



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 3 COMMERCIAL

Area	Area 3 - Central
Application Number	3118/25
Application Type	Permission
Applicant	Hyde and Seek (Glasnevin) Ltd.
Location	67 Dowth Avenue, Cabra, Dublin 7
Registration Date	19/03/2025

Additional Information

Proposal: The development consists of the change of use at the first and part ground floor to reinstate residential use from existing office use granted in register reference 2893/98 . Alteration to the existing office at the ground floor to include alterations to the shop front to Dowth Avenue , internal modifications , refurbishment throughout and all associated site works .

Area	Area 3 - Central
Application Number	WEB1586/25
Application Type	Permission
Applicant	Bridge Living Development Limited
Location	Marshall Yards , 1-4 East Road, Dublin 3
Registration Date	19/03/2025

Additional Information

Proposal: The proposed development consists of minor amendments to the permitted and under construction Marshall Yards Development, as permitted under ABP-304710-19. The proposed amendments relate to the ground floor units, podium car parks and plant areas and not relating to any residential unit. The proposed amendments include: 1. Amendments to the permitted Ground Floor of the Northern Podium (below Blocks A1, A2, A3, B1, E1 & E2) as follows: Revisions to car park to include revised access route to apartment stair cores, access to bin stores, rearrangement of plant rooms, fire rated enclosure to electric scooter storage to meet fire certificate compliance. This results in an additional 1 no. car parking space in the northern podium bringing total to 164 no. spaces (inc. 2 car club and 6 accessible spaces). Amendment to permitted access doors, below Block A1, to East Road frontage to include for recessed entrance doors to meet DAC compliance. Amalgamation and change of use of units (identified as Office Units 1 & 2) of permitted commercial units to Tenant Management Office & Co-Working Space of 217 sq.m. Removal of unused comms room and external plantroom. Change of use of unit (identified as Office 5) from permitted commercial space to a tenant amenity space to accommodate a gym of 202.9 sq.m. Use of previously identified mechanical plant room below Block A1 as staff facilities including, a kitchenette, locker room, accessible bathroom and accessible shower room. Subsequent revisions to external facade doorways on the southern elevation of the Northern Podium as a result of the above changes. 2. Amendments to the permitted Ground Floor of the Southern Podium (below Blocks D1, D2, B2, C1 & C2) as follows: Relocation of access stair route to podium level of Blocks D1/D2 and C2. Relocation of permitted ESB Substation, meters and switch room from ground floor of Block D1 to ground floor of Block C2 and replacement with dry good store related to food hub unit and addition of additional ESB substation and switch room under podium between Block C1 and B2 resulting in a minor reduction in the floorspace of permitted office space. Amendments to car park to include fire rated enclosure provided from electric scooter storage and charging, rearrangement of plant room below Block D1/D2, addition of wet riser room below Block D2 for fire certificate compliance. The addition of the wet riser room has resulted in the removal of some bike parking at this location however this has been accommodated in other locations so there is no reduction in permitted cycle parking provision. Removal of unused comms room resulting in a minor increase in the tenant amenity space below Block C2. The reconfiguration of the internal

podium layout results in the loss of 5 no. car parking spaces bringing the total in the southern podium to 66 no. spaces (inc. 5 accessible spaces). Subsequent revisions to external facade doorways on the southern elevation of the Northern Podium as a result of the above changes. The above minor amendments have resulted in some alteration to permitted floor areas in the ground floor units however there is no increase in overall permitted floor area.

Area	Area 3 - Central
Application Number	WEB1592/25
Application Type	Permission
Applicant	Weifu Xu
Location	117 Capel Street, North City, Dublin 1, D01 RX74
Registration Date	20/03/2025
Additional Information	
Proposal:	Change of use from general retail to café/restaurant with takeaway service, with opening hours from 10AM to 11PM, Monday to Sunday.

Area	Area 3 - Central
Application Number	WEB1611/25
Application Type	Permission
Applicant	Dublin Port Company
Location	Site on Promenade Road, Dublin Port, Dublin 1
Registration Date	21/03/2025
Additional Information	
Proposal:	The development will consist of Amendments to the previously granted planning permission Reg. Ref. 5283/22 to include: 1. Demolition of the existing 2 storey office building as it has significant structural defects identified from site investigations post planning permission Reg. Ref. 5283/22. 2. Reconstruction and extension of the permitted 3 storey Artist Workspaces at ground floor (10.7 sqm), at first floor (10.7 sqm), at second floor (4.2 sqm) and at the maintenance deck (3.3 sqm) to provide 28.9 sqm total gross floor area of extension. 3. Alterations to replace the permitted window at first floor to the East elevation with corner windows at first and second floor to the East and North Elevations. 4. Reconstruction of the 2no. single storey industrial sheds as permitted that have been demolished under Reg. Ref 4483/19 due to significant structural defects identified from site investigations post planning permission Reg. Ref. 5283/22. The shed to the east is to be located approx. 3m further to the East and extended by 1.6 sqm. The shed to the west is to be extended by 41.5 sqm to provide 43.1 sqm total gross floor area of extension of ancillary storage. 5. Expand the permitted use as Artist Workspaces to include alternative uses as an Innovation Hub with ancillary office space and cycle repair workshop. 6. Erect a pedestrian and vehicular gate serving a vehicular entrance point off Promenade Road and erection of fixed boundary railings to the north site boundary extending along Promenade Road. 7. Amendments to the signage detail to provide placeholder text that will be subject to a future agreement with the Local Authority. 8. Associated amendments required to landscaping and site services.

Area	Area 3 - Central
Application Number	WEB1613/25
Application Type	Permission
Applicant	Anne Young
Location	No 42 Aghrim Street, Stoneybatter, Dublin 7, D07 X3Y4
Registration Date	21/03/2025

Additional Information

Proposal: The development will consist of the demolition of a single storey shed and rear boundary onto Lucky Lane and the construction of one new 74sq.m two-storey mews house comprising of one bedroom and one study/bedroom on the ground floor and a kitchen/living/dining space on the first floor to the rear of No. 42 Aughrim Street, with one off-street car parking space with access via Lucky Lane, one external first floor front terrace facing Lucky Lane and a rear ground floor garden and sundry other minor works.

Area	Area 3 - Central
Application Number	WEB2409/24
Application Type	Retention Permission
Applicant	H.S.E. Estates Department
Location	7, Marne Villas, Phibsborough, Dublin 7, D07 P7R9
Registration Date	19/03/2025
Additional Information	Additional Information Received
Proposal:	RETENTION: Retention of Change-of-Use from Residential Dwelling to Social & Community based Resource Centre

Area	Area 3 - Central
Application Number	WEBDSDZ2255/24
Application Type	Permission
Applicant	Waterside Block 9 Developments Limited
Location	Site within City Block No. 9 (c.1.95ha), North Wall Quay and Mayor Street Upper, Dublin 1
Registration Date	21/03/2025
Additional Information	Additional Information Received
Proposal:	<p>Waterside Block 9 Developments Limited intends to apply for permission for development on this site of c. 0.22ha to amend Block No. 1 of a previously permitted 3-block scheme (Reg. Ref. DSDZ5296/22 (referenced as 'Scheme No. 9'), which itself amends Reg. Ref. DSDZ2103/21 ('Scheme No. 7'), Reg.Ref. DSDZ3409/19 ('Scheme No. 6'), Reg. Ref. DSDZ3780/17 ('Scheme No. 5') and Reg. Ref. DSDZ3779/17 ('Scheme No. 4') (the latter since expired)). For the purposes of identification, this Application is identified as the 'Block No. 1 Amendment Scheme / Scheme No. 12'. This Application ('Scheme No. 12') relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block No. 9 (c.1.95ha), North Wall Quay and Mayor Street Upper, Dublin 1, bounded by permitted Block No. 2 (Reg. Ref. DSDZ3552/24 ('Scheme No. 14')) to the south (c. 0.48ha), Mayor Street Upper to the north, the residual City Block No. 9 lands of 1.24ha to the east (currently the subject of a Planning Application for a mixed-use development (Reg. Ref. DSDZ4146/24 ('Scheme No. 16')), with Castleforbes Road to the west, as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. Permission Reg. Ref. DSDZ5296/22 ('Scheme No. 9') (on a site of c.1.04ha) permits the construction of 3 No. commercial office buildings identified as Block Nos.1, 2 and 3, ranging in height from 5-storeys to 9-storeys totalling 67,903 sq m (including retail (143 sq m) in Block No. 3 and retail services (130 sq m) and gallery / exhibition (188 sq m) in Block No. 2). Permission Reg. Ref. DSDZ5296/22 ('Scheme No. 9') permits inter alia the 'decoupling' both above and below ground of the previously-permitted Block No. 1 (11,916 sq m), Block No. 2 (34,129 sq m) and Block No. 3 (13,355 sq m), respectively, from each other, in order that each Block can be developed separately of each other, and is valid until 21 June 2028. Permitted Block Nos. 2 and 3 are not affected by this Application. (Permission Reg. Ref. DSDZ4408/23 ('Scheme No. 11') subsequently amended Block No. 2 (34,244 sq m) and it was subsequently amended by Permission Reg. Ref. DSDZ3552/24 ('Scheme No. 14') (34,181 sq m).) Additionally, on Tuesday,</p>

13 August 2024, the Applicant lodged a Planning Application for a proposed Mixed-use Scheme (Reg. Ref. DSDZ4146/24 ('Scheme No. 16')) seeking permission for development to construct 3 No. Residential Blocks (identified as Blocks A, B and C) and to amend the previously permitted Block No. 3 on a site of 1.24ha (predominantly on the eastern part of City Block No. 9) including ancillary external works including revised landscaping, the permanent design for the central civic space Pocket Park and the relocation of the vehicular ramp from North Wall Avenue to the north by 1.5m to the north at Ground Floor Level 00. The Permitted Block No. 1 ('Scheme No. 9') has a combined Total Floor Area (TFA) of 11,916 sq m (comprising: 9,282 sq m from Ground Floor Level 00 and up; 1,302 sq m at Lower Ground Floor Level -01; and 1,332 sq m at Basement Level -02). The Total Floor Area of the proposed Amendment Scheme ('Scheme No. 12') increases Block No. 1 by 3,763 sq m from that granted by Permission Reg. Ref. DSDZ5296/22 ('Scheme No. 9') from 11,916 sq m to 15,679 sq m, derived by: the inclusion of 1,495 sq m at Basement Level -03; an increase of 473 sq m at Basement Level -02; an increase of 435 sq m at Lower Ground Floor -01; and an increase of 1,360 sq m from Ground Floor Level 00 and up. The Block No. 1 Amendment Scheme ('Scheme No. 12') will consist of the following external works: 1. Change of Levels of the external landscaping from 4.0m OD to 4.1m OD to align the external levels of Block No. 1 with the external levels of the Permitted Block No. 2 (Reg. Ref. DSDZ4408/23); and 2. Addition of a new landscaped area to the east of proposed Block No. 1. The proposed amendments to Block No. 1 will also consist of the following: 1. Construction of an additional Basement Level -03 to accommodate the relocation of plant from permitted Basement Level -02 to proposed Basement Level -03 (Scheme No. 7 (Reg. Ref. DSDZ2103/21) had permitted a third level of Basement under Block No. 3, but it was omitted by Scheme No. 9 (Reg. Ref. DSDZ5296/22)); 2. Addition of an attenuation tank below proposed Basement Level -03; 3. Change of use from part of permitted Basement Level -02 plant space to commercial office floor space (473 sq m) (lit by a lightwell from Ground Level 00 down to Basement Level -02); 4. Reconfiguration of Basement Level -02 to accommodate an increase in the number of bicycle spaces (by 53 No. from 156 No. to 209 No.), lockers, showers and increased plant area; 5. Extension to Basement Level -02 and Lower Ground Floor Level -01 to the east; 6. Relocation of internal vertical columns from Basement Level -02 through to Sixth Floor Level 06 to align with revised building configuration; 7. Increase of commercial office space by 440sq m from 916 sq m to 1,356 sq m at proposed Lower Ground Floor Level -01; 8. Alteration of the internal Ground Floor Level 00 from 4.0m OD to 4.1m OD to align with Block No. 2 of the Permitted Reg. Ref. DSDZ5296/22 Scheme as amended by Reg. Ref. DSDZ4408/23 as amended by Reg. Ref. DSDZ3552/24 ('Scheme No. 14'); 9. Reconfiguration of the west and southwest entrances, including the reconfiguration of secondary entrances, with the facade expression pushed up at the entrance corner, and revised landscape along Castleforbes Road; 10. Alterations to lightwells and vents along Castleforbes Road, including the relocation of permitted internal lightwell external to south façade, in response to the revised entrance and inter alia to provide improved daylight to lower levels; 11. Alterations to and reconfiguration of Core 01 including the addition of a fire escape corridor exiting to the south façade at Ground Floor Level 00, as per fire compliance requirements; 12. Alterations to and reconfiguration of Core 02 including relocation of the waste lift and the addition of an associated fire escape door exiting to the north façade at Ground Floor Level 00, as per fire compliance requirements; 13. Relocation of Ground Floor Level 00 ESB substation and switchrooms eastwards along north façade at Ground Floor Level 00 with alterations to the ESB substation façade as per ESB compliance requirements; 14. Addition of a decorative screen to Core 02 at Ground Floor Level 00 and ESB substation at north and west façade; 15. Extension of the south-east Ground Floor Level 00 through to Fourth Floor Level 04 to the east; 16. Extension of the north-east Ground Floor Level 00 through to Fifth Floor Level 05 to the east; 17. Reconfiguration of the Ground Floor Level 00 and extension of the south-west facade, and reduction of the west facade at Core 02 to the east; 18. Extension to Ground Floor Level 00 through to Roof Level 07 to the east; 19. Extension to First Floor Level 01 to the south; 20. Reduction of the west facade in south-west corner from First Floor Level 01 and an equivalent localised reduction up to Sixth Floor Level 06; 21. Reduction of the west facade to the

east from First Floor Level 01 to Seventh Floor Level 07; 22. Increase in floor-to-floor levels from 4.2m to 4.575m at Third Floor Level 03, Fifth Floor Level 05 and Sixth Floor Level 06, to allow for the provision of amenity terraces (resulting in an overall increase in height from the permitted parapet height of 37.275m OD to 38.4m OD and an increase of lift overrun height from the permitted 38.975m OD to 40.2m OD); 23. Extension to Sixth Floor Level 06 to the south; 24. Alterations to plant, plant screen and overruns at Roof Level 07; 25. Provision of rainscreen cladding at lift overruns at Roof Level 07; 26. Alterations to the north, east, south and west facades, including the redesign of bronze opaque panels on east and west facades and removal of perforated metal panels on west and north facades; and 27. The undertaking of all other site and ancillary development works above and below ground. The Block No. 1 Amendment Scheme ('Scheme No. 12') includes the provision of 209 No. long-stay bicycle parking spaces (representing an additional 53 No. long-stay bicycle parking spaces from the permitted Block No. 1) and the provision of an additional 11 No. short-stay visitor bicycle parking spaces (including 1 No. cargo bicycle parking space) externally at Ground Floor Level 00, resulting in a total provision of 220 No. bicycle parking spaces in the proposed scheme (a total increase of 64 No. bicycle parking spaces associated with Block No. 1 from the previously permitted provision).

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	WEB1575/25
Application Type	Permission
Applicant	Antoinette O'Donnell Barry Dynes
Location	90 Kinvara Park, Navan Road, Dublin 7, D07 X662
Registration Date	18/03/2025

Additional Information

Proposal: The development will consist of (a) Demolition & safe removal of a section of existing boundary garden wall at laneway side & rear, including removal of existing block garden shed at rear. (b) Construction of a section of new boundary garden wall at side & rear, including construction of new garden room and shed at rear, with 1no. roof-light and all associated site works.

Area	Area 3 - Central
Application Number	WEB1577/25
Application Type	Permission
Applicant	Fionnan Groome
Location	52 Villa Park Gardens, Navan Road, Dublin 7, D07 E6W3
Registration Date	19/03/2025

Additional Information

Proposal: Permission sought by Fionnan Groome for extension and refurbishment of existing house to include (a) Conversion of existing ground floor garage with single storey extension to front (b) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy (c) first floor extension to side over former garage with dutch type hipped roof and velux type windows to front and rear (d) first floor extension to rear with flat roof (e) conversion of attic with dormer to rear (f) associated internal alterations, drainage and external works all at 52 Villa Park Gardens Navan Road Dublin 7. D07 E6W3.

Area	Area 3 - Central
Application Number	WEB1596/25
Application Type	Permission
Applicant	Eoin Sweeney and Margaret Broderick
Location	43, Iona Villas, Glasnevin, Dublin 9
Registration Date	20/03/2025

Additional Information

Proposal: The demolition of the existing side and rear extensions and the construction of a single-storey side extension and a single-storey rear extension and ancillary works.

Area	Area 3 - Central
Application Number	WEB1597/25
Application Type	Permission
Applicant	Inbar Aviezer and Zachary Kelly,
Location	20 Saint Patrick's Road, Drumcondra, Dublin 9, D09 V6E4
Registration Date	20/03/2025

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	WEB1599/25
Application Type	Permission
Applicant	Padraig Ivory
Location	10, Priory West, The Priory, Dublin 7
Registration Date	20/03/2025

Additional Information

Proposal: Planning permission for non habitable storage attic conversion with hip to gable, dormer to rear and windows to front and all associated ancillaries

Area	Area 3 - Central
Application Number	WEB1614/25
Application Type	Permission
Applicant	Paul Lynch
Location	109 Walsh Road, Dublin 9
Registration Date	21/03/2025

Additional Information

Proposal: PERMISSION & RETENTION: The development seeking permission will consist of narrowing the existing vehicular entrance to 3m wide. The development seeking retention permission consists of the provision of the vehicular entrance in the front boundary.

Area 3 Decisions

Area Area 3 - Central
Application Number 0073/25
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 19/03/2025
Applicant Aydin Hospitality Holdings Ltd
Location 75, North Circular Road, Dublin 7

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Reconstruction of existing front boundary wall. Replacement of external door to basement including new lintel head. Refurbishment of Stairhall landing window. Re construction of rear garden boundary walls.

Area Area 3 - Central
Application Number 0077/25
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 20/03/2025
Applicant Kavaria Limited
Location 24 Gardiner Street Upper, Rotunda, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the use of a residential building, where care is not provided, to house homeless persons, is or is not development?

Area Area 3 - Central
Application Number 0080/25
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 20/03/2025
Applicant Peter Begley
Location 131C, Slaney Road, Dublin Industrial Estate, Dublin 11

Additional Information

Proposal: EXPP: Existing unit with offices on the first floor and offices and kitchen on the ground floor to be used as accommodation for International Protection Applicants (IPAS) only, using exemption 20(F) of the Planning & Development (Exempt Development) (No. 4) 2022.

Area Area 3 - Central
Application Number 0443/24
Application Type Section 5
Decision CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date 19/03/2025
Applicant Brimwood Unlimited Company
Location Avondale Guesthouse, 40-41 Gardiner Street Lower, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the use of a guesthouse at Avondale

Guesthouse, 40-41 Gardiner Street Lower, , Dublin 1, to provide accommodation for persons seeking international protection, constitutes exempted development or does not constitute exempt development?

Area	Area 3 - Central
Application Number	3033/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/03/2025
Applicant	The Trustees of The Society of Jesus
Location	The Presbytery, 54-72 Gardiner Street Upper, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS. 3138) - The site is located at the junction of Gardiner Street Upper and Sherrard Street Upper, Mountjoy, Dublin 1. The proposed development will consist of the raking out and repointing of the brickwork to the front, rear and side facades of the building, including the three-storey structure to the rear and all chimneys using traditional tuck-pointing detail; cleaning of granite coping, cornice, cills and string course to all facades, cleaning of granite plinth to front railings, cleaning and re-pointing of limestone to rear facades and cleaning of lined plaster render to front and side elevation to the lower ground floor.

Area	Area 3 - Central
Application Number	3083/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/03/2025
Applicant	J Coffey Property (Bolton Street) Ltd.
Location	Rear Edel House , 51/52 Bolton Street, Dublin 1

Additional Information

Proposal: The development will consist of (i) Construction of six-storey student accommodation building with basement and roof terrace (ii) provision of external bin storage and of a total of 35 no. bicycle parking spaces , including 31 no. resident spaces and 4 no. visitor spaces (iii) all ancillary works inclusive of drainage , landscaping and boundary treatments necessary to facilitate the development .

Area	Area 3 - Central
Application Number	3546/19/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	21/03/2025
Applicant	Hill Street Limited Partnership
Location	39-42, Hill Street, and 36a North Great George's Street, Dublin 1

Additional Information

Proposal: EXT. OF DURATION: Permission for development on a site of 0.14 ha at 39-42 Hill Street and 36a North Great George's Street, Dublin 1. The development consists of the following: The demolition of the existing former light industrial structures on the site (floor area of c. 2735 sq.m) and the construction of a shared accommodation scheme, containing 132 no. bedspaces and ranging in height from 3 storeys to 7 storeys plus roof plant. The total gross floor area of this

building will be c.4,980 sq.m. The proposed shared accommodation development provides communal facilities and amenities for all residents comprising, at ground floor level of reception area, laundry, gym, communal lounge/social space, co-working spaces, activities room, storage and a publicly accessible cafe unit of 79 sq.m. A communal kitchen and living space is proposed at each level from ground to fifth floor. An external courtyard is provided at ground floor and a roof terrace is provided on the sixth floor facing, south, east and west. Two projecting elements of the building will overhang the public footpath at second and third floor and sixth and seventh floor. Primary pedestrian access to the development will be from Hill Street with secondary pedestrian and cycle access from existing access on North Great George's Street. The development includes for a new replacement timber entrance door onto North Great George's Street. A total no. of 72 bike parking spaces with covered shelter are provided the external courtyard at ground floor. The proposed development also includes for the provision of green roofs; plant at roof level; signage; new ESB substation and switch room; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

Area	Area 3 - Central
Application Number	3980/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/03/2025
Applicant	Welbritain Property Ltd
Location	Britain Place, Dublin 1, to the rear of Cumberland Street North and Parnell Street, Dublin 1
Additional Information	Additional Information Received
Proposal: The development will consist of the construction of a 7-level apartment building with setbacks at the penthouse level to present a 6-level apartment building to the Lane. The development will consist of 17 no. apartments, comprising of 4 studio units, 4 1-bed units, 6 2-bed units and 3 3-bedsunits. Ancillary residential functions including a resident's foyer lounge, resident's meeting rooms, plant area, bin storage and bicycle storage to accommodate 38 no. bicycles are located at ground level. The development resident entrance is accessed directly from Britain Place, with separate entrances for the bicycle and bin stores. The total gross internal area of the development is 1,595msq.	

Area	Area 3 - Central
Application Number	4293/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/03/2025
Applicant	Arian Keoghan Nooshabadi, Annabel Sharma
Location	61, Grangegorman Upper, Phibsborough Dublin 7
Additional Information	Additional Information Received
Proposal: Demolishing of existing single storey extension, the erection of a single story extension. The erection of a detached home office at the rear of the dwelling and the relocation of rear lane access door in rear garden.	

Area	Area 3 - Central
Application Number	4453/24
Application Type	Permission

Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 21/03/2025
Applicant Mairead Cunnane
Location 31 Hardiman Road, Drumcondra Dublin 9, D09VY73
Additional Information Additional Information Received
Proposal: Retention planning permission for vehicular entrance and planning permission for the following ; to form new vehicular dishing to footpath , the demolition of existing front porch to be replaced with new flat roofed , timber clad porch , enlarge existing ground floor front window , demolition of the rear single storey utility room and the erection of a two storey , flat roofed rear extension and all ancillary site works .

Area Area 3 - Central
Application Number WEB1124/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/03/2025
Applicant Martin McCardle
Location 69 Church Rd, East Wall, Dublin 3, D03 E025
Additional Information
Proposal: PERMISSION: First-floor flat-roof extension to the rear, including two new rooflights to provide an additional bedroom and bathroom.

Area Area 3 - Central
Application Number WEB1130/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 19/03/2025
Applicant Rebecca Feeney
Location 4 Kirwan Street Cottages, Stoneybatter, Dublin 7, D07 AH90
Additional Information
Proposal: PERMISSION: Proposed new two storey extension to rear, proposed new first floor window to rear of existing house and all associated site works.

Area Area 3 - Central
Application Number WEB1134/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/03/2025
Applicant Sorcha Waters
Location 6, Millmount Terrace, Drummcondra, Dublin 9, D09 E0E3
Additional Information
Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow conversion of attic as non habitable storage space with roof windows to front all with associated ancillary works.

Area	Area 3 - Central
Application Number	WEB1135/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/03/2025
Applicant	Johnny Walker
Location	46 Sitric Road, Arbour Hill, Stoneybatter, Dublin 7, D07 XAF8

Additional Information

Proposal: The development will consist of the demolition of existing single storey rear extension and construction of a one and two storey extension to rear with 3 no. rooflights, 1 no. rooflight to rear of existing main roof and 1 no. rooflight to front of existing main roof and all associated site works.

Area	Area 3 - Central
Application Number	WEB1154/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/03/2025
Applicant	Failete Ireland
Location	14 O'Connell Street Upper, North City, Dublin 1 , D01WP59

Additional Information

Proposal: PROTECTED STRUCTURE The development will consist of upgrade works to replace existing exterior signage with new signage with updated colours and logo.

Area	Area 3 - Central
Application Number	WEB1161/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	21/03/2025
Applicant	Fidelity Hospitality Ltd
Location	79, Queen Street, Dublin 7, D07 DW3R, Nos. 91-92 Benburb Street, Dublin 7, D07 WFH3

Additional Information

Proposal: PROTECTED STRUCTURE / RETENTION: The development consists of the retention of a new single-storey 17sq.m WC extension to the rear side (east) of 91/92 Benburb Street with minor changes to the rear (south) of 79 Queen Street and 2 new internal doors, one from the south elevation of No.79 and one from the east elevation of No. 91/92. No. 79 Queen Street is a protected structure (RPS reference 6884). The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area	Area 3 - Central
Application Number	WEB1509/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/03/2025
Applicant	Matagorda Unlimited Company
Location	A. & L. Goodbody Building, 25-28, North Wall Quay, Dublin 1, D01 H104

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	WEB1520/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/03/2025
Applicant	Inbar Aviezer & Zachary Kelly
Location	20, St. Patrick's Road, Drumcondra, Dublin 9, D09 V6E4

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	WEB1534/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/03/2025
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	WEB2012/24
Application Type	Permission
Decision	REQUEST AT EXT OF TIME
Decision Date	20/03/2025
Applicant	Michael Murphy
Location	425, North Circular Road, Dublin 7

Additional Information

Proposal: The development will consist of Demolition/removal of existing single storey dining room and single storey shed at rear and construction of: 1no. Two-bedroom Apartment within a two-storey unit, associated communal and private areas, boundary treatments and all associated civil/site development works.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	4461/24
Appeal Type	Written Evidence
Applicant	Laurence Keegan
Location	10 St. Alphonsus Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: RETENTION : The development consists of retention of amendments to a previously permitted single storey shed (Reg Ref 4642/22) comprising of an increase in the overall floor area by approximately 7.3 sq. m with elevational changes including the relocation of window and doors all in the rear garden .

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	4815/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	20/03/2025
Applicant	Ormond Hospitality Limited
Location	21 Ormond Quay Upper, Dublin 7, D07 X76K & the 2nd and 3rd floors of No. 20 Ormond Quay Upper, Dublin 7 D07TK75

Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION: The Development will consist of; (a) The complete restoration and refurbishment of the B&B buildings to the front of the site, comprising; i. The reroofing of the front roof of the property in natural slate and the renewal of all existing roof lights. ii. Removal of the existing metal fire escape and the repointing of the traditional brickwork to the rear and eastern side of the facade of the property in a NHL 2.0 flush point finish. iii. The replacement of the existing non-original uPVC windows with traditional slim line double glazed up and down sash windows to the front and rear of the property. iv. The restoration of removed historic fabric to the interior of the property including internal doors, shutters, timber linings, traditional plasterwork, new electrical, heating and fire safety installations throughout and the upgrading of the floors, walls and doors to meet structural, servicing and fire safety standards throughout. v. The complete restoration of the shopfront to the front of the property. vi. Various new internal openings, Internal fit out elements, pavilions, linings and partitions to the ground and upper floors of the property, all ancillary to the existing B&B use. vii. The complete refurbishment of the basement to the front of the property, the lowering of the existing floor, damp proofing works and the provision of a storage area ancillary to the primary B&B use over. (b) The partial demolition and extension of the existing two storey health building to the rear of the property comprising; i. The change of use of the existing and extended building to the rear of the property from Health to B&B

use. ii. The partial demolition of the existing building, chimney and defunct water tanks. iii. The construction of a new extension to provide for 12 bedrooms within a completed 5 storey building. iv. The relocation of the existing pedestrian access to the rear of the property from Ormond Place. (c) All associated drainage, roof lights, enabling and site works. On completion the proposed development will provide for 27 B&B rooms between the front and rear buildings of 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.

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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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	0107/25
Application Type	Section 5
Applicant	Oisin Greene
Location	29, Home Farm Road, Drumcondra, Dublin 9
Registration Date	19/03/2025

Additional Information

Proposal: EXPP: Works to include: i. Remove walls, windows and door and insert steel as per drawing and rebuild as necessary. ii. New glazing roof to be sourced, supplier will design and install this roof and all glass/doors that accompany it. iii. Remove existing kitchen floor, insulate and resurface. iv. Fit new gas boiler in kitchen. v. Fit new shower unit/wet floor to existing downstairs toilet. vi. Tile or repair redbrick perimeter wall between garden and pavement. vii. Pave and level out garden. viii. Relocate guttering and chase bathroom pipe work into 2nd storey external wall. ix. Relocate drain inspection opening to the garden following the fitting of the new kitchen floor.
