



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

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

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 5 COMMERCIAL

**Area** Area 5 - North Central  
**Application Number** 3470/19/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Aran Johnston  
**Location** 1 Mornington Park, Malahide Road, Dublin 5, D05 P9F3  
**Registration Date** 07/03/2025  
**Additional Information**  
**Proposal:** EXT. OF DURATION: The development will consist of the construction of a new part three storey over basement, part single storey, house.

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**Area** Area 5 - North Central  
**Application Number** WEB1421/25  
**Application Type** Permission  
**Applicant** Th Board of Management Ardscoil La Salle  
**Location** Ardscoil La Salle, Raheny Road, Raheny, Dublin 5, D05 Y132  
**Registration Date** 03/03/2025  
**Additional Information**  
**Proposal:** PERMISSION The development will consist of the construction of 2 no. single storey extensions to existing school (5737.6sqm)- a Special Educational Needs (SEN) extension (579.7sqm), and a classroom extension (200.1sqm) & minor alterations to existing school. SEN accommodation to include a central activities space, 2 no. class safe bases, toilets & ancillary. Classroom accommodation to include a music classroom, a replacement general classroom & changing places toilet. External works to include 6 no. new car parking spaces for the SEN, new play areas, hard & soft landscaping & all associated siteworks.

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**Area** Area 5 - North Central  
**Application Number** WEB1444/25  
**Application Type** Permission  
**Applicant** Croydon Developments Ltd.  
**Location** 13 Windsor Lane, Fairview, Dublin 3  
**Registration Date** 05/03/2025  
**Additional Information**  
**Proposal:** 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** WEB1473/25  
**Application Type** Permission  
**Applicant** East Point (Development) Two Ltd  
**Location** Building P8, East Point Business Park, Alfie Byrne Road, Dublin 3, D03 E372  
**Registration Date** 07/03/2025  
**Additional Information**  
**Proposal:** The proposed development will consist of the change of use Building P8 from office use

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to medical use (GFA: 3534 sq.m) and is described on a level-by-level basis as follows: Ground Floor: 3no. Physiotherapy rooms, Office Reception, 3no. Offices, Entrance Lobby (incl. Waiting area and Reception), Staff Room, Storage room, First Aid room, 2no. Staff Showers, Kitchenette, and all ancillary accommodation; First Floor: 7no. Consulting rooms, Treatment room, 2no. Utility rooms, Interview room, 4 no. Stores, 2no. Offices, Staff Kitchen/Lounge, Reception/ Admin room, Breakout space, and all ancillary accommodation; Second Floor: 8no. Consulting rooms, Treatment room, Reception, 4no. Offices, Interview room, 2no. Utility rooms, 3no. Stores, Comms/IT room, Hot desking, and all ancillary accommodation; Third Floor: 8no. Consulting rooms, Treatment room, Reception, 5 no. Offices, 2no. Utility rooms, 3no. Stores, Comms/IT room, Staff Kitchen Lounge, and all ancillary accommodation; Fourth Floor: 3no. Research Labs, 6no. Offices, IT Hub, Waiting area, Teaching space/Meeting room, 2no. Utility rooms, Staff Kitchen Lounge, and all ancillary accommodation; Fifth Floor: 3no. Research Labs, 2no. Utility rooms, 4no. Offices, Reception, Store, Waiting area, and all ancillary accommodation; The proposal involves modifications to the internal layout of the Building P8 building consisting of 6 floors, to facilitate this change of use from office space to medical use. Minor alterations to the external façade of the southern elevation of the building are proposed to facilitate the change of use. The proposed development involves the reconfiguration of the existing parking arrangements to facilitate an increase in the number of spaces available from 30no. to 34no. spaces (includes the provision of 2no. accessible parking spaces) and increase in bicycle parking spaces from 48no. to 60no. spaces. Planning permission is also sought for the creation of a pedestrian linkage on the western side of the building for accessibility to the car parking area, installation of new Perspex cover over the existing Bike racks and all ancillary site services and site development works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1476/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Croydon Developments Ltd.
<b>Location</b>	Site to rear of No. 13 Windsor Avenue, on Windsor Lane, Fairview, Dublin 3
<b>Registration Date</b>	07/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1480/25
<b>Application Type</b>	Permission
<b>Applicant</b>	AHA Unity Brothers Ltd.
<b>Location</b>	Spar Unit 3, Swiss Cottage, Swords Road, Santry, Dublin 9, D09 X52D
<b>Registration Date</b>	07/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission sought for Beer Wine Spirits Retail Off Licence subsidiary to main retail use.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2248/24
<b>Application Type</b>	Permission

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<b>Applicant</b>	Raheny Shamrock Athletic Club
<b>Location</b>	Saint Assam's Community Hall, Saint Assam's Church, Howth Road, Dublin 5
<b>Registration Date</b>	03/03/2025
<b>Additional Information</b>	A.I Article 35 Received
<b>Proposal:</b>	<p><b>PROTECTED STRUCTURE</b> The development will consist of: The renovation, refurbishment and extension of the existing Protected Structure to provide for an upgraded Sports Club facility. Proposed works to the existing Protected Structure are inclusive of: (1) demolition of the existing non-original 20th century single-storey toilet block extension to the south of the main building; (2) removal of existing internal staircase from ground to first floor levels including false ceiling over, and infilling of the stair void with a new timber floor to match existing; (3) removal of non-original stud partition walls at ground and first floor levels and removal of existing internal door openings at ground and first floor levels; (4) removal of existing fire escape stair at the southwestern corner of the building and the provision of a new fire escape stair in its place; (5) internal reconfiguration at ground and first floor levels of the existing building, including the addition of new stud partition walls and internal door openings to accommodate a Gym, a Club Social Hub, and a Club Office all at ground floor level; and a Sports Hall and Club Meeting Room at first floor level. Internal works at first floor level are also inclusive of: (6) remedial works to existing timber floor where required; remodelling of timber floor projecting into window bays along the north elevation, cutting back the floor to form a void and installation of aluminium fire-rated glazing; and remodelling of existing non-original fire escape door to the south elevation. External works to the existing Protected Structure include: (7) removal of modern brickwork to allow for a new window in the existing oculus opening over the arch on the western elevation; (8) remodelling of 3 no. existing window openings to the southern elevation at ground floor level to form 2 no. arched door openings and 1 no. arched window opening; (9) remodelling of 3 no. existing window openings to the southern elevation at first floor level, with one opening to be removed and 2 no. arched door openings being created; (10) repointing of stone work using lime pointing where required; (11) removal of existing aluminium gutters and replacement with new cast aluminium gutters; (12) at roof level, removal and replacement of slates and felt covering to roof over entrances on the southern and northern elevations; and removal of a number of slates to the main roof to allow for inspection and replacement of wall plate and rafter ends where necessary. The proposed development will also provide for: (13) the construction of a 2-storey flat roofed extension to the south of the existing Protected Structure, with an enclosed plant area at roof level. Internally the extension will comprise an entrance lobby, commercial unit, storage space and bathroom facilities (including an accessible W.C), all at ground floor level. Access to the first-floor level is available via a new internal platform lift and stairs, with the first floor level comprising wellness/treatment rooms for club use, shower facilities, a plant room and circulation space; (14) the proposed extension will be connected to the Protected Structure via 3 no. inter-connecting doorways at ground floor level and 2 no. inter-connecting doorways at first floor level. These linkages will comprise frameless structural glazing with internal glass fins; (15) the main pedestrian access to the premises is proposed off Main Street to the east via the existing double gates, a new stair access and platform lift are proposed inside this access. A bicycle parking entrance and fire escape are available along the north-western site boundary, and a secondary entrance and fire escape to the Protected Structure is available along the northern site boundary. The following works are also proposed: (16) provision of outdoor seating; (17) provision 16 no. bicycle parking spaces to the north of the Protected Structure in the form of Sheffield stands; (18) provision of new club signage on the eastern elevation of the proposed extension; and, (19) associated site and infrastructural works which include; foul and surface water drainage, hard and soft landscaping, boundary treatments, provision of solar PV panels at roof level, internal mechanical and electrical works, lighting, bin storage and all associated site works necessary to facilitate the development. The subject property, Saint Assam's Community Hall, Saint Assam's Church, is a Protected Structure.</p>

## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3094/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Sisters Of The Infant Jesus
<b>Location</b>	18 Clanawley Road, Killester, Dublin 5, D05X966
<b>Registration Date</b>	04/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of proposed vehicular access and driveway for off street car parking at front of house .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3095/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Harriet Dunne
<b>Location</b>	25 Castle Grove, Clontarf, Dublin, D03 CK25
<b>Registration Date</b>	04/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will comprise: i) demolition of single storey kitchen annexe to rear; ii) construction of part-single, part-two-storey flat roof extension to the rear and side of the dwelling with rooflights and provision of covered terrace area to rear; iii) single storey bay window and canopy extension to front; iv) amendments to first floor bay window to the front ; v) conversion of the existing garage area into habitable space; vi) alterations to all elevations with new fenestration; vii) 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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3517/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Garrett Connolly and Christine Lowry
<b>Location</b>	5 Castle Avenue, Clontarf, Dublin 3, D03WD85
<b>Registration Date</b>	06/03/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE Planning Permission for a development at the rear of No.5 Castle Avenue, Clontarf, Dublin 3, DO3 WD85, (a protected structure) and fronting onto existing unnamed vehicular access laneway to the rear of the property. The development will consist of the demolition of a single storey domestic garage and the construction of a two storey domestic garage, home gym and home office and for all associated siteworks.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1422/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Matthew Kenny
<b>Location</b>	47, Shanliss Avenue, Whitehall, Dublin 9
<b>Registration Date</b>	03/03/2025
<b>Additional Information</b>	

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**Proposal:** The construction of a single storey pitched roof extension to the rear of the property, with a ridge height of 3525mm over ground level, totaling a floor area of 27.5m<sup>2</sup>. The development also includes the removal of the front garden wall & pillar, including the removal of small boiler to the rear of the property.

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**Area** Area 5 - North Central  
**Application Number** WEB1433/25  
**Application Type** Permission  
**Applicant** Andrey Golovanov Yulia Golovanova  
**Location** 34, Mount Prospect Avenue, Clontarf, Dublin 3  
**Registration Date** 04/03/2025

**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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**Area** Area 5 - North Central  
**Application Number** WEB1438/25  
**Application Type** Permission  
**Applicant** Hugh McDonnell Saskia Zuidweg  
**Location** 32, The Rise, Glasnevin, Dublin 9  
**Registration Date** 04/03/2025

**Additional Information**

**Proposal:** The construction of a new vehicular access from The Rise and related vehicular parking area in the front garden of the existing house and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1441/25  
**Application Type** Permission  
**Applicant** Eoin Fallon and Roderick Maguire  
**Location** 118 Vernon Avenue, Clontarf East, Dublin 3, D03 W9X0  
**Registration Date** 04/03/2025

**Additional Information**

**Proposal:** PERMISSION The development will consist of the widening of the existing vehicular entrance and insertion of new automatic gate.

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**Area** Area 5 - North Central  
**Application Number** WEB1445/25  
**Application Type** Permission  
**Applicant** Monika Mazurkiewicz  
**Location** 66 Clanhugh Road, Dublin 5, D05 H684

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**Registration Date** 05/03/2025

**Additional Information**

**Proposal:** The development seeking permission will consist of the provision of a 3m wide vehicular entrance to the front of the property.

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**Area** Area 5 - North Central

**Application Number** WEB1448/25

**Application Type** Permission

**Applicant** Grelis Ltd.

**Location** On lands at the former Carmelite Convent of the Incarnation, (PROTECTED STRUCTURE REF. 3238),

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**Registration Date** 05/03/2025

**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** WEB1450/25

**Application Type** Permission

**Applicant** Niall Monk and Linda Coogan

**Location** 85 Glencloy Road, Whitehall, Dublin 9, D09 W448

**Registration Date** 05/03/2025

**Additional Information**

**Proposal:** Construction of a new single-story porch/living room to the front of the existing dwelling and associated site works.

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**Area** Area 5 - North Central

**Application Number** WEB1452/25

**Application Type** Permission

**Applicant** Vladimir Vecerin

**Location** 50, The Park, Beaumont Woods, Dublin 9 , D09RR20

**Registration Date** 05/03/2025

**Additional Information**

**Proposal:** Permission is sought for a 14sqm 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 facade and dormer on North (rear) roof slope to adjoin similar proposed development at no.51. Permission to

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include a 1.8sqm hipped roof porch extension, alterations to internal layouts, associated site works and services.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1454/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Darragh Walsh
<b>Location</b>	28, Brookwood Crescent, Artane, Dublin 5, D05 FX22
<b>Registration Date</b>	05/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The construction of a boundary wall and wall pier in order to create new vehicular access and a new boundary wall. Other works to include the installation of a gravel ground surface.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1466/25
<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>	05/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Permission is sought for a 14sqm, 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, alterations to internal layouts, associated site works and services.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1475/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Paul and Justyna Mullin
<b>Location</b>	9, Sion Hill Park, Drumcondra, Dublin 9, D09 X0H2
<b>Registration Date</b>	07/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION: Retention permission for the conversion of the attic room to habitable use, to include a dormer window to the front of the main roof and rooflights to the rear, and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1477/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerard and Helen Maguire
<b>Location</b>	14 Blackheath Court, Clontarf East, Dublin 3 , D03YA03
<b>Registration Date</b>	07/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the demolition of the existing shed to the rear, and the erection of a two storey pitched roof rear extension. Associated internal alterations to provide new open plan kitchen dining area and new wc and utility to ground floor, and enlarged bedrooms to

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first floor. New window to side elevation. Widening of existing vehicular entrance. All associated landscaping, new boundary treatments, drainage, ancillary site works and services.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1478/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Vincent Lattimore
<b>Location</b>	39A, Kincora Avenue, Clontarf, Dublin 3
<b>Registration Date</b>	07/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of works to the existing house including 1.Part Single storey extension, 2. first floor extension, 3. attic floor conversion and 4. all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1483/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Tanya Owens
<b>Location</b>	2, Victoria Road, Clontarf, Dublin 3 , D03A3X5
<b>Registration Date</b>	07/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION : Permission is sought for retention of single storey flat roof extension with roof-light to the west side of existing house in place of original courtyard.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1485/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Daniela Francisca Gutierrez Guzman
<b>Location</b>	615A Howth Road, Blackbanks, Raheny, Dublin 5, D05 YR52
<b>Registration Date</b>	09/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will principally consist of the conversion of the existing single-storey detached garage to 1 No. bedroom living accommodation, the construction of a first-floor extension with a gable roof over the existing garage, and all associated landscaping and ancillary site development works. In Details: (i) First floor extension on top of the existing ground floor structure, maintaining the same footprint, and existing walls, with an increase in height by 3m, resulting in a total height of 5.4m. The total area of the extension is 15sqm. Total living accommodation space 30sqm (ii) Provision of a full bathroom on the ground floor. (iii) Drainage works to connect to the public mains sewer system. (iv) Alterations to door opening, with new openings facing south (front), and small, frosted windows on the sides for ventilation purposes (v) Landscaping, boundary treatments, and ancillary works required to facilitate the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2783/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Richard and Louise Walker
<b>Location</b>	42, Ferrycarrig Road, Coolock, Dublin 17

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**Registration Date** 03/03/2025  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of (1) Demolition of previous constructed flat roof side extension and front porch extension to the existing house (2) The construction of a single storey flat roof ground floor extension to the front, side and rear of the existing house (3) Attic conversion to include a dormer window within the rear roof slope and rooflights within the front roof slope (4) Remove chimney internally and externally (5) External insulation to the existing house with a render finish and (6) all necessary ancillary site development works to facilitate this development

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## Area 5 Decisions

**Area** Area 5 - North Central  
**Application Number** 3011/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/03/2025  
**Applicant** Ciaran Lattin and Sinead Leith  
**Location** 63 Chanel Road, Artane, Dublin 5, D05RF76  
**Additional Information**

**Proposal:** The construction of a single storey porch and living room extension to front of house , also associated site works .

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**Area** Area 5 - North Central  
**Application Number** 3013/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/03/2025  
**Applicant** Martin Daly  
**Location** 29, Kincora Drive, Dublin 3  
**Additional Information**

**Proposal:** Permission for the construction of 1. a part single storey part 2 storey extension to the side and rear, 2. planning permission to widen an existing vehicular access exiting onto Kincora Drive, Dublin 3, with all associated site works.

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**Area** Area 5 - North Central  
**Application Number** 3014/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 07/03/2025  
**Applicant** Joanne and Ronan McCabe  
**Location** 4 Mornington Park, Dublin 5, D05 X7NO  
**Additional Information**

**Proposal:** Development will consist of demolishing existing ground floor extension to the side of the existing house and replacing with a new ground and first floor extension extending the existing roof across to a new gable wall to the side of the existing house . 3 No. new Velux windows to the rear of the existing house roof . Demolish existing ground floor store and storage buildings to the

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rear of the existing house and replace with a new ground floor only extension and all ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3015/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/03/2025
<b>Applicant</b>	Colin & Anne-Marie Clarke
<b>Location</b>	20 Saint Assam's Park, Raheny, Dublin 5, D05 N966

**Additional Information**

**Proposal:** Permission for widening of existing vehicle entrance and alterations to the existing driveway. Change of use from existing attic storage rooms to 2no. additional bedrooms. alterations to the existing pitched roof to include new dormer roof structures to the rear and 2no. new roof lights to the front plane of the roof. Plus all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3019/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	05/03/2025
<b>Applicant</b>	David noone
<b>Location</b>	68 Cooleen Avenue, Dublin 9, D09HX74

**Additional Information**

**Proposal:** Construction of a stepped back front and rear first floor extension to the side of existing house .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3088/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	06/03/2025
<b>Applicant</b>	James Early
<b>Location</b>	64A Carndonagh Park, Donaghmede, Dublin 13, D13 VP38

**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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3091/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	07/03/2025
<b>Applicant</b>	Laura O'Brien
<b>Location</b>	17 Holly Road, Dublin 9, D09W1Y2

**Additional Information**

**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>	4417/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/03/2025
<b>Applicant</b>	Robert and Amy Grimes
<b>Location</b>	118 Tonlegee Road, Dublin 5, D05 N4X6
<b>Additional Information</b>	Additional Information Received

**Proposal:** Development will consist of a proposed new ground floor only extension to the rear of the existing house . A new ground floor only porch to the front of the existing house . Demolishing an existing chimney to the side of the existing house . A new first floor extension to the side of the existing house extending the roof across and adding a new dormer flat roof to the rear of the existing house roof . 2No new Velux windows to the front of the existing house roof . Widening of the existing vehicular entrance and all ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4438/24
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	04/03/2025
<b>Applicant</b>	Sadlier Developments Ltd.
<b>Location</b>	2A Ormond Road, Drumcondra, Dublin 9 , D09 EH60
<b>Additional Information</b>	

**Proposal:** Permission for the development at this site 2A Ormond Road, Drumcondra, Dublin 9 DO9 EH60 with entrance off the existing access lane from Ormond\_ Road. The development will consist of the construction of two 4 bed two storey plus attic level semi detached houses and the demolition of the existing building on site, The Church of Jesus Christ The Redeemer, Christian Community Church, provision of two parking spaces, four bicycle spaces, and all associated site works, site landscaping services and all ancillary development

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1015/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	03/03/2025
<b>Applicant</b>	Ross Whitaker and Susan Daly
<b>Location</b>	27, Brian Avenue, Marino, Dublin 3
<b>Additional Information</b>	

**Proposal:** RETENTION & PERMISSION: Retention permission for removal of pier and boundary wall to street. Permission for demolition of garage and shed to rear , construction of new metal

railings, pedestrian gate and vehicle gate to street, single storey extension to rear , screen and bike store to side , and all associated drainage and landscape works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1022/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/03/2025
<b>Applicant</b>	Paula Thornton
<b>Location</b>	46, Brookwood Heights, Artane, Dublin 5, D05 TK49

**Additional Information**

**Proposal:** Planning Permission for attic conversion to include living area along it's party wall and relocation of the ground floor bedroom and bathroom in a proposed flat dormer roof along it's gable wall, with full size back dormer window and an east facing smaller obscured glass window, work to roof includes securing the dormer structure into the existing roof, 2 no front rooflights at the front, replacement and new skylights at the back, refurbishment and retrofit work at the ground floor includes new duo pitch roof with glazed gable end as replacement of previous extension's flat roof, ground floor plan rearrangement, windows and external door replacements, external work includes associated drainage upgrades and the widening of the vehicular access to 3.6 metres with new front drive.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1023/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/03/2025
<b>Applicant</b>	Emer Shalloo
<b>Location</b>	627, Howth Road, Dublin 5, D05 HY98

**Additional Information**

**Proposal:** (i) demolition of existing two storey, four-bedroom detached dwelling and associated outbuildings; (ii) removal of existing internal vehicular entrance gate and replacement with new internal vehicular entrance gate of matching height/width; (iii) construction of a replacement two-storey, flat roofed, five-bedroom detached dwelling, with balcony to the rear/south at first floor level, 3 no. rooflights, feature overhangs & canopies forming ground floor covered terraces to rear/south; (iv) all ancillary site works including hard & soft landscaping, provision of 2 no. parking spaces, boundary treatments and SuDS / drainage works as necessary to facilitate the development

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1036/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/03/2025
<b>Applicant</b>	Dawn Butler
<b>Location</b>	42a, Carndonagh Drive, Donaghmede, Dublin 13

**Additional Information**

**Proposal:** The development consists of the removal of the existing boundary wall and for a single

storey extension to the side & rear of the existing house with provision for 1No. roof windows and for all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1050/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/03/2025
<b>Applicant</b>	Robert O'Reilly
<b>Location</b>	22, Grangemore Lawn, Dublin 13
<b>Additional Information</b>	

**Proposal:** The conversion of the attic space to create an Autism Sensory Room, which will include a 3m wide flat roof dormer to the rear of the property.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1054/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/03/2025
<b>Applicant</b>	Rob Purser
<b>Location</b>	54, Lorcan Grove, Whitehall , Dublin 9 , D09WV58
<b>Additional Information</b>	

**Proposal:** Single-storey front extension with a pitched roof and gable over the relocated front door, along with a new front-facing window. First-floor side extension featuring an additional front-facing window. Conversion of the ground-level garage.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1059/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/03/2025
<b>Applicant</b>	Barry & Mary Reynolds
<b>Location</b>	No. 80 Ardlea Road, Artane, Dublin 5 , D05V2N9
<b>Additional Information</b>	

**Proposal:** The development will consist of: 1) Demolition of existing porch and outbuilding / shed to the existing dwelling, 2) Construction of extensions at ground level and first floor level to the side and rear of the existing dwelling, 3) Internal and external alterations, 4) Increase existing vehicular entrance width, and 5) All ancillary site development works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1061/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	07/03/2025
<b>Applicant</b>	Brian Lynch
<b>Location</b>	226, Malahide Road, Dublin 3, D03 X566
<b>Additional Information</b>	

**Proposal:** RETENTION: Planning Permission sought by Brian Lynch at end terrace, 2 storey house, 226 Malahide Road, Dublin 3, D03X566 for Retention as built of porch, shed, side/front/rear windows and doors, dormers extension side & rear, ridge/roof level, solar panels & alterations/variations & single/two storey side/rear extension & general variations from previously approved & for all associated works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1399/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/03/2025
<b>Applicant</b>	Vincent Keary
<b>Location</b>	21 Lorcan Green, Beaumont, Dublin 9

**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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1402/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/03/2025
<b>Applicant</b>	Grelis Ltd.
<b>Location</b>	Lands at the former Carmelite Convent of the Incarnation, Hampton, Grace Park Road, Drumcondra, Dublin 9

**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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1404/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID



**Decision Date** 04/03/2025  
**Applicant** Croydon Developments Ltd.  
**Location** No. 13 Windsor Lane, Fairview, Dublin 3  
**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** WEB1406/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/03/2025  
**Applicant** Vladimir Vecerin  
**Location** 50, The Park, Beaumont Woods, Dublin 9, D09 RR20  
**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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**Area** Area 5 - North Central  
**Application Number** WEB1407/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/03/2025  
**Applicant** Jennifer Simpson  
**Location** 51 The Park, Beaumont Woods, Dublin 09, D09 FW67  
**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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**Area** Area 5 - North Central  
**Application Number** WEB1413/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/03/2025  
**Applicant** Gerry Leigh  
**Location** 89, Chanel Road, Dublin 5  
**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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1444/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/03/2025
<b>Applicant</b>	Croydon Developments Ltd.
<b>Location</b>	13 Windsor Lane, Fairview, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	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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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2504/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/03/2025
<b>Applicant</b>	James Broderick and Mary Ellen Harnedy
<b>Location</b>	87, Griffith Avenue, Dublin 9
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	CHANGE OF USE of existing single storey detached garage for use as detached habitable rooms use to include home gym, home office, play room, shower room, wc and store (approx 50m2 gross internal area) in rear garden of existing house (overall site area approx 539m2 0.054ha) & associated site works including external paving & foul drainage connection to existing manhole.

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## Area 5 Appeals Notified

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4290/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Brother Michael Fintan Heffernan
<b>Location</b>	54, (formerly 53 and 54) Saint David's Park, Dublin 5 , D05C2X6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Permission for the continuation of use as a single dwelling, originally approved under planning application Ref. 0973/93, and the removal of Condition 2 imposed under retention application Ref. 0194/97 which required the houses to be reverted to use as two separate single-family residences.

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## Area 5 Appeals Decided

None

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