



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 3109/25
Application Type Retention Permission
Applicant O'Connells Secondary School
Location O'Connell's Secondary School, Richmond Street North ,
Dublin 1, D01 Y4A9 facing North Circular Road
Registration Date 11/03/2025
Additional Information
Proposal: RETENTION: For signage to side gable of main school building O'Connells Secondary School, Richmond North, Dublin 1, D01Y4A9 facing North Circular Road. ITM coordinates 716415, 435690

Area Area 3 - Central
Application Number WEB1506/25
Application Type Permission
Applicant Independent Trustee Company Limited
Location 2, Store Street, Dublin 1 , D01H592
Registration Date 12/03/2025
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.

Area Area 3 - Central
Application Number WEB1509/25
Application Type Permission
Applicant Matagorda Unlimited Company
Location A. & L. Goodbody Building, 25-28, North Wall Quay,
Dublin 1, D01 H104
Registration Date 12/03/2025
Additional Information
Proposal: The proposed development will consist of 1 no. totem sign, bolted to a concrete base along with 1 no. wall-mounted sign at the access ramp to the basement, and 25 no. wall-mounted signs on the northern elevation, including at the car parking entrance and loading bay.

Area Area 3 - Central
Application Number WEB1515/25
Application Type Permission
Applicant Rongs Property Investment Limited
Location 34, Abbey Street Lower, Dublin 1, D01 H9Y7
Registration Date 12/03/2025
Additional Information
Proposal: 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	WEB1523/25
Application Type	Permission
Applicant	McDonald's Restaurants of Ireland Ltd
Location	62 O'Connell Street Upper, Dublin 1
Registration Date	13/03/2025

Additional Information

Proposal: PROTECTED STRUCTURE: McDonald's Restaurants of Ireland Ltd. intend to apply for planning permission for development at No. 62 O'Connell Street Upper, Dublin 1 (Protected Structure). The development will consist of proposed external and internal improvement works including improved service window and counter area, new walls and fire doors at ground floor level; new walls and fire doors to basement, upper mezzanine, first floor, second floor and third floor levels; proposed works to the existing shopfront/front eastern elevation to include new fascia board and associated works, replacement of existing lights, replacement glazing to existing window, new shopfront signage to replace existing signage to include internally illuminated projecting sign, wall mounted golden arch and 'McDonald's' text signage, new orb, and all associated site works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1534/25
Application Type	Permission
Applicant	Euro Car Parks (Ireland) Holdings Limited
Location	2 Inns Quay, Smithfield, Dublin 7
Registration Date	13/03/2025

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 3 DOMESTIC

Area	Area 3 - Central
Application Number	3103/25
Application Type	Permission
Applicant	Edmund Duffy & Rebekah Wright
Location	59 Church Road, East Wall, Dublin 3
Registration Date	10/03/2025

Additional Information

Proposal: Permission for : a. two storey extension to rear, b. all associated site works

Area	Area 3 - Central
Application Number	3108/25
Application Type	Permission
Applicant	Mr. Paul and Mrs Joanne Finn
Location	107 Nephin Road, Cabra, Dublin 7 . D07K4A0
Registration Date	11/03/2025

Additional Information

Proposal: The development will consist of (1) dormer window extension at the rear of the existing roof; (2) single storey ground floor extension to the rear and including all ancillary works.

Area	Area 3 - Central
Application Number	4440/24
Application Type	Permission
Applicant	Liam Fleming
Location	26A,26A Montpelier Hill, Arbour Hill, Stoneybatter, Dublin 7, D07 R6X7Arbour Hill, Dublin 7
Registration Date	12/03/2025

Additional Information Additional Information Received

Proposal: Permission for alterations and extensions to the existing two- storey split level semi-detached house at 26A Montpelier Hill Arbour Hill, Dublin 7. D07 R6X7 comprising reconstruction and extension of the existing lower ground floor level with a new flat roof, extension of the existing upper ground floor level, addition of new first floor level and second floor level extensions, with screened balcony terraces to the rear at upper ground floor level, first floor level and second floor level, plus new rooflights to the existing pitched roof, new solar panels on the flat roof reconfiguration of the existing front elevation fenestration associated internal alterations and site development, plus a new single storey gym in the back garden.

Area	Area 3 - Central
Application Number	4445/24
Application Type	Permission
Applicant	Darryl Richard Jones and Margaret Robson
Location	297 Blackhorse Avenue, Cabra West, Dublin 7, D07 K8W3
Registration Date	12/03/2025

Additional Information Additional Information Received

Proposal: Permission is sought for alterations and extensions to the existing single-storey semi detached house comprising the demolition of the existing single- storey rear extension and shed and the construction of a new two storey pitched roof dormer extension plus all associated internal alterations and site development .

Area	Area 3 - Central
Application Number	WEB1487/25
Application Type	Permission
Applicant	Elli McMahon
Location	26 Manor Place, Stoneybatter, Dublin 7 , D07E9C7
Registration Date	10/03/2025

Additional Information

Proposal: Planning Permission is sought for provision of new conservation type rooflight sitting

within the plane of the existing front elevation roof and all associated site works to existing mid terraced house .

Area	Area 3 - Central
Application Number	WEB1520/25
Application Type	Permission
Applicant	Inbar Aviezer & Zachary Kelly
Location	20, St. Patrick's Road, Drumcondra, Dublin 9, D09 V6E4
Registration Date	12/03/2025

Additional Information

Proposal: The demolition of an existing two-storey rear extension and removal of one chimney on the northeast elevation. The construction of a new two-storey rear extension with a dormer, including minor adjustments to the roof profile. The ground floor will feature an open-plan kitchen, living, and dining area with a W.C. and sliding door. The first floor will include a master bedroom with an en-suite, a main bathroom, and refurbished bedrooms. The dormer will be used as an office and for storage, with two new rooflights added.

Area	Area 3 - Central
Application Number	WEB1528/25
Application Type	Permission
Applicant	Jean Barry and Chris Weldon
Location	60, Shandon Park, Dublin 7 , D07E862
Registration Date	13/03/2025

Additional Information

Proposal: The construction of 27m2 ground floor rear extension with flat roof and 1 no. rooflight and 8.5m2 first floor rear extension with flat roof and 1 no. rooflight, alterations to existing rear elevation, and all associated site works.

Area	Area 3 - Central
Application Number	WEB1559/25
Application Type	Permission
Applicant	Eimear and Robert Field
Location	1, Rathborne Dale, Castleknock, Dublin 15
Registration Date	15/03/2025

Additional Information

Proposal: Construction of single storey extension to the side and rear of existing dwelling comprising of kitchen and dining room and all associated site works.

Area	Area 3 - Central
Application Number	WEB1563/25
Application Type	Permission
Applicant	Josephine and Jennifer O Connor
Location	38, Glendhu Road, Navan Road, Dublin 7
Registration Date	15/03/2025

Additional Information

Proposal: Planning permission is sought for 2 storey extension to rear, side and front of existing

house, removing garage at ground floor and 2 new bedrooms at first floor level, permission also sought for single storey porch extension to front of existing house and all associated site works

Area 3 Decisions

Area	Area 3 - Central
Application Number	3023/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	13/03/2025
Applicant	Michelle Conville
Location	2, Myrtle Street, Dublin 7

Additional Information

Proposal: Planning permission for the construction of 1) an attic conversion with a dormer window to the rear, with increased dormer ridge level to create habitable space a first floor level, 2) a velux roof window to the rear roof plane serving a utility room under, 3) a velux roof window to the front roof plane serving a new bedroom, 4) internal alterations and energy upgrades throughout, 5) removal of an existing outhouse to provide additional courtyard / garden space with SUDS drainage.

Area	Area 3 - Central
Application Number	3069/19/X1
Application Type	Extension of Duration of Permission
Decision	ADDITIONAL INFORMATION (EXT. OF PERM)
Decision Date	12/03/2025
Applicant	Thomas O'Rahilly
Location	2-3, Mary's Abbey, Dublin 7, D07 X6R6

Additional Information

Proposal: EXT. OF DURATION : PROTECTED STRUCTURE: The proposed development will comprise the conservation, repair and adaption of the protected structure at 2-3 Mary's Abbey, Dublin 7 to facilitate a change of use from artist studios at first, second and third floors, shop at ground floor and storage at basement level of the protected structure to museum and ancillary use at ground first second and third floors and storage at basement level of the protected structure and the demolition of existing structures to the rear of the protected structure to allow the development of new ancillary museum building on lands to the rear of the protected structure as follows: 1. Buildings to the rear of the site which are not protected structures are to be demolished, all boundary party walls to be maintained. 2. The construction of a new building on lands to the rear of the existing protected structure as the new premises of the National Leprechaun Museum, two storeys in height to an overall height of 13.5m (exclusive of roof mounted PV panels), landscaping works to internal courtyard lightwell. Roof to new building at rear to be a combination of flat semi intensive green roof with PV panels and a pitched reflective insulated metal deck roof with brick slip cladding to external perimeter walls and roof top plant with louvered enclosure. 3. Structural intervention works to stabilise the building fabric of the protected structure. 4. Alterations to rear facade of protected structure at ground, first and second floors to facilitate new escape and access stairs to facilitate access from garden, to repair and reinstate original windows, to dismantle and re-build destabilised segment of wall at top floor level, reinstatement of cast iron rain water goods. 5. Repairs to the roof, gutters, rear eaves and front parapet of the protected structure. 6. Works to the front facade of the protected structure at all levels comprising brick, stone, render and jointing cleaning and repair, removal of existing modern shopfront and installation of new shopfront and

external articulated shutters, repairs to all existing metal framed windows above ground level, dismantling and re-building destabilised segment of parapet at top floor level. 7 Removal of modern interventions to the interior of the protected structure including partitions, stud walling, false ceilings and modern stairs and installation of new partitions, doors and lift shaft to facilitate proposed new museum use.

Area	Area 3 - Central
Application Number	4296/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/03/2025
Applicant	MTLB Limited
Location	30, Manor Street, Dublin 7
Additional Information	Additional Information Received

Proposal: Permission for demolition of an existing derelict 2 storey building and boundary wall at 30 Manor Street, Stoneybatter, Dublin 7, and construction of a new guesthouse with cafe facilities by MTLB Limited. The development will consist of a new 3 storey building (total internal floor area 669 sqm) providing 20 no. guest bedrooms with new external gallery access, ground floor cafe and includes new landscaping works to the front rear and side (Shea's Lane) and all associated site works as well as the retention of 2no. existing red brick chimney stacks above new roof level.

Area	Area 3 - Central
Application Number	4348/24
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	14/03/2025
Applicant	Alireza Teimori
Location	17, Dorset Street Lower, Dublin 1
Additional Information	Additional Information Received

Proposal: PERMISSION & RETENTION for development at 17 Dorset Street Lower, Dublin 1. The development will consist of the following; (i) the change of use from rear store areas to retail use, (i) the retention of existing signage, with addition of new signage and (ii) the provision of ventilation ductwork to the rear on to the lane off Kelly's Row

Area	Area 3 - Central
Application Number	WEB1077/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	11/03/2025
Applicant	Vitaly Lipich
Location	143, Saint Mobhi Road, Dublin 9, D09 P3Y7
Additional Information	

Proposal: Planning permission for attic conversion with dormer to side of hip roof to accommodate stairs to allow access to attic conversion as non habitable storage space. 2 metal clad dormer to rear. 3. Permission to raise roof of rear garage & new roof windows to new roof & convert to detached office 4.Retention permission for Removal of existing chimney all with associated ancillary works.

Area	Area 3 - Central
Application Number	WEB1079/25
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	12/03/2025
Applicant	Mary & Anthony Conway
Location	9, Glenard Avenue, Cabra East Dublin 7 , D07N2T6
Additional Information	
Proposal:	RETENTION permission to retain two storey 3 bed semi detached house with shared vehicle entrance and associated ancillary works.

Area	Area 3 - Central
Application Number	WEB1084/25
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/03/2025
Applicant	Ennisleix Developments Unlimited
Location	3, Preston Street, Dublin 1
Additional Information	
Proposal:	RETENTION. PROTECTED STRUCTURE. The development consists of the retention of the works carried out to date to 7 No. existing apartments, namely (a) external works including wig repointing of entire front elevation, cleaning of cills, plinths, parapets and stone surround to front door, replacement of previously replaced roof timbers, replacement of synthetic slates with natural roof slates, repointing of chimney stack and coping stones to parapet, replacement of 10 no uPVC windows with timber sliding sash windows, replacement of concrete steps with granite steps and repointing of granite cappings below the new front railing, refurbishment of the fanlight over the front door, installation of new cast iron rainwater downpipe, removal of "thrust out" structure to rear and (b) internal works including removal of all electrical, plumbing and drainage services, removal of the following non original items to all storeys; ceilings and covings, partition walls, decayed floor joists, floor coverings, doors, plasterboard linings to external walls and underside of stairs. (c) All associated site works.

Area	Area 3 - Central
Application Number	WEB1089/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/03/2025
Applicant	Dublin Civic Trust
Location	68 Arran Street East conjoined with 18 Ormond Quay Upper, Dublin 7, D07 AK15
Additional Information	
Proposal:	PROTECTED STRUCTURE: The development will consist of a single-storey rear extension of 3.5m2, reordering of soil and rainwater pipes, removal of cementitious render and application of new breathable external insulation to rear elevation; new hanging sign to front façade; internal alterations consisting of partial removal of later mezzanine floor to reinstate double height space, upgrading of stair enclosure to 30-minute fire resistance and new balustrade at first floor level; repair and restoration works to floors, wall finishes and joinery, and upgrading of building services. No works are proposed to 18 Ormond Quay Upper.

Area	Area 3 - Central
Application Number	WEB1090/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/03/2025
Applicant	Andrew Carney Properties Limited
Location	74, North Circular Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (i) Replacement of existing part plastic, part metal rear eaves gutter with a cast-iron gutter; (ii) Local plaster repairs to walls impacted by water damage; (iii) Local plaster repairs to ceilings impacted by water and fire damage; (iv) Reinstatement to collapsed sections of non-original (20th century) floor to rear return at upper ground and first floors; (v) Removal of paintwork, cleaning and repointing of front brick façade at upper ground and first floor levels; repainting of the lower ground floor level with breathable paint; (vi) Provision of a new anthracite grey zinc finished pitched roof to the rear return to replace the failed modern flat roof; (vii) The provision of 2no. new steel windows to the rear return to at upper ground floor level to match the existing at first floor level; (viii) Removal of redundant pipework from rear return façades and making good any extant holes; (ix) Restoration of the existing fanlight over the front entrance door and repainting of door surround; (x) Provision of replacement timber door and timber-framed double glazed window to lower ground floor wall under front steps; and (xi) Restoration of the existing front door. The subject property, No. 74 North Circular Road, is a protected structure (RPS No. 1590).

Area	Area 3 - Central
Application Number	WEB1092/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/03/2025
Applicant	Mark McEntee
Location	1 Hamilton Way, Royal Canal Park, Dublin 15

Additional Information

Proposal: Additional floor space to the first and second floor plans which includes a rear dormer extension to the rear roof with a total floor area of 11.5 meters squared with associated modifications to the rear and side gable elevation, and associated site works necessary to accommodate the development.

Area	Area 3 - Central
Application Number	WEB1097/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/03/2025
Applicant	John and Andrea Varden
Location	8, Kempton Way, Navan Road, Dublin 7

Additional Information

Proposal: Planning permission is sought for attic conversion with dormer projecting window to rear, new bedroom facility with internal modifications and all associated site works

Area	Area 3 - Central
Application Number	WEB1102/25
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/03/2025
Applicant	Sevdev 100 Limited Sevdev 101 Limited
Location	100-101 Seville Place, North Dock C Ward, Dublin 1, D01 HN36

Additional Information

Proposal: PROTECTED STRUCTURE / RETENTION: for development at this site: 100 Seville Place & 101 Seville Place, Dublin 1, Dublin. 100 Seville Place and 101 Seville Place are Protected Structures with RPS Reference 7496, 7497. The development consists of: Retained as existing bedsits with full internal and external works as listed below Planning Permission is sought for:

1. External (a) Repair/restoration and installation of replacement railings across the front of the properties (b) Restore and repair stone paving (c) Lime rendering to exposed basement levels (d) Lime rendering to new retaining walls in front basement gardens (e) New stone paving/stone steps and stone coping stones (f) Soft planting and landscaping (g) Reinststate authentic replica painted timber front doors (h) New painted timber doors to all external door positions excluding 101 extensions (i) Newly positioned external doors and windows to rear elevations (j) Installation of a new external staircase to the rear extension (k) Reinststate decorative leaded fan lights over external front doors (l) Replace windows to front and rear facades with timber windows, excluding extension (m) Installation of lime feathering reveals excluding extension (n) Make good any damaged brickwork (o) New terracotta vents (p) Replacement rainwater goods throughout excluding extension (q) Existing coping stones to gables to be dressed in lead sheet (r) Reinstatement of natural slate hanging to rear (s) Lime rendering to lower level to rear (t) Undertake careful paint removal to 101

2. Internal (a) Carefully remove the IWI insulated dry lining (b) Make good internal face of all external walls Retention Permission is sought for:

3. External (a) Construction of new retaining walls in new positions (b) Adjusted door openings to front elevation (c) Carefully remove of masonry Chimneys (d) Replace full roof covering with new Slate (e) Insulation in the existing roof space (f) Replacement of existing roof access hatches with new glazed roof lights

4. External 101 Extension (a) Installation of EWI to rear extension with rendered finish (b) New raised roof structure (c) New natural Slate roof (d) New UPVC windows and doors (e) Reconfiguration of window/door openings to extension (f) New uPVC rainwater goods, soffit and fascia

5. Internal (a) Installation of new internal partitions (b) Removal of modern staircase from 100 with new timber staircase (c) Removal of 3 steps down in 101 (d) Removal of chimney breasts (e) New internal doors and woodwork (f) New floor finishes (g) New sanitaryware provision throughout (h) New kitchen installations throughout (i) New ventilation installed (j) New 1 hour fire rated ceiling (k) New electrical installation (l) New plumbing and waste connections (m) Lowering of existing ground floor.

Area	Area 3 - Central
Application Number	WEB1107/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/03/2025
Applicant	Fiona Kilrane & Sergio De Vega Gomez
Location	46, Ardpark Road, Navan Road, Dublin 7 , D07N1W0

Additional Information

Proposal: Permission sought for a ground floor extension to side / rear, attic conversion with change of roof type from hipped roof to 1/2 hipped type roof, including dormer type window to rear, new window to side gable, new roof lights to the front elevation with internal modifications and associated site works

Area	Area 3 - Central
Application Number	WEB1113/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/03/2025
Applicant	Córas Iompair Éireann CIÉ
Location	Western side of the East Wall Road, North of the junction with Sheriff Street Upper, Dublin Port, Dublin 3

Additional Information

Proposal: Replacement of 2 no. existing backlit advertising displays (6.5m x 3.4m) with 2 no. digital advertising displays (6.m x 2.88m), and the permanent decommissioning and removal of one existing backlit advertising display (12.62m x 3.47m), on land on the western side of the East Wall Road, north of the junction with Sheriff Street Upper, Dublin Port, Dublin 3.

Area	Area 3 - Central
Application Number	WEB1121/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/03/2025
Applicant	Harry Guinness and Hannah Callaghan
Location	64, Montpelier Hill, Dublin 7

Additional Information

Proposal: PERMISSION for works to our property consisting of the demolition of existing single storey extensions and the provision of a new 2 storey extension to the rear of dwelling along with internal and external alterations, provision of revised garden shed and all associated site works and services

Area	Area 3 - Central
Application Number	WEB1125/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	13/03/2025
Applicant	Capital Sunrise Limited
Location	11 Belvedere Avenue, Dublin 1, D01V2V1

Additional Information

Proposal: PERMISSION for Construction of an extension at Lower First Floor Level to the rear elevation over an existing single storey extension at Lower Ground floor level. The proposed accommodation comprises 2 new bedrooms with private terrace access, 2 shower rooms, lounge with access onto a common open deck terrace, 3 roof light windows. In addition to all associated siteworks.

Area	Area 3 - Central
Application Number	WEB1304/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 11/03/2025
Applicant McDonald's Restaurants of Ireland Ltd
Location 62 O'Connell Street Upper, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: McDonald's Restaurants of Ireland Ltd. intend to apply for planning permission for development at No. 62 O'Connell Street Upper, Dublin 1 (Protected Structure). The development will consist of proposed external and internal improvement works including improved service window and counter area, new walls and fire doors at ground floor level; new walls and fire doors to basement, upper mezzanine, first floor, second floor and third floor levels; proposed works to the existing shopfront/front eastern elevation to include new fascia board and associated works, replacement of existing lights, replacement glazing to existing window, new shopfront signage to replace existing signage to include internally illuminated projecting sign, wall mounted golden arch and McDonald's text signage, new orb, and all associated site works necessary to facilitate the development

Area Area 3 - Central
Application Number WEB1442/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2025
Applicant Independent Trustee Company Limited
Location 2, Store Street, Dublin 1

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
Decision APPLICATION DECLARED INVALID
Decision Date 12/03/2025
Applicant Rongs Property Investment Limited
Location 34 Abbey Street Lower, Dublin 1, D01 H9Y7

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 WEB1449/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/03/2025
Applicant Inbar Aviezer & Zachary Kelly
Location 20, St. Patrick's Road, Drumcondra, Dublin 9 , D09V6E4

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	WEBDSDZ1093/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/03/2025
Applicant	KWCI GP Ltd acting in its capacity as general partner of
	KWCI GP Ltd Partnership
Location	Coopers Cross, Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1

Additional Information

Proposal: Permission for development at this site Coopers Cross, Sheriff Street Upper, Castleforbes Road and Mayor Street Upper, North Lotts, Dublin 1. And otherwise generally bounded by Mayor Street Upper to the south, existing Mill Hall and Blacksmith House to the west, existing Sean O'Casey Park and Glazier House to the north and Castleforbes Road to the east. The proposed development comprises a change of use of an existing ground floor and lower ground floor level unit (c. 448 sqm GFA) in Building 1 from Retail/Café use to Gym use (c. 448 sqm GFA), including ancillary Café element at ground floor level. The existing unit is situated on the north side of Building 1, with the ground floor level facing towards Sean O'Casey Park. The building was permitted/constructed under DCC Reg. Ref. DSDZ4087/19 (the 'parent permission' – as amended by DSDZ2626/20, DCC Reg. Ref. DSDZ3350/20, DCC Reg. Ref. DSDZ2016/21, DCC Reg. Ref. DSDZ2813/21, DCC Reg. Ref. DSDZ3467/22, DCC Reg. Ref. DSDZ3772/22, DCC Reg. Ref. DSDZ3573/23 & DCC Reg. Ref. DSDZ4304/23, DCC Reg. Ref. DSDZ3235/24). This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	0016/25
Appeal Type	Written Evidence
Applicant	Thomas Murphy
Location	Unit 2, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3

Additional Information

Proposal: EXPP: Does the installation of chimneys/extraction hoods constitute development, and is it exempted development?

Area	Area 3 - Central
Application Number	0017/25
Appeal Type	Written Evidence
Applicant	Thomas Murphy
Location	Unit 5, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3

Additional Information

Proposal: EXPP: Does change of use to men's shed constitute development, and is it exempted development?

Area	Area 3 - Central
Application Number	0020/25
Appeal Type	Written Evidence
Applicant	Thomas Murphy
Location	Unit 10, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3

Additional Information

Proposal: EXPP: Does the installation of extractor fans to deal with fumes provided in the premises constitute development, and is it exempted development?

Area	Area 3 - Central
Application Number	4434/24
Appeal Type	Written Evidence
Applicant	John McSharry
Location	29 Parnell Square West, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE : Planning permission is sought for the construction of an extension on two levels to the rear of a three storey over basement residential building, a Protected Structure (RPS Ref No. 6391) which contains 13 no apartments approved under Reg. Ref. 0753/96 and the repointing of the front facade (wigged pointing to match existing to ground floor section, i.e. below string course; flush pointing to upper section). The extension will consist of two no. 1 bed apartments each with balcony at second and third floor levels over the existing three storey rear return, with access provided from the the existing building at the second floor half landing level connected by a link containing a new dogleg stairs to the new apartments within the area of the proposed extension. Additional bicycle parking provided at lower ground level and additional refuse bin provided at rear ground floor area with access from Granby Lane.

Area	Area 3 - Central
Application Number	WEB2728/24
Appeal Type	Written Evidence
Applicant	Elliot McVann
Location	147, Clonliffe Road, Dublin 3

Additional Information

Proposal: The development will consist of the following: A new vehicular entrance driveway to the front onto Clonliffe Road; removal of the existing double doors (4m wide) to the storage shed located to the rear of the property onto the rear access lane, and replacement with new double doors (1.8m wide), all associated site-works, ancillary drainage and landscaping.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3733/24
Appeal Decision	GRANT PERMISSION & RETENTION PERMISSION
Appeal Decision Date	@10/03/2025
Applicant	Dublin Simon Community
Location	Nos 35 and 36 Sean MacDermott Street Lower, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE :RETENTION/PERMISSION : Retention permission is sought for development which consists of the removal of a wall along the western boundary and railing, steps and a shed to the rear with associated remedial/enabling works to the rear including a relocated temporary fire exit and timber access steps to the north/west elevation. Planning permission is also being sought for development which will consist of the demolition of the temporary timber access steps and existing rear staircore, and the construction of a four-storey over basement rear extension providing for 8 no. one bed managed independent living units (2 no. independent living studio units and 6 no. 1 -bed independent living units) with associated courtyards/terraces (to the north, west and east) including opaque glass screen metal canopy to eastern elevation, new external stair to rear, provision of 12 no. external covered bike spaces, provision of new external bin store, installation of PV panels at roof level, landscaping including rear communal garden/amenity area, boundary treatments and all associated site and engineering works necessary to facilitate the development.

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.

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

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

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

10/25

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

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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	0092/25
Application Type	Social Housing Exemption Certificate
Applicant	CQ Properties Limited
Location	6 Aughrim Street, Stoneybatter, Dublin 7.
Registration Date	11/03/2025
Additional Information	
Proposal:	SHEC: New detached three storey mews apartment to rear garden of existing house.



Dublin City Council

SECTION 5 EXEMPTIONS

10/25

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

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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 3 - Central
Application Number 0042/25
Application Type Section 5
Applicant The Trustees of The Society of Jesus
Location Presbytery, 54-72 Gardiner Street Upper, Dublin 1
Registration Date 11/03/2025
Additional Information Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Proposed essential emergency works to the roof, windows and metal railings.

Area Area 3 - Central
Application Number 0050/25
Application Type Section 5
Applicant CDK Properties Ltd
Location Rawlton House, Sherrard Street Lower, Dublin 1, D01 T953
Registration Date 11/03/2025
Additional Information Additional Information Received
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 0090/25
Application Type Section 5
Applicant Inner City Enterprise
Location 49/50 Coleraine Street, Smithfield, D07 XW62
Registration Date 10/03/2025
Additional Information
Proposal: EXPP: Lowering of 3 No. window sills on the south elevation to increase the size of the windows.

Area Area 3 - Central
Application Number 0099/25
Application Type Section 5
Applicant Belvedere College S.J.
Location Junior House, Belvedere College S.J., Denmark Street Great, Dublin 1, D01 TK25
Registration Date 13/03/2025
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Junior House Roof: The existing flat bitumen roof on Junior House is beginning to show evidence of failure. Survey information show that the existing surface is almost flat resulting in large areas of ponding on wet days, with water not draining

properly for long periods (Image 3). The waterproofing currently requires regular maintenance with silt build-ups near outlets requiring clearance. As the existing bitumen has no roof covering or protective finish above, it is fully exposed to the sun allowing it to become brittle and in need of repair. Around the perimeter there is evidence of cracking and flashing failure against the parapets. Local repairs have been carried out over the years in these areas and along the roof seams. (Image 17). Despite preventive measures to address issues, it is clear that the roof urgently needs replaced to prevent further water ingress or structural damage. The existing insulation and waterproofing layer above the structural slab is ~35mm total, providing minimal U values. Replacing the roof provides the opportunity for upgrading insulation levels to meet current building regulation requirements. Existing rooflights above the stair core and circulation are single glazed units providing minimal thermal performance and requiring dedicated guarding in case of fall impact. Replacing rooflights and upstands with proprietary insulated upstands and double glazed units is therefore also required. Internal: The main purpose of the proposed works is to improve the quality of the existing Classrooms, Offices and Circulation areas. Existing fabric across Junior House has been upgraded in an ad-hoc manner over time, and are now showing signs of wear and tear. There are signs of warping, discolouring and staining of ceiling panels. The works will consist of refurbishment and restoration of internal fixtures, fittings and finishes where indicated in the drawings. Belvedere College would like to increase the accessibility within Junior House, as it is the only building on campus without Lift access. It is proposed to install a new platform lift as part of the works, within an existing staircase void area. Within the Staircore1 the existing fall arrest cage must be removed in preparation for instillation of the new lift enclosure from basement to level 03.

Area	Area 3 - Central
Application Number	0446/24
Application Type	Section 5
Applicant	Ideal Rentals Management Ltd.
Location	54, Arbour Hill, Stoneybatter, Dublin 7
Registration Date	13/03/2025
Additional Information	Additional Information Received
Proposal:	EXPP: The change of use of a multi-unit dwelling at 54 Arbour Hill, to use as a single residential dwelling; and the use of a residential building at 54 Arbour Hill, where care is not provided to house homeless persons.
