations to no. 19 and no. 20 Leeson Street will provide for: Lobby areas, a staff kitchen student lockers, a classroom and 2 no. toilets at basement level. A reception, classroom, break out room and 2 no. toilets at ground floor level, 2 no. classrooms, a breakout room and an office at first floor level. 2 no. offices, a classroom and a breakout room at second floor level and 2 no. tutorial rooms and 2 no. toilets at third floor level. The proposed new 4 storey extension will provide for: A classroom, 4 no. toilets, accessible lift, stairs, link to no.19, bicycle and bin storage areas and a landscaped courtyard area to the rear of no. 20 Leeson Street at ground floor level. A classroom, breakout room and 3 no. toilets at first floor level and ancillary lift, and stairs. A classroom, lobby areas, 3 no. toilets and ancillary lift, and stairs at second floor level. A classroom, break out space ancillary lift and stairs and 3 no. toilets at third floor level. A link is provided connecting the proposed extension to the rear of no. 19 Leeson Street Lower at ground, first and second floor level. The proposal includes for hard and soft landscaping, solar panels at roof level of no. 19, bicycle parking (at 19&20 and at Stable Lane), platform lift to basement at front elevation of no. 19, and all other associated site works and services above and below ground on an overall site area of approx. 546m².

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| Area | Area 1 - South East |
| Application Number | 3977/24 |
| Appeal Decision | SPLIT DECISION |
| Appeal Decision Date | 19/03/2025 |
| Applicant | Benqueues Ltd |
| Location | The Bad Ass Cafe, 9-11 Crown Alley, Dublin 2 |

Additional Information

Proposal: PERMISSION AND RETENTION for development at this site; Bad Ass Café, 9-11 Crown Alley, Temple Bar, Dublin 2, D02ED77 and Unit 2/3, Temple Bar Square, Dublin 2, DO2 X738. 9-11 Crown Alley is a Protected Structure. The development will consist of; a) on the Crown Alley façade, the retention of the illuminated "Bad Ass" fascia sign; b) on the Crown Alley façade, the replacement on the fascia sign of the 2D black lettering "Guinness" and "Temple Bar" with new 3D lettering; c) on the Temple Bar Square façade, the removal of the illuminated signage comprising a gold harp and the words "Bad Ass" and its replacement with whole new fascia and associated signage and d) on the Temple Bar Square façade a new metal screen to replace the existing roller shutter to the stairwell. All as described in detail in the drawings.

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| Area | Area 1 - South East |
| Application Number | 4057/23 |
| Appeal Decision | REMOVE CONDITIONS |
| Appeal Decision Date | 19/03/2025 |
| Applicant | EirGrid plc |
| Location | Poolbeg 220kV Electrical Substation and adjacent land, Pigeon House Road, Dublin 4 on site measuring 3.6ha. |

Additional Information

Additional Information Received

Proposal: The development will consist of construction of a new 220kV gas insulated switchgear (GIS) Switchboard building measuring 65.2 x 51.8m and 17m high; construction of 2no. new shunt reactor units (each within a 4.3m x 8.2m x 5.5m enclosure) and 1no. new series reactor unit (within a 4.7m x 12.7m x 16.6m enclosure), associated connections to the 220kV GIS switchboard

building an decommissioning and removal of 2no. existing shunt reactors; an extension of the existing internal access road around the new GIS switchgear building and 4no. car parking spaces; all ancillary and associated works to facilitate the development including removal of existing perimeter berm and new 2.6m high boundary fence around extended substation compound, perimeter planting, 3m high lightning protection to new GIS switchboard building, surface water drainage network including an attenuation pond, lighting and laying of 2 temporary cable circuits for the construction and commissioning period connection the existing AIS building to the new GIS switchboard building and all other associated site excavation, raising of site levels, infrastructural and site development works above and below ground. Planning permission is sought for a period of 10 years. A Natura Impact (NIS) will be submitted to the Planning Authority with the application .

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| Area | Area 1 - South East |
| Application Number | 4114/24 |
| Appeal Decision | APPEAL WITHDRAWN |
| Appeal Decision Date | 19/03/2025 |
| Applicant | Peachbeach ULC |
| Location | 15-16 Baggot Street Lower, Dublin 2, D02 AV91 and at part of the site No. 17 Baggot St Lower, Dublin 2, D02 DF78 |

Additional Information

Proposal: PROTECTED STRUCTURE : Permission for development at a site of c. 0.1 ha at Nos, 15- 16 Baggot Street Lower, Dublin 2, D02 AV91 and at part of the site of No. 17 Baggot St Lower, Dublin 2, DO2 DF78 (a Protected Structure RPS ref. no. 340/341). The proposed development will consist of: The demolition of the existing one to three storey buildings at Nos 15-16 Baggot Street Lower (2,619 sqm); and the construction of a six-storey building over basement (706 sqm), and partial lower basement level (167 sqm), with roof level plant room (65 sqm) and roof plant (total gross floor area 5,972 sqm), which partially extends into the site of No. 17 Lower Baggot Street from First Floor to Fourth Floor levels. The proposed development will accommodate a mixed-use development comprising: 23 no. apartments (14 No 1-bed units and 9 No. 2-bed units with associated balconies on the south, east and west elevations) accessed from Baggot Street Lower; a 66 no. bedroom hotel with reception and ancillary café (2,606 sqm) ; Café/restaurant unit (131 sqm) Retail unit (500 sqm); and Gym (359 sqm); with ancillary cycle parking at Basement Level, plant room, bin storage, signage , SuDs features including green and blue roof provision and all ancillary site development and excavation works above and below ground.

| | |
|-----------------------------|--------------------------------|
| Area | Area 1 - South East |
| Application Number | WEB2107/24 |
| Appeal Decision | GRANT PERMISSION |
| Appeal Decision Date | 21/03/2025 |
| Applicant | Clodagh and Ronan Doherty |
| Location | 34, Morehampton Road, Dublin 4 |

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought for development comprising: (i) removal of existing window ope to the rear/northeast elevation at lower first floor level; (ii) removal of existing roof over rear return; (iii) extension of lower first floor level to provide 1 no. additional bedroom, atop existing rear return; (iv) new velux rooflight on inside pitch of rear slate roof, to include new plastered and insulated shaft and new open in ceiling at upper first floor level; and, (v) all ancillary works necessary to facilitate the development. The proposed works will result in the subject property becoming a five-bedroom property. This property is a protected structure.

| | |
|-----------------------------|---|
| Area | Area 1 - South East |
| Application Number | WEB2209/24 |
| Appeal Decision | GRANT PERMISSION |
| Appeal Decision Date | 20/03/2025 |
| Applicant | Isobel O'Flanagan |
| Location | 167B, Strand Road, Sandymount, Dublin 4 |

Additional Information

Proposal: Construction of a single-storey, ground floor extension of 23 square metres to the rear of the existing detached infill property, with full height glazing to the south and west elevations, a rendered blockwork wall to the north elevation, a glazed roof to the south side, 2 no. flat rooflights, and associated site works, to provide improved additional living space at 167B Strand Rd, Sandymount, D04 V3Y4.

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

11/25

(17/03/2025-23/03/2025)

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|--|--|---|
| 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 0061/25
Application Type Section 5
Applicant Crown Capital Properties Ltd
Location 78, Rathmines Road Upper, Dublin 6
Registration Date 21/03/2025
Additional Information Additional Information Received
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.

Area Area 1 - South East
Application Number 0102/25
Application Type Section 5
Applicant Donal Mathews + Teresa Stapleton
Location 83, Templeogue Road, Terenure, Dublin 6WDH90
Registration Date 19/03/2025
Additional Information
Proposal: EXPP: External insulation to be installed on the side of the house finished in white render. The strip of insulation from the external side insulation visible on the front of the house will have a red brick finish to blend in with the red brick on the front of the house.

Area Area 1 - South East
Application Number 0103/25
Application Type Section 5
Applicant The Dragon Commanders Ltd
Location 17a New Bride Street, Dublin 8, D08, Y80E
Registration Date 19/03/2025
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Provision of secondary glazing to selected historic windows. Replacement or refurbishment of modern window sashes with units incorporating slim double glazing. (See window schedule for schedule of alterations)

Area Area 1 - South East
Application Number 0104/25
Application Type Section 5
Applicant The Teresian School
Location Rear of The Teresian School, 12 Stillorgan Road, Donnybrook, Dublin 4, D04E9X5
Registration Date 20/03/2025
Additional Information
Proposal: EXPP: The proposed development will consist of the installation of a single storey 60m2

modular building to the rear of the existing school buildings and associated site works including the provision of a gently sloped path to provide universal access to same. The proposed development will provide a much needed student social area as ancillary accommodation to the existing school facilities.

Area Area 1 - South East
Application Number 0105/25
Application Type Section 5
Applicant Victor and Molly Rock
Location The Gate House, 2 Bloomfield Park, Donnybrook, Dublin 4, D04W9PO
Registration Date 20/03/2025

Additional Information

Proposal: EXPP: 1. Move front kitchen to the back family room with associated 14.3m² back garden extension and new kitchen window to the side to make way for permitted 4th bedroom under planning 1060/04 and including shower & toilet suite. 2. Enclose 3.6m² of the 5m² front door portico at the road side for use as a draught lobby with new front facing door and sitting patio with road side facing folding sliding doors sets. 3. Provide additional ground floor hall window at the road side.

Area Area 1 - South East
Application Number 0106/25
Application Type Section 5
Applicant Michael Keegan
Location 39, Oakley Road, Dublin 6
Registration Date 18/03/2025

Additional Information

Proposal: EXPP: Protected Structure: The hall door and 5 windows were replaced without planning permission. Is this Development or Exempted Development?

Area Area 1 - South East
Application Number 0111/25
Application Type Section 5
Applicant Derek Owens & Christine Murray
Location 32a, Clareville Road, Harolds Cross, Dublin, 6.
Registration Date 21/03/2025

Additional Information

Proposal: EXPP: Construction of garden office with electricity and water supply.

Area Area 1 - South East
Application Number 0116/25
Application Type Section 5
Applicant KW PRS ICAV for & on behalf of its sub-fund, Fund 2

Location

Apartment 13, House 2, Sandford Lodge Apartments,
Sandford Close, Ranelagh, D06 DW60

Registration Date

20/03/2025

Additional Information

Proposal: EXPP: Whether the installation of an air source heat pump to the private amenity space (balcony) at northern elevation of Apartment 13, house 2 at Sandford Lodge Apartments, Sandford Close, Ranelagh, Dublin 6, D06 DW60 in accordance with the submitted proposals is or is not exempted development.
