



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(24/02/2025-02/03/2025)

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 5 COMMERCIAL

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3956/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Kenneth Fogarty
<b>Location</b>	31 Hollybrook Road, Clontarf, Dublin 3
<b>Registration Date</b>	26/02/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for demolition of exiting rear garage and construction of a new two storey two bedroom mews, lounge / dining, garage with access to flat roof, access to mews off laneway on Hollybrook Mews to the rear of 31 Hollybrook Road, Clontarf, Dublin 3.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4286/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Joseph and Helena Galvin
<b>Location</b>	Rear 35 and 37 Howth Road, ( D03 PX23 and D03 KT98) Clontarf, Dublin 3
<b>Registration Date</b>	28/02/2025
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** Permission for demolition of existing boundary wall and shed, fronting Charlemont Lane and construction of a 5 bed, three storey mews development with vehicular access from Charlemont Lane and associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4431/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Patrick Fitzgerald
<b>Location</b>	Unit 103, Newtown Park, Malahide Road Industrial Park, Dublin 17 D17 HP57
<b>Registration Date</b>	27/02/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission sought for: (i)The change of use from Existing Ground Floor Office Space to a New Childcare Facility including an ASD unit, (ii) minor alterations to the internal layouts and minor alterations to the fenestration of the existing building, (iii) new signage mounted on the existing building and (iv) the creation of a secure outdoor play area, bicycle parking, bin store, plus all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1365/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Alex Reid
<b>Location</b>	80-82 Philipsburgh Avenue, Fairview, Dublin 3, D03 H3F1
<b>Registration Date</b>	25/02/2025
<b>Additional Information</b>	

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**Proposal:** The proposed development will consist of the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens. the development will provide high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The Planning Authority should please note that this is not an amendment application to the original permitted independent living application submitted to Dublin City Council application dated 06.04.2023 reference 5176/22 and subsequent An Bord Pleanála grant dated 02.01.2024 reference ABP-316593-23, which is now under construction. This is a wholly separate and independent application for new telecommunication infrastructure.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1387/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Independent Site Management Limited
<b>Location</b>	80-82 Philipsburgh Avenue, Fairview, Dublin 3
<b>Registration Date</b>	27/02/2025

**Additional Information**

**Proposal:** The proposed development will consist of the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens. the development will provide high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The Planning Authority should please note that this is not an amendment application to the original permitted independent living application submitted to Dublin City Council application dated 06.04.2023 reference 5176/22 and subsequent An Bord Pleanála grant dated 02.01.2024 reference ABP-316593-23, which is now under construction. This is a wholly separate and independent application for new telecommunication infrastructure.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1389/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Independent Site Management Limited
<b>Location</b>	80-82 Philipsburgh Avenue, Dublin 3
<b>Registration Date</b>	27/02/2025

**Additional Information**

**Proposal:** RETENTION :The development will consist of: Retention of the existing temporary telecommunications structure, for a defined period of 24 months, consisting of a 15m transportable monopole structure secured by 4 anchor bolts to 4 No. 2m x 2m x 1m removable concrete ballast blocks; & all associated antennas, dishes and ancillary ground-based equipment cabinets. Situated within the construction site hoarding on a section of land at 80 - 82 Philipsburgh Avenue, Fairview, Dublin 3, D03H3F1.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1399/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Vincent Keary
<b>Location</b>	21 Lorcan Green, Beaumont, Dublin 9

**Registration Date** 28/02/2025

**Additional Information**

**Proposal:** For the construction of a two storey detached 2 bedroom dwelling to the rear of the existing property at 21 Lorcan Green, Beaumont, Dublin 9 involving the removal of existing single storey garage, new boundary treatments to the existing and proposed dwellings to provide private open space, new vehicular entrance on the southern boundary including the dropping of the existing kerb, off street vehicular parking and all other associated site development works at 21 Lorcan Green, Beaumont, Dublin 9

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**Area** Area 5 - North Central

**Application Number** WEB1402/25

**Application Type** Permission

**Applicant** Grellis Ltd.

**Location** Lands at the former Carmelite Convent of the Incarnation, Hampton, Grace Park Road, Drumcondra, Dublin 9

**Registration Date** 28/02/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Alterations to the previously granted residential development under Reg. Ref. 4105/15 (An Bord Pleanála Ref. PL29N.246430) as extended under Reg. Ref. 4105/15/x1 and as amended under Reg. Ref. 3529/22. The alterations proposed relate to House Nos. 39 (House Type L1) and 51 (House Type N5) of the granted residential development, both of which are 4-bedroom, end-of terrace units located to the north of the approved Block A and to the south of the approved Nursing Home. The alterations include: an extension to the western elevation of House No. 39 and an extension to the eastern elevation of House No. 51. Both extensions are at first floor level and will align with the ground floor level entrance porches of each unit. The extensions proposed will allow for an increase in the size of the first floor level ensembles within each unit and the provision of an additional balcony space at roof level of the extensions. Planning permission is also sought for all ancillary works necessary to facilitate the development.

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**Area** Area 5 - North Central

**Application Number** WEB1404/25

**Application Type** Permission

**Applicant** Croydon Developments Ltd.

**Location** No. 13 Windsor Lane, Fairview, Dublin 3

**Registration Date** 28/02/2025

**Additional Information**

**Proposal:** Permission for the provision of a 76sqm 2-bed, 2-storey mews dwelling with slate to pitched roof and white brick external finish.

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**Area** Area 5 - North Central

**Application Number** WEB2661/24

**Application Type** Permission

**Applicant** Rachel and Nicholas McKeown

**Location** Site to the rear of, number 201 Clontarf Road, Dublin 03

**Registration Date** 27/02/2025

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**Additional Information****Additional Information Received**

**Proposal:** The proposed development will consist of the partial demolition of the existing wall and gate facing onto the rear laneway, the subdivision of the rear garden of the existing house, and the construction of two, two-bedroomed vaulted roof mews houses. This proposal consists of two storeys to the mews lane and a single storey to the rear garden, with two off street car parking spaces and all associated landscaping and ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEBLRD6055/25-S3
<b>Application Type</b>	Large Residential Development-3
<b>Applicant</b>	Banner a Cuig Limited
<b>Location</b>	No.19 Esmond Avenue (D03 P5C7 & D03 Y2R2), No.21 Esmond Avenue (D03 P923), & at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3
<b>Registration Date</b>	27/02/2025

**Additional Information**

**Proposal:** Banner A Cuig Limited, intend to apply for planning permission for development at this site of 0.161 ha at No.19 Esmond Avenue (D03 P5C7 and D03 Y2R2) and No.21 Esmond Avenue (D03 P923) and at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3. The development will consist of a new apartment block (Block C) and constitutes an amendment to the permitted Large Scale Residential Development granted permission per Planning Reg. Ref. No. LRD6105/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). The site of Proposed Block C is bounded by Esmond Avenue to the west, by the laneway at rear of No's 1-17 (odd) Torlogh Gardens to the north, by No's 19-27 (odd) Philipsburgh Avenue to the east and by No. 17 Esmond Avenue to the south. The site also includes part of the public road off Esmond Avenue (0.0289 ha). Proposed Block C (GIFA 1804 sqm) will be three storeys high, with blue-green roof and roof mounted solar p.v. and balconies to front and rear. The buildings will contain 21 apartments [12 one bedroom, 8 two bedroom (one of which is a 3 person unit) and 1 three bedroom], internal bin store and bicycle parking (31 spaces includes 1 No. Cargo Space) in the ground floor, with additional external cycle parking to the front (16 No includes 2 N. Cargo Spaces). There will be an ancillary plant/water storage tank to the rear of No.19 Philipsburgh Avenue. Communal open space of 586 sqm will be provided to the rear of the new block and include a children's play area. The proposed development also includes all enabling and site development works, open spaces, landscaping, paving, boundary treatment, external lighting, plant areas, services provision and connections, drainage and surface water attenuation, waste management facilities and all other ancillary works. The proposed development includes demolition of existing warehouse building at No. 21 Esmond Avenue (234.60 sqm), two storey business centre, single storey temporary building and warehouse building at No.19 Esmond Avenue (418.31 sqm), as permitted per Planning Reg. Ref. No. LRD6105/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). A Natura Impact Statement will be submitted to the planning authority with the application and the Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the office of Dublin City Council. The LRD application may also be inspected online at the following website set up by the applicant [www.esmondaveblockc.ie](http://www.esmondaveblockc.ie).

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## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3082/25
<b>Application Type</b>	Permission

**Applicant** Fergal Carty and Susan Bolger  
**Location** 35 Tonlegee Road, Dublin 5, D05E5C8  
**Registration Date** 25/02/2025

**Additional Information**

**Proposal:** The development will consist of the construction of the following (1) A porch at front of house (South Elevation) (2) A single storey extension to rear of house (North Elevation ) (3) To attic space to a store and ancillary accomodation area with a dormer at rear (North Elevation ) and three Velux Rooflights at front (South Elevation ) (4) Internal alterations to house and all associated site works .

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**Area** Area 5 - North Central  
**Application Number** 3084/25  
**Application Type** Permission  
**Applicant** Howard and Anne Millar  
**Location** 65/67 Seafield Road East, Clontarf, Dublin 3.  
**Registration Date** 26/02/2025

**Additional Information**

**Proposal:** The development will consist of : a) The addition of a new vehicular access gate (3m wide) to the side of house A (67 Seafield Road ) for access to parking within curtiledge of this dwelling . b) The provision of one car parking spot to the rear of house B (67A Seafield Road ) to provide a space for the aforementioned dwelling , within the site boundary c) The relocation of the front garden wall to house C&D (67B and 67C Seafield Road respectfully ) 2m north . DSuDs Drainage and all other associated ancillary works necessary to facilitate the development .

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**Area** Area 5 - North Central  
**Application Number** 3088/25  
**Application Type** Permission  
**Applicant** James Early  
**Location** 64A Carndonagh Park, Donaghmede, Dublin 13, D13 VP38  
**Registration Date** 27/02/2025

**Additional Information**

**Proposal:** Permission for the construction of a single storey rear extension to existing two storey detached house and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** 3089/25  
**Application Type** Permission  
**Applicant** Constantin Salop  
**Location** 30 Shanowen Crescent, Santry, Dublin 9  
**Registration Date** 27/02/2025

**Additional Information**

**Proposal:** The development will consist of revised house design to previously approved Plan Reg . WEB1756/24 . Revisions to provide for new dormer attic extension for non habitable use . Revised elevations and roof profile for a 3 bedroom 2 storey dwelling .

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**Area** Area 5 - North Central  
**Application Number** 3090/25

<b>Application Type</b>	Permission
<b>Applicant</b>	Ciara Gilgunn and Daryl Cummins
<b>Location</b>	32 Foxfield Avenue, Raheny, Dublin 5
<b>Registration Date</b>	27/02/2025
<b>Additional Information</b>	

**Proposal:** The development consists of (a) Demolition and safe removal of existing chimney stack and roof hip structure at side (North West Elevation) (b) The raising of existing gable wall to include 1 no. window with obscure glass at side (North West Elevation) with modification & extension of pitched roof structure over. (c) - Construction of 1no. dormer at rear (North East Elevation), incorporating the conversion of existing attic space for domestic storage/ancillary accommodation, including new access staircase & shower room, with 2no. escape windows and 2no. roof-lights at rear (North East Elevation) and 2no. roof-lights at front (South West- Elevation). (d)- Demolition & safe removal of section of existing dividing boundary garden wall at side & rear, including removal of existing block garden shed at rear & removal of existing timber canopy roof above side access (North West Elevation). (e) - Construction of section of new dividing boundary garden wall at side & rear, including construction of new garden shed at rear & new canopy roof above side access, with 2no. roof-lights (North West Elevation).

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3091/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Laura O'Brien
<b>Location</b>	17 Holly Road, Dublin 9, D09W1Y2
<b>Registration Date</b>	28/02/2025
<b>Additional Information</b>	

**Proposal:** Development will consist of changing the garage door to a window and changing garage to habitable space . Removal of a first-floor window to the rear of the existing house and replacing it with a new window to side elevation of existing house . A proposed new ground floor only partial extension to the rear of the existing house . Changing the existing flat and tiled roof to the side , rear and front of existing house to a new tiled/hip roof . 2 No. new Velux windows to the side and rear of new roof . Existing vehicular entrance to be widened to 3.2m and centred at front of existing site and all ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4444/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Sharon Jennings and William Parkes
<b>Location</b>	Conaillmor, 7 Kincora Park, Dublin 3, D03 Y751
<b>Registration Date</b>	28/02/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will comprise (i) construction of part-single, part two-storey extension to the rear and side of the dwelling with rooflights and provision of covered terrace area to rear; (ii) conversion of the existing garage and utility area into habitable space; (iii) alterations to all elevations with new fenestration; (iv) relocation and widening of the existing vehicular entrance off Kincora Park; (v) all ancillary works, including internal layout revisions, associated landscaping boundary treatments and all ancillary and ground works necessary to facilitate development.

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**Area** Area 5 - North Central  
**Application Number** WEB1366/25  
**Application Type** Permission  
**Applicant** John Murphy  
**Location** 18, Bettyglen, Raheny, Dublin 5  
**Registration Date** 25/02/2025

**Additional Information**

**Proposal:** The development will consist of: (i) first floor attic extension to the side of existing dwelling over existing covered garage with dormer windows to the front and rear; (ii) extension of existing flat roof covered garage to the rear-side of existing dwelling including new roof-lights; (iii) widening of existing vehicular access to 3.5m; (iv) landscaping, SUDS drainage and all associated works necessary to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB1375/25  
**Application Type** Permission  
**Applicant** Glenn Behan  
**Location** 39, McAuley Road, Dublin 5, D05 Y8N9  
**Registration Date** 26/02/2025

**Additional Information**

**Proposal:** The development consists of planning permission for a dormer window at attic level to the rear of the proposed house No.39a McAuley Road, which is in addition to a previously approved application no. Web1148/24 and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1382/25  
**Application Type** Permission  
**Applicant** Michael Kearney & Lisa Ann O'Neill  
**Location** 26 Elm Mount View, Beaumont, Dublin, D09 XW97  
**Registration Date** 26/02/2025

**Additional Information**

**Proposal:** Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2No. roof windows to the front and flat roof dormer to the rear.

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**Area** Area 5 - North Central  
**Application Number** WEB1386/25  
**Application Type** Permission  
**Applicant** Georgina McElwee  
**Location** 89, Avondale Park, Raheny, Dublin 5, D05 ED26  
**Registration Date** 27/02/2025

**Additional Information**

**Proposal:** The construction of a single storey extension to the rear, conversion of existing hipped roof profile to an apex roof profile to convert the existing attic space into a home office/games room with 3 roof lights in front elevation roof plane.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1388/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Andrey Golovanov and Yulia Golovanova
<b>Location</b>	34, Mount Prospect Avenue, Clontarf, Dublin 3, D03 A438
<b>Registration Date</b>	27/02/2025

**Additional Information**

**Proposal:** The proposed development will consist of: 1. The demolition of the existing ground-floor single-storey extension to the rear. 2. The demolition of the single-storey pitched roof structure to the west side of the dwelling, along with the removal of the hipped roof above, and the proposed construction of a two-storey hipped roof extension with rooflights to the west side. 3. The construction of a single-storey flat roof extension with rooflights and a covered terrace to the rear. 4. The demolition of the existing single-storey boiler house to the rear with replacement construction of a single-storey flat roof garden shed. 5. Removal of portion of the existing roof to the rear for the construction of a flat roof attic dormer window. 6. Proposed internal modifications throughout. 7. Proposed alterations to each elevation and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1406/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Vladimir Vecerin
<b>Location</b>	50, The Park, Beaumont Woods, Dublin 9, D09 RR20
<b>Registration Date</b>	28/02/2025

**Additional Information**

**Proposal:** To develop a 2nd floor dormer attic extension, works to include extending the ridge of the hipped roof to form a full gable with new window on the East façade and dormer on North (rear) roof slope to adjoin a similar proposed development at no.51. Permission to include a 1.8sqm hipped roof porch extension.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1407/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Jennifer Simpson
<b>Location</b>	51 The Park, Beaumont Woods, Dublin 09, D09 FW67
<b>Registration Date</b>	28/02/2025

**Additional Information**

**Proposal:** To develop a 2nd floor dormer attic extension, works to include extending the ridge of the hipped roof to form a full gable with new window on the West façade and dormer on North (rear) roof slope to adjoin a similar proposed development at no.50. Permission to include a 1.8sqm hipped roof porch extension.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1408/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Steven and Sharon Kelly
<b>Location</b>	20, Mask Green, Dublin 5
<b>Registration Date</b>	28/02/2025

### Additional Information

**Proposal:** The proposed works include converting the existing attic space for additional storage, altering the internal roof structure to construct a dormer window to the rear of the property and one velux roof light to the front of the property to allow natural light to the landing, Plus all associated site works

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**Area** Area 5 - North Central  
**Application Number** WEB1409/25  
**Application Type** Permission  
**Applicant** Derval Coughlan  
**Location** 31 Park Lawn, Clontarf, Dublin 3, D03 R9W0  
**Registration Date** 28/02/2025

### Additional Information

**Proposal:** PERMISSION for alterations to the attic area to include a new dormer roof to the rear, new window to the side, internal alterations and modifications and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1410/25  
**Application Type** Permission  
**Applicant** Ciara and Barry Ryan  
**Location** 19 St Assam's Park, Raheny, Dublin 5 , D05RK57  
**Registration Date** 28/02/2025

### Additional Information

**Proposal:** Demolish existing garage at side and construct a two storey extension to side ,new dormer window to front , and new window at first floor level at side and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1413/25  
**Application Type** Permission  
**Applicant** Gerry Leigh  
**Location** 89, Chanel Road, Dublin 5  
**Registration Date** 02/03/2025

### Additional Information

**Proposal:** Planning Permission for development at this site: at 89 Chanel Road, Artane, Dublin, D05A6Y2. The development will consist of demolition of the rear conservatory and masonry shed, ground floor extension of the house of 73m2, first floor extension of the house to the rear of 8m2, roof alterations, entry porch, and all ancillary site and enabling works.

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**Area** Area 5 - North Central  
**Application Number** WEB1419/25  
**Application Type** Permission  
**Applicant** Conor & Victoria Jordan  
**Location** 13, Island View, Dublin, D05N6P1  
**Registration Date** 02/03/2025

### Additional Information

**Proposal:** changing an existing single storey two bedroom dwelling with pitched roofs to a part single storey part two storey four bedroom dwelling with flat and pitched roofs consisting of the

following works: (i) Construction of new single storey ground floor extension (11.8m<sup>2</sup> in Area) to rear of existing dwelling with pitched roof (ii) Construction of a single storey first floor level extension with flat roof to provide additional habitable accommodation (58m<sup>2</sup> in area) including a feature canopy & timber cladding (iii) Alterations to all existing elevations (iv) Internal alterations of existing dwelling to facilitate additional storey as required (v) Partial lowering of the side (southern) boundary wall (vi) all associated site & drainage works necessary to facilitate the development

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## Area 5 Decisions

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3004/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	27/02/2025
<b>Applicant</b>	Bryan Tighe and Ciara O'Brien
<b>Location</b>	1 Grange Park Avenue, Donaghmede, Dublin 5, D05YH64

### **Additional Information**

**Proposal:** The development will consist of : (1) relocation (south-eastwards) of existing vehicular entrance via Grange Park Road and relocation (north-eastwards) of existing vehicular access via Grange Park Avenue ; (ii) provision of new pedestrian entrance/access path via Grange Park Road to existing shed to rear of existing dwelling and revision of front garden area to provide revised hardstanding area for vehicular parking ; (iii) partial demolition of existing single storey garden shed to rear , partial demolition of single storey element to side of existing dwelling at ground floor level and removal of covered pedestrian entrance porch to side also; (iv) construction of single storey extension with rooflights , to the rear of existing dwelling ; (v) construction of 2 no. two storey , with attic level accommodation , semi detached three-bedroom dwellings fronting Grace Park Avenue each served by north-west facing dormer window at attic level , 3no. rooflights per dwelling , private amenity space to the rear and 1no vehicular parking space per dwelling with 1 no. dwelling served by relocated vehicular entrance via Grange Park Road and 1no. dwelling served by new vehicular entrance via Grange Park Avenue , pedestrian entrances to both dwellings via Grange Park Avenue also , and ; (vi) all ancillary works , inclusive of landscaping , boundary treatments and SuDs Drainage , necessary to facilitate the development .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3077/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/02/2025
<b>Applicant</b>	Constantin Salop
<b>Location</b>	30 Shanowen Crescent, Santry, Dublin 9

### **Additional Information**

**Proposal:** The development will consist of revised house design to previously approved Plan Reg. Ref. WEB1756/24. Revisions to provide for new dormer attic extension for non habitable use . Revised elevations and roof profile for a 3 bedroom two storey dwelling .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1003/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/02/2025
<b>Applicant</b>	Antonio and Paula Forte
<b>Location</b>	31, Shanowen Road, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission is sought for enlargement of existing shed for the purpose of home office and playroom use and all associated site works

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1010/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/02/2025
<b>Applicant</b>	Declan Whooley and Sarah Kelly
<b>Location</b>	60, Cill Eanna, Raheny, Dublin 5
<b>Additional Information</b>	
<b>Proposal:</b>	A first floor extension to the side of the house with a new fully hipped roof over in conjunction with a side dormer window to include two new bedrooms. An attic conversion with dormer window to the rear to include office space and study. A single storey ground floor extension to the rear with flat roof over. Two new roof lights to the front roof elevation. All for extended living accommodation.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1019/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/02/2025
<b>Applicant</b>	Anthony Cullen
<b>Location</b>	129, Clontarf Road, Clontarf, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the construction of a single-storey detached rear garden room, with home gym, home office, storage and plant room, PV panels and 2 no. south-facing rooflights, including associated landscaping and siteworks.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1341/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/02/2025
<b>Applicant</b>	Independent Site Management Limited
<b>Location</b>	80-82 Phillipsburgh Avenue, Fairview, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	The proposed development will consist of the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens. The development will provide

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high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The Planning Authority should please note that this is not an amendment application to the original permitted independent living application submitted to Dublin City Council application dated 06.04.2023 reference 5176/22 and subsequent An Bord Pleanála grant dated 02.01.2024 reference ABP-316593-23, which is now under construction. This is a wholly separate and independent application for new telecommunication infrastructure.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1365/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/02/2025
<b>Applicant</b>	Alex Reid
<b>Location</b>	80-82 Philipsburgh Avenue, Fairview, Dublin 3, D03 H3F1

#### **Additional Information**

**Proposal:** The proposed development will consist of the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens. the development will provide high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The Planning Authority should please note that this is not an amendment application to the original permitted independent living application submitted to Dublin City Council application dated 06.04.2023 reference 5176/22 and subsequent An Bord Pleanála grant dated 02.01.2024 reference ABP-316593-23, which is now under construction. This is a wholly separate and independent application for new telecommunication infrastructure.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1388/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	28/02/2025
<b>Applicant</b>	Andrey Golovanov and Yulia Golovanova
<b>Location</b>	34, Mount Prospect Avenue, Clontarf, Dublin 3, D03 A438

#### **Additional Information**

**Proposal:** The proposed development will consist of: 1. The demolition of the existing ground-floor single-storey extension to the rear. 2. The demolition of the single-storey pitched roof structure to the west side of the dwelling, along with the removal of the hipped roof above, and the proposed construction of a two-storey hipped roof extension with rooflights to the west side. 3. The construction of a single-storey flat roof extension with rooflights and a covered terrace to the rear. 4. The demolition of the existing single-storey boiler house to the rear with replacement construction of a single-storey flat roof garden shed. 5. Removal of portion of the existing roof to the rear for the construction of a flat roof attic dormer window. 6. Proposed internal modifications throughout. 7. Proposed alterations to each elevation and all associated site works.

**Area** Area 5 - North Central  
**Application Number** WEB1714/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/02/2025  
**Applicant** Darren Kearney  
**Location** 71B Adare Road, Coolock, Dublin 17  
**Additional Information** Additional Information Received  
**Proposal:** I, Darren Kearney, intend to apply for planning permission for development at 71B Adare Road, Coolock, Dublin 17, which is located on the corner of Adare Road and Adare Drive, Coolock, Dublin 17. The proposed development will consist of the construction of a ground floor extension to the side (west) and rear (south) of the existing house to provide an extended kitchen/living/dining room area as well as additional habitable rooms at ground level, along with all ancillary site development works necessary to facilitate the development. The overall house will be a 3-bedroom, 2 storey, detached dwelling.

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**Area** Area 5 - North Central  
**Application Number** WEB2428/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/02/2025  
**Applicant** Grainne and Michael Ward  
**Location** 27, Blackheath Gardens, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal:** proposed (A) one & two-storey extension to rear, (B) two-storey extension to side, incorporating the conversion of the existing garage, to side, with a new first floor extension over, & (C) fenestration alterations & the removal of an existing, non-original door & screen, to front, at ground floor level.

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**Area** Area 5 - North Central  
**Application Number** WEB2532/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/02/2025  
**Applicant** Niall O'Callaghan  
**Location** Unit 2, 191A Howth Road, Clontarf East, Dublin 3  
**Additional Information** Additional Information Received  
**Proposal:** Change of use from an existing office space to a coffee shop.

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**Area** Area 5 - North Central  
**Application Number** WEB2638/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/02/2025  
**Applicant** EG Supply Chain Limited  
**Location** Unit No AF8, Clonsaugh Business & Technology Park, Dublin 17, D17 E782  
**Additional Information** Additional Information Received

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**Proposal:** Change of use of part of existing building (Area circa 3320m<sup>2</sup>) to logistical distribution & storage from originally approved use of building as light engineering and electronic assembly facility as approved Planning Ref No PA/1415/80, with removal of condition No 8 for the exclusion for use for storage or distribution. Works include amendments to all external elevations, with insertion of 4 No. dock level loading bays, demolition of out-structures, addition of 9. No. carparking spaces to the fore, with ancillary site and ground works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2818/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/02/2025
<b>Applicant</b>	Pauline & Tom Collison
<b>Location</b>	142, Castle Ave, Clontarf, Dublin 3

**Additional Information**

**Proposal:** (1) a proposed single storey extension to rear & North side, comprising the creation of ancillary family accommodation & (2), the insertion of a window to north side of dwelling, at ground floor level, at 142, Castle Ave, Clontarf, Dublin 3

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEBLRD6065/24-S3
<b>Application Type</b>	Large Residential Development-3
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/02/2025
<b>Applicant</b>	Kilbarron ICAV Sub Fund 1
<b>Location</b>	Site 10, Mayne River Avenue, Northern Cross, Malahide Road, Dublin 17

**Additional Information**

**Proposal:** We, Kilbarron ICAV Sub Fund 1, intend to apply for a seven year planning permission for a Large-scale Residential Development on lands known as Site 10, Mayne River Avenue, Northern Cross, Malahide Road, Dublin 17. The application site has an area of c. 0.76 ha and is bound by an existing office building (Rosemount House) to the south, the Mayne River corridor to the north, an existing residential block (Burnell Place) to the east, and undeveloped lands and the Bewley's factory to the west. The development comprises of 138 no. residential units in 2 no. apartment blocks of up to eleven no. storeys in height, over a common basement level. Block 10A, containing 67 no. apartments, ranges from part nine to part eleven storeys in height, and Block 10B, containing 71 no. apartments, ranges from ten to eleven storeys in height. The unit mix consists of 37 no. 1 beds and 101 no. 2 beds. The proposal includes 590 sq.m of floorspace for Class 10 (community/arts) and Class 11 (cultural) uses at Ground Floor level, split between Block 10A (253 sq.m) and Block 10B (272 sq.m) and Basement (65 sq.m). Access to the development is provided from Mayne River Avenue to the south and from Mayne River Street to the east. The development includes a total of 90 no. car parking spaces (49 no. at surface level which will be equipped with EV charging points, and 41 no. at basement level) and 310 no. bicycle parking spaces (70 no. visitor spaces at surface level and 240 no. secure spaces at basement level, including 12 no. cargo bike spaces at basement level). Bin stores, plant rooms, ancillary residential facilities, storage rooms and block cores are located at basement level. The proposed development includes private amenity space in the form of balconies / terraces for all apartments, public and communal open space, including external communal roof terraces at 9th floor level of Block 10A and 10th floor level of Block 10B, a children's play area, PV panels and green/blue roofs at roof level of both blocks, foul and surface water drainage, hard and soft landscaping, lighting,



and an ESB Substation. Private open space is provided for all apartments in the form of balconies located on the northern and southern sides of each block. A Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application. The application may also be inspected online at the following website set up by the applicant: [www.ncsite10lrd.ie](http://www.ncsite10lrd.ie)

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### Area 5 Appeals Notified

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4422/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Zarah McDonnell
<b>Location</b>	131 Brookwood Avenue, Artane, Dublin 5 D05 E365
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission to create a new vehicular entrance to facilitate off street parking and EV charging with associated kerb dishing .

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### Area 5 Appeals Decided

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3635/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	24/02/2025
<b>Applicant</b>	St.Aidan's C.B.S. Board of Management
<b>Location</b>	Saint Aidan's CBS, Collins Avenue Extension, Whitehall, Dublin 9, D09 XT54
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	1. The demolition of the 730 sq.m annex temporary classroom block to the front of the school, comprising of 9 classrooms, 4 SET rooms, caretaker rooms and project art store. 2. The construction of the new standalone 4,055 sq.m extension and external link to St. Aidan's C.B.S. Secondary School. The building height varies from 2 to 3 storey. Accommodation provides for 4 Classroom Special Education Needs Unit with all associated facilities, 15 General Classrooms, 5 SET rooms, 2 Science Laboratories with associated preparation room, 1 music room, 1 Constructions studies room with associated prep room and project store, 1 Art room with associated project store, 1 Design, Communications and Graphics room, 1 multimedia room, 1 Staff room, ancillary accommodation and circulation. 3. Two new pedestrian access gates from Collins Avenue and two reconstructed vehicular gates on Collins Avenue and Falcarragh Road. 4. New Signage comprising of a wall mounted metal signage above the main building entrance. 5. Relocation of 348 cycle spaces and 50 no. car parking spaces. 6. All associated ancillary site development and landscaping works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4347/24
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	28/02/2025
<b>Applicant</b>	Eamonn Morris

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**Location** Site Adjacent to 39 & 41A Edenmore Crescent, Raheny, Dublin 5

**Additional Information**

**Proposal:** PERMISSION for The construction of a new infill Single Storey, 2 bedroom detached house. Plus All Associated Site Works including vehicle new entrance, All at Site Adjacent to 39 & 41A Edenmore Crescent, Raheny, Dublin 5

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**Area** Area 5 - North Central  
**Application Number** 4469/23  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 25/02/2025

**Applicant** Hermitage Estates Ltd.  
**Location** 291A, Richmond Road, Fairview , Dublin 3

**Additional Information** Additional Information Received

**Proposal:** The demolition of existing derelict sheds. The construction of a three-storey flat roofed apartment block, consisting of a total of 8 no. apartments, 4 no. one-bedroom apartments at ground floor level, and 4 no. two-bedroom duplex apartments over first and second floor level with private roof terraces at second floor level. Associated ancillary site landscaping works, including the provision of a bike store with parking for 16 no. bicycles. Pedestrian access to the site is via a laneway from the junction of Richmond Road, Fairview Strand and Ballybough Road.