



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(03/03/2025-09/03/2025)

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 3 COMMERCIAL

Area Area 3 - Central
Application Number 3098/25
Application Type Permission
Applicant JCDecaux Ireland Ltd.
Location 41 Upper Gardiner Street, Dublin 1
Registration Date 04/03/2025

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of the replacement of 1No. illuminated 12.85m x 3.5m advertising display with 1No. digital 6.28m by 3.4m advertising display at the side gable of 41 Upper Gardiner Street , Dublin 1 , a protected structure and all associated site works and services .

Area Area 3 - Central
Application Number 4919/23/X1
Application Type Extension of Duration of Permission
Applicant Dublin Port Company
Location Alexandra Quay East and Ocean Pier, off Branch Road
South No. 3, Dublin Port, Dublin 1
Registration Date 06/03/2025

Additional Information

Proposal: EXT. OF DURATION: Permission for amendments to planning permission granted under Reg. Ref. 3859/19. The development will consist of permission for; demolition of the two-storey office building (c.190 sqm); and construction of 2 no. 30m high mast light (HML). The permission for amendments to permission granted at the site under Reg. Ref. 3859/19 will consist of; relocation and replacement of permitted substation (c. 98 sqm) and associated electrical infrastructure with a substation (c. 182 sqm, 4.17m in height) and associated electrical infrastructure; relocation, modification and replacement of 3 no. permitted reefer access gantries (7 no. rows, 14.65m in height) with 4 no. reefer access gantries (7 no. rows, 12.06m in height); and relocation of permitted 30m HML. The proposed development and proposed amendments include all associated ancillary works, encompassing general site clearance, removal of HML, earthworks, pavement reinstatements and construction and drainage services.

Area Area 3 - Central
Application Number WEB1423/25
Application Type Permission
Applicant Mater Misericordiae University Hospital
Location Mater Misericordiae Hospital, Eccles Street, Dublin 7,
D07 R2WY
Registration Date 03/03/2025

Additional Information

Proposal: The development will consist of the construction of a new raised helipad with a diameter of 26.4m on a structural metal frame on the rooftop of the existing Rock Wing of Mater Misericordiae University Hospital, approx. 36m above Ground Level. Associated access/egress ramp from the helipad to the existing roof at Level 09 and emergency escape stairs to the existing roof at Level 07. New external rooftop access hatch above Level 06 to provide alternative escape access to existing internal fire escape stairs towards Eccles Street with subsequent change of existing store room and staff room to stairs and link corridor at Level 06. Associated services and

plant including a Deck Integrated Fire Fighting System (DIFFS) with water storage and water retention tanks at Level 08. Associated lighting to landing deck of Helipad and access/egress routes. Roof mounted windsock on adjacent McGivney Wing with associated new maintenance ladder. Internal alterations to the existing adjacent circulation core including widening the existing stairs between levels 09 and 07 and revising a lobby to the existing fire-fighting shaft at level 07.

Area	Area 3 - Central
Application Number	WEB1426/25
Application Type	Permission
Applicant	Euro Car Parks (Ireland) Holdings Limited
Location	2, Inns Quay, Smithfield, Dublin 7
Registration Date	03/03/2025
Additional Information	

Proposal: PROTECTED STRUCTURE : The development will consist of: 1) Repair of the whole building, repairs include structural repairs and repair of the walls, floors, roofs, windows and doors; 2) The upgrade of the existing sanitary facilities, and the provision of new toilet facilities at first and third floor level .

Area	Area 3 - Central
Application Number	WEB1439/25
Application Type	Permission
Applicant	JCDecaux Ireland Limited
Location	397, North Circular Road, Dublin 7
Registration Date	04/03/2025
Additional Information	

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

Area	Area 3 - Central
Application Number	WEB1442/25
Application Type	Permission
Applicant	Independent Trustee Company Limited
Location	2, Store Street, Dublin 1
Registration Date	04/03/2025
Additional Information	

Proposal: Change of use from office to residential at first and second floor level, including minor internal alterations and the installation of a rooflight at 2 store street, dublin 1, d01 h592

Area	Area 3 - Central
Application Number	WEB1446/25
Application Type	Permission
Applicant	Rongs Property Investment Limited
Location	34 Abbey Street Lower, Dublin 1, D01 H9Y7
Registration Date	05/03/2025
Additional Information	

Proposal: The development will consist of Amendments to the previously granted planning

permission (Ref: 2894/20) for the conversion of the 1st, 2nd & 3rd floors from vacant office to residential use: The amendments include the construction of a three storey extension at first floor level & a single storey extension at third floor level to accommodate 6 one-bedroom apartments & 3 two-bedroom apartments at the 1st, 2nd & 3rd floor levels (9 units in total) with internal alterations and all associated site works.

Area	Area 3 - Central
Application Number	WEB1455/25
Application Type	Permission
Applicant	Molly Brennan and Thomas Grant
Location	78, Aughrim Street, Stoneybatter, Dublin 7, D07 V634
Registration Date	05/03/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Renovations and alterations to the existing two-storey, terraced house at 78 Aughrim Street, Stoneybatter, Dublin 7, D07 V634, a Protected Structure, comprising demolition of partitions at ground and first floor levels, partial demolition of walls to form new opes, demolition of roof to unoriginal extension, demolition of existing chimney stack below roof level, restoration works to existing front façade including timber shopfront and 2 No. sash windows at first floor, replacement of unoriginal glazing to rear façade with new glazing, restoration works to roofs, interior alterations comprising alterations to existing floor layouts, new roof to unoriginal extension, new rooflights, new solar panels, hard and soft landscaping works and all associated works.

Area	Area 3 - Central
Application Number	WEB1473/25
Application Type	Permission
Applicant	East Point (Development) Two Ltd
Location	Building P8, East Point Business Park, Alfie Byrne Road, Dublin 3, D03 E372
Registration Date	07/03/2025

Additional Information

Proposal: The proposed development will consist of the change of use Building P8 from office use to medical use (GFA: 3534 sq.m) and is described on a level-by-level basis as follows: Ground Floor: 3no. Physiotherapy rooms, Office Reception, 3no. Offices, Entrance Lobby (incl. Waiting area and Reception), Staff Room, Storage room, First Aid room, 2no. Staff Showers, Kitchenette, and all ancillary accommodation; First Floor: 7no. Consulting rooms, Treatment room, 2no. Utility rooms, Interview room, 4 no. Stores, 2no. Offices, Staff Kitchen/Lounge, Reception/ Admin room, Breakout space, and all ancillary accommodation; Second Floor: 8no. Consulting rooms, Treatment room, Reception, 4no. Offices, Interview room, 2no. Utility rooms, 3no. Stores, Comms/IT room, Hot desking, and all ancillary accommodation; Third Floor: 8no. Consulting rooms, Treatment room, Reception, 5 no. Offices, 2no. Utility rooms, 3no. Stores, Comms/IT room, Staff Kitchen Lounge, and all ancillary accommodation; Fourth Floor: 3no. Research Labs, 6no. Offices, IT Hub, Waiting area, Teaching space/Meeting room, 2no. Utility rooms, Staff Kitchen Lounge, and all ancillary accommodation; Fifth Floor: 3no. Research Labs, 2no. Utility rooms, 4no. Offices, Reception, Store, Waiting area, and all ancillary accommodation; The proposal involves modifications to the internal layout of the Building P8 building consisting of 6 floors, to facilitate this change of use from office space to medical use. Minor alterations to the external façade of the southern elevation of the building are proposed to facilitate the change of use. The proposed development involves the reconfiguration of the existing parking arrangements to facilitate an increase in the number of spaces available from 30no. to 34no. spaces (includes the provision of

2no. accessible parking spaces) and increase in bicycle parking spaces from 48no. to 60no. spaces. Planning permission is also sought for the creation of a pedestrian linkage on the western side of the building for accessibility to the car parking area, installation of new Perspex cover over the existing Bike racks and all ancillary site services and site development works.

Area	Area 3 - Central
Application Number	WEB2214/24
Application Type	Permission
Applicant	OBA Chancery Limited
Location	Site of approx. 0.09 ha on lands at Fegan's, 13-18, Chancery Street and 1-1a St. Michan's Place, Dublin 7, D07 A275
Registration Date	04/03/2025
Additional Information	Additional Information Received
Proposal:	<p>The site is generally bounded by a Dublin City Council car park and multi-use games area to the north; Chancery Street to the south; 19-20 Chancery Street and St. Michan's Place to the west; and 8-12 St. Michan's Street and St. Michan's Street to the east. The development will consist of: a) The demolition of all existing buildings and structures on site (1-4 storeys) including reconfiguration of part basement level (total GFA approx. 1,794 sq m) and the construction of a 7 - 8 storey (approx. 26.4 m overall height) over part basement level building (total GFA approx. 5,635 sqm) accommodating 12 no. residential apartment units (approx. 1,180 sq m) and a 96 no. bedroom tourist hostel (approx. 4,455 sq m) with additional plant, tank room and ESB substation. b) The 12 no. residential apartment units will consist of 6 no. 1-bed units and 6 no. 2-bed units located across first to sixth floor level, each with an associated private open space area in the form of a balcony. Pedestrian access to the residential apartment units is proposed via St. Michan's Street. Communal open space (approx. 76 sqm) for the residential units is provided at seventh floor level in the form of a roof terrace. A total of 28 no. bicycle parking spaces are proposed for the residential units (22 no. at basement level and 6 no. at ground floor). c) Provision of a 96 no. bedroom tourist hostel accommodating 599 no. bedspaces in a mixture of accessible, twin and 4 - 10 no. person bedrooms from first to seventh floor level. The hostel development will comprise a reception / lobby amenity area with ancillary café / bar / co-working space (with a main entrance via Chancery Street and secondary service entrance points at Chancery Street, St. Michan's Place and St. Michan's Street) (approx. 196 sq m), a gym (approx. 54 sq m), staff office (approx. 9 sq m) and a WC, luggage area (approx. 8 sq m), a kitchen (approx. 32 sq m), food and beverage area (approx. 12 sq m), laundry store (approx. 12 sq m), comms room (approx. 10 sq m), bicycle store (approx. 14 sq m) providing for 20 no. bicycle spaces, refuse store (approx. 35 sq m), plant level (approx. 38 sq m) with generator, tank room (62 sq m) all at ground floor level. The first floor level will accommodate a guest kitchen / dining area (approx. 79 sq m), cinema room (approx. 33.5 sq m), guest laundry room (approx. 35 sq m), staff lounge (approx. 24 sq m), staff room (approx. 22 sq m) and linen store (approx. 7 sq m). Additional linen stores are proposed from second to seventh floor levels. d) Reconfiguration of the existing basement level (approx. 115 sq m) is proposed to accommodate a new tank / plant room and a bicycle store (approx. 54 sq m). The development will also provide for all associated site development works and infrastructure including ESB substation and switch room (approx. 30 sq m), green roofs, roof plant, PV panels, site services and connections for foul drainage, surface water infrastructure and water supply.</p>

Area	Area 3 - Central
Application Number	WEB2329/24
Application Type	Permission
Applicant	EWD3 Developments Ltd

Location The existing commercial premises Church Road, East Wall, Dublin 3, (bounded by Church Road) D03 XY06

Registration Date 03/03/2025

Additional Information Additional Information Received

Proposal: The proposed development will consist of the demolition of the existing single storey commercial premises and the construction of a mix-use development four-storey block (ranging from 2-4 storeys with the upper floors set back), with a medical centre at ground level, and 9 no. apartments on the upper floors (comprising of 1 no. studio unit, 4 no. 1-bed/2-person apartments, 1 no. 2-bed/3-person apartment and 3 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, an emergency exit to the medical centre from Blythe Avenue, associated internal refuse storage and plant areas at ground floor level, 42 no. bicycle parking spaces at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

Area Area 3 - Central

Application Number WEB2397/24

Application Type Permission

Applicant Iosif Gabor

Location 296C, North Circular Road, Phibsborough, Dublin 7

Registration Date 03/03/2025

Additional Information A.I Article 35 Received

Proposal: PERMISSION The development will consist of the erection of 2m high glazed screens to the front of the existing permitted ground floor unit.

Area Area 3 - Central

Application Number WEB2500/24

Application Type Permission

Applicant Dublin Port Company

Location Former Trim Transport Ltd Yard, Tolka Quay Road, Dublin Port, Dublin 1

Registration Date 05/03/2025

Additional Information Additional Information Received

Proposal: For development at this site at the former Trim Transport Ltd yard, Tolka Quay Road, Dublin Port, Dublin 1, D01 H977. The subject site comprises of c. 0.147ha within the overall former Trim Transport Ltd site. The development will consist of: •The construction of a single storey modular office building (180sqm) with 2 no. solar photovoltaic panel arrays at roof level and external heat pumps to the rear; •The provision of a storage container (28sqm) to accommodate ancillary storage and a secure sheltered bicycle store; •The provision of site lighting and utility connections; •The replacement of existing access gates with a new 2.25m high vehicular double swing gate and a new 2.25m high pedestrian double swing gate with a 2.5m high concrete wall panel and pier; •The provision of a 2.5m high chain link fence along the northern boundary; •Repairs to / renewal of existing boundary treatments where required; and; •The provision of ancillary car parking, landscaping, servicing and all associated site works.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number WEB1425/25
Application Type Permission
Applicant Sarah and Daniel Coyne
Location 14 Skreen Road, Ashtown, Dublin 7 , D07T1F8
Registration Date 03/03/2025

Additional Information

Proposal: The development will consist of the demolition of existing rear extension and separate rear garage and construction of new one and two storey extension to side and rear (95.0m² ground floor / 35.5m² first floor), provision of 42.0m² attic level accommodation with dormer windows to rear and 1no. skylight to front pitched roof with new separate rear single storey 13.5m² building to provide a garden stores, with new single car parking space to front of dwelling with new 2.8m wide gates accessible from Skreen Road including provision of new 1.8m high wall to side and rear, including boundary wall.

Area Area 3 - Central
Application Number WEB1431/25
Application Type Permission
Applicant Lorna & Ian Franzoni
Location 41, Kinvara Road, Dublin 7
Registration Date 03/03/2025

Additional Information

Proposal: PERMISSION AND RETENTION: The development will consist of: (1) construction of a single-storey extension to rear of existing dwelling house, (2) conversion of attic and construction of new metal-clad dormer to rear, (3) construction of new vehicular access and wall pillar to front, (4) retention of demolition of front garden wall and dishing of footpath to accommodate proposed new vehicular access, and, (5) all associated site, drainage and structural works.

Area Area 3 - Central
Application Number WEB1440/25
Application Type Permission
Applicant Katie Mannion and John Quinn
Location 21 Walsh Road, Drumcondra, Dublin 9, D09 VF96
Registration Date 04/03/2025

Additional Information

Proposal: The development will consist of the removal of the existing single storey rear extension (5sqm) and the construction of a new part-single storey (29sqm), part-two storey rear extension (11sqm); a new rear window at first floor level; and associated site works.

Area Area 3 - Central
Application Number WEB1443/25
Application Type Permission
Applicant Nelson Moody
Location 6 Olaf Road, Arbour Hill, Dublin 7, D07 R7F6
Registration Date 04/03/2025

Additional Information

Proposal: The development consists of; a) the demolition of the existing single storey ground floor extension to the rear that includes a kitchen, WC and shower room and; b) the construction of a single storey ground floor extension to the rear incorporating a new kitchen, WC and shower room. This is all together with associated site works.

Area	Area 3 - Central
Application Number	WEB1449/25
Application Type	Permission
Applicant	Inbar Aviezer & Zachary Kelly
Location	20, St. Patrick's Road, Drumcondra, Dublin 9 , D09V6E4
Registration Date	05/03/2025

Additional Information

Proposal: The demolition of an existing two-storey rear extension containing a kitchen, shower, and toilet. The removal of one chimney on the northeast elevation. The construction of a two-storey rear extension with a dormer. The ground floor will comprise an open-plan kitchen, living, and dining area, along with a W.C., and will feature a sliding door. The first floor will include a master bedroom with en-suite, a main bathroom, and refurbishments to existing bedrooms. The dormer will be used as office space and storage . It will also incorporate two new rooflights.

Area	Area 3 - Central
Application Number	WEB1472/25
Application Type	Permission
Applicant	Michael McGowan and Laura Purcell
Location	217 Clonliffe Road, Drumcondra, Dublin 3
Registration Date	07/03/2025

Additional Information

Proposal: The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property.

Area	Area 3 - Central
Application Number	WEB1482/25
Application Type	Permission
Applicant	Steuart Alexander and Rose Bonner
Location	31 Erris Road, Cabra, Dublin 7, D07 DX25
Registration Date	07/03/2025

Additional Information

Proposal: The development will consist of the construction of a single-storey, flat-roof structure at the rear of the existing garden for use as a home office ancillary to the main house, refurbishment of the main house, the widening of the existing vehicular gate and associated site works.

Area	Area 3 - Central
Application Number	WEB2747/24
Application Type	Permission
Applicant	Aleksandar Gjinoski
Location	42, Rathlin Road, Drumcondra, Dublin 9 , D09FC61
Registration Date	05/03/2025

Additional Information

Additional Information Received

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

Area 3 LAWs

Area	Area 3 - Central
Application Number	3093/25
Application Type	LAW
Applicant	Dublin City Council
Location	Cathal Brugha Street and Findlater Place, Dublin 1
Registration Date	04/03/2025

Additional Information

Proposal: LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) Proposal: Pursuant to the requirements of the above, notice is hereby given of proposed public realm improvement works at Cathal Brugha Street and Findlater Place, Dublin 1. The works will consist of the following: • The removal of the existing road and footpath surfaces, the re-surfacing of existing carriageways with bitmac and footpaths with new granite flags where necessary. • Historic granite kerbing, paving and materials are to be retained and reused throughout. • Sections of narrowed carriageway on Cathal Brugha Street and Findlater Place allowing for increased footpath widths and build outs. • Reconfiguration of the kerbside uses including the relocation of the existing dublinbikes station to the carriageway edge. • The retention of the existing trees and the introduction of new soft and hard landscaping including new low level planting. • Removal of the existing street furniture and their replacement with new street furniture including lamp standards, water drinking fountain and seating. • New public lighting, as well as all necessary services, utility and associated site works. The subject streets and the adjoining buildings are located in the 'O'Connell Street Architectural Conservation Area' and adjacent to 'O'Connell Street and Environs Area of Special Planning Control'. The proposed works are adjacent to Protected Structures on both Cathal Brugha Street and Findlater Place. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that: (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required. (b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR). Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 04/03/2025, during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department,

Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. The plans and particulars are also available for inspection online: <https://engage.dublincity.ie> on the City Council's website www.dublincity.ie. A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 15/04/2025. Submissions or observations may also be made online <https://engage.dublincity.ie> on the City Council's website www.dublincity.ie before 23.59hrs on 15/04/2025.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0050/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	03/03/2025
Applicant	CDK Properties Ltd
Location	Rawlton House, Sherrard Street Lower, Dublin 1, D01 T953

Additional Information

Proposal: EXPP: Internal layout changes to facilitate a change of use from commercial to housing of persons seeking international protection- Exemption 20(f) Applies.

Area	Area 3 - Central
Application Number	0054/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	06/03/2025
Applicant	Abbey Lane Hotel (Property) Ltd
Location	Abbey Hotel, 52, Abbey Street Middle, Dublin 1

Additional Information

Proposal: EXPP: Whether the use of the Abbey Hotel, 52 Abbey Street, D01W9H6, to provide accommodation for displaced persons or persons seeking international protection constitutes exempted development or does not constitute exempt development?

Area	Area 3 - Central
Application Number	0055/25
Application Type	Section 5
Decision	Refuse Exemption Certificate
Decision Date	06/03/2025
Applicant	David Holmes
Location	31A, Brunswick Street North, Dublin 7

Additional Information

Proposal: EXPP: Inside the unit install a small commercial prep kitchen, consisting of cooking equipment, sink and storage area. The structure will comprise partition walls with pvc wall cladding.

Food prepared here will be transported to other premises for sale. Nothing will be sold on site and no members of the public will be allowed on site.

Area	Area 3 - Central
Application Number	0058/25
Application Type	Section 5
Decision	Grant Exemption Certificate
Decision Date	07/03/2025
Applicant	The Commisioners of Public Works
Location	65-67, Glasnevin Hill, Glasnevin, Dublin 9, D09 Y921
Additional Information	
Proposal:	EXPP: Partial demolition of existing retaining wall fronting onto Glasnevin Hill, and excavation of part of the planted garden to front. Construction of a wheelchair platform lift to front reconfiguration of existing and provision of new handrails to existing entrance stairs

Area	Area 3 - Central
Application Number	3010/25
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	05/03/2025
Applicant	Amarition Ltd.
Location	31A Stoneybatter, Dublin 7, D07 DP63
Additional Information	
Proposal:	Retention planning permission for a single storey cafe space to unit 31A located to the rear open yard area accessed through an alleyway off Stoneybatter with a signage panel above the entrance doors facing the main road , including all ancillary site works .

Area	Area 3 - Central
Application Number	3016/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/03/2025
Applicant	Ultan Bradley
Location	47 Middle Abbey Street, Dublin 1, D01HR23
Additional Information	
Proposal:	PROTECTED STRUCTURE : RETENTION and PERMISSION : (1) Retention permission of the repointing of the front facade , positioning of two Velux style automatic opening smoke vents and two other roof windows (to allow roof access) . (2) planning permission to renovate and refurbish the same building and facilitate fire safety certification . Proposed changes to to previous planning application (ref. no. 2010/16) include ground floor lobby , changing position of boiler in backyard , changes to facilitate pressured stairwell including vents in the back facade .

Area	Area 3 - Central
Application Number	4265/24
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	06/03/2025

Applicant Fernessa Investments Limited
Location 21, Mary Street Little, Dublin 7, D07 F4ET
Additional Information Additional Information Received
Proposal: RETENTION : Alterations of floor layout in granted application (File no. 0079/98), Basement and Ground floor, 2 bed duplex apartment with bicycle storage changed to Basement storage and Ground floor Restaurant (File no. 5322/22). First floor apartment unchanged, as a 1 bed apartment. Second and Third floor, 2 bed duplex apartment changed to Second floor 1 bed apartment and Third floor 1 bed apartment. Addition of rear Ground floor storage room over Basement storage room ancillary to the residential apartments.

Area Area 3 - Central
Application Number 4410/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/03/2025
Applicant Liam & Violeta Mooney
Location 111, Claremont Crescent, Dublin 11 , D11 F8W3
Additional Information Additional Information Received
Proposal: PERMISSION : For development at this site 111 Claremont Crescent, Dublin11, 11 F8W3 . Development will consist of a proposed new ground floor only extension to the rear of the existing house. A new dormer roof to the rear of the existing house roof and a new Velux window to the front of the existing house roof. A new window in the side elevation at attic level and all ancillary works.

Area Area 3 - Central
Application Number LRD6057/24-S3A
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/03/2025
Applicant Randalswood Construction Ltd
Location Lands at 23-28 Prussia Street, Dublin 7 (D07X9X6, D07FW30 & D07PAF1) Located at junction Prussia, Street & St. Joseph's Road, bounded by No. 29 Prussia Street (Protected Structure) to the north, No, 22 Prussia Street to the south & TU, Dublin Grangegorman
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for Large-scale Residential Development on lands at 23-28 Prussia Street, Dublin 7 (D07 X9X6, D07 FW30 & D07 PAF1), (located at the junction of Prussia Street, and St. Joseph's Road, and bounded by No. 29 Prussia Street (Protected Structure) to the north, No., 22 Prussia Street to the south, and TU Dublin, Grangegorman Campus and boundary wall (Protected Structure) to the east). The development will consist of the demolition of all existing structures on site including No. 23 Prussia Street (a two-storey terraced house with commercial use on the ground floor) and the remnants of the facades of Nos. 24 & 25 Prussia Street, and the construction of a residential development of 102 no. apartments (49 no. 1 beds, 48 no. 2 beds, 4 no. 3 beds, and 1 no. 4 bed) in 3 no. blocks, with a café/restaurant unit, to be provided as follows: Block A containing a total of 25 no. apartments comprising of 11 no. 1 beds, 11 no. 2 beds, 2 no. 3 beds, and 1 no. 4 bed, in a building ranging from 3-5 storeys in height, and all apartments provided with private balconies/terraces to north, south, east and west elevations. Block A also provides for a café/restaurant unit at ground floor level with associated signage; Block B containing a total of 29 no. apartments comprising of 19 no.

1 beds, 8 no. 2 beds and 2 no. 3 beds with a small plant basement, in a building ranging from 4-6 storeys over partial basement (i.e. 4-7 storeys) in height, and all apartments provided with private balconies/terraces to north, south, east and west elevations; Block C containing a total of 48 no. apartments comprising of 19 no. 1 beds and 29 no. 2 beds, in a building ranging from 7-8 storeys in height, and all apartments provided with private balconies/terraces to south, east and west elevations. The development also includes the construction of bin stores; 226 no. bicycle spaces including spaces at undercroft, surface and on Prussia Street; a gated vehicular servicing access on Prussia Street with minor remedial works to existing footpath; landscaping including two communal courtyards with play equipment and upgrades to public realm including provision of Grangegorman Campus Gateway with associated remedial works to existing footpath including retractable bollards to facilitate controlled vehicular access in this zone; remedial works to existing Grangegorman Campus boundary wall to the east (Protected Structure) including removal of sections of existing concrete coping on top of the existing stone wall and the removal of a section of the wall to provide entrance pillars to facilitate the provision of the primary pedestrian and cycle access route from TU Dublin, Grangegorman Campus to Prussia Street in accordance with the Grangegorman SDZ Plan; 1 no. ESB sub-station; public lighting; boundary treatments; and all associated engineering and site works necessary to facilitate the development. The application may also be inspected online at the following website set up by the applicant www.prussiastreetgatewaylrd.ie

Area	Area 3 - Central
Application Number	WEB1017/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/03/2025
Applicant	Sean McAdam
Location	24, Home Farm Park, Drumcondra, Dublin 9, D09 F8C9
Additional Information	
Proposal:	Conversion of his attic to non-habitable accommodation including changing the existing hipped end roof to a gable end roof, a dormer window to the rear, a velux rooflight to the front, a new window to the new gable wall and removing the existing rear chimney all at roof level.

Area	Area 3 - Central
Application Number	WEB1032/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/03/2025
Applicant	Ciaran Nestor
Location	24, Norfolk Road, Phibsborough, Dublin 7
Additional Information	
Proposal:	The development will consist of demolition of existing two storey return and single storey shed and construction of a part-single and part-two storey extension to the rear of the property, and associated site works.

Area	Area 3 - Central
Application Number	WEB1038/25
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 05/03/2025
Applicant Vision Wave Ltd .
Location 57a Jervis Lane Upper, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: (i) general refurbishment of the front elevation to include cleaning, provision of new render finish, repair of existing windows and provision of new A-rated doors/windows; (ii) change of use of existing commercial building to provide hotel accommodation with associated alterations to the internal layout comprising the removal/insertion of wall partitions, the provision of a new staircase from second to third floor level and the creation of 3 no. access points, at first, second and third floor levels, to the adjacent hotel development approved under Reg. Ref. 3281/20; (iii) provision of a balcony to the front of the building at third floor level with associated alterations to the front elevation; and, (iv) all ancillary works, inclusive of new roof, new entrance door to Jervis Lane, new ridge tiles, new rainwater goods and re-use of existing doors as shutters to front elevation windows, necessary to facilitate the development. The subject property is within the curtilage of the Protected Structure No. 57 Capel Street (RPS No. 1182).

Area Area 3 - Central
Application Number WEB1045/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/03/2025
Applicant Marie Herlihy
Location 65, Caledon Road, East Wall, Dublin 3 , D03WE00

Additional Information

Proposal: Conversion of attic to storage including a dormer window to the rear, and a velux rooflight to the front all at roof level.

Area Area 3 - Central
Application Number WEB1066/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 07/03/2025
Applicant Magdalena Mazur & Michal Rychter
Location 6, St. Joseph's Cottages, Blackhorse Avenue, Castleknock, Dublin 7

Additional Information

Proposal: The construction of a first floor extension (c.36.1m.Sq.) over existing single storey extension to the rear of the main dwelling comprising new bedroom and bathroom along with all other ancillary site works.

Area Area 3 - Central
Application Number WEB1405/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 04/03/2025
Applicant Cathal Buckley
Location 3 Newgrange Road, Cabra, Dublin 7

Additional Information

Proposal: Provision of 2 No. car parking spaces, creation of a new vehicular access to the front boundary and associated site works

Area	Area 3 - Central
Application Number	WEB1426/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/03/2025
Applicant	Euro Car Parks (Ireland) Holdings Limited
Location	2, Inns Quay, Smithfield, Dublin 7
Additional Information	

Proposal: PROTECTED STRUCTURE : The development will consist of: 1) Repair of the whole building, repairs include structural repairs and repair of the walls, floors, roofs, windows and doors; 2) The upgrade of the existing sanitary facilities, and the provision of new toilet facilities at first and third floor level .

Area	Area 3 - Central
Application Number	WEB2587/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/03/2025
Applicant	Daniel Alfredo Da Silva
Location	11, Hawthorn Terrace, Dublin 3, D03 W429
Additional Information	Additional Information Received

Proposal: Attic conversion for storage, including a dormer window to the rear; demolition of existing rear store; construction of a new single-storey flat roof extension to the rear; and extension and height increase of the rear shed to create a new garden room and storage area.

Area 3

Appeals Notified

Area	Area 3 - Central
Application Number	WEB2676/24
Appeal Type	Written Evidence
Applicant	ULRIKE & ROLAND VOLLMER & GROPMAR
Location	12, SHANDON CRESCENT, PHIBSBOROUGH, DUBLIN 7
Additional Information	

Proposal: a new attic conversion including a new dormer to the rear and a new rooflight to the front and all associated site works.

Area 3

Appeals Decided

Area	Area 3 - Central
Application Number	4887/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	06/03/2025

Applicant

A Star Backpackers Limited

Location

6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1

Additional Information

Proposal: The development will consist of modifications to the permitted 125-bedroom tourist hostel granted under planning Reg. Ref. 3781/23 comprising : an additional floor of hostel accommoateion resulting in an 8-storey (over basement) building accommodatong 144 no. bedrooms at first to seventh floor levels; additional setback at he southern (rear) elevation of the seventh (top) floor; Associated amendments to elevations, site works and services.

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

09/25

(03/03/2025-09/03/2025)

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

Area	Area 3 - Central
Application Number	0082/25
Application Type	Section 5
Applicant	MRM Property Limited
Location	55 Mountjoy Street, Dublin 7, D07VN29
Registration Date	03/03/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the upgrading of existing bathroom facilities in existing locations, utilising existing service routes only, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the upgrading of existing kitchenette facilities in existing locations, utilising existing service routes only, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the upgrading of electrical circuits, rewiring within the existing service ducts and runs, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the provision of fire upgrade works to include compartmentalisation of floors, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether replacement of modern floor finishes throughout , is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the provision of fire rated door sets in place of existing non-original doors, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether general redecoration works, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the repainting of the lower and upper ground floor front wall, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the replacement of 1 no. basement window on a like-for-like basis, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether minor internal layout changes to Apartment 1 at basement level, is or is not development and whether development constitutes exempt development or does not constitute exempt development?

Area	Area 3 - Central
Application Number	0085/25
Application Type	Section 5
Applicant	Glendale Ventures Limited
Location	54, Mountjoy Street, Dublin 7
Registration Date	06/03/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the upgrading of existing bathroom facilities in existing locations, utilising existing service routes only, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the upgrading of existing kitchenette facilities in existing locations, utilising existing service routes only, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the upgrading of electrical circuits, rewiring within the existing service ducts and runs, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the provision of fire upgrade works to include compartmentalisation of floors, is or is not

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