



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(17/03/2025-23/03/2025)

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

WEEKLY PLANNING LISTS

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

Area 5 COMMERCIAL

Area	Area 5 - North Central
Application Number	4278/24
Application Type	Permission
Applicant	Focus Housing Association CLG
Location	5 and 6 Malahide Road, Newtown Cottages, Priorswood, Dublin 17 D17ND25 and D17N634
Registration Date	19/03/2025
Additional Information	Additional Information Received

Proposal: The proposed development will consist of the demolition of 2 no. single storey existing bungalow dwellings on the site (c.203.3 sq.m. GFA total) and the construction of a new apartment building ranging in height from 5-6 storeys comprising of 32 no. 'Housing for Older People' one bedroom apartment units. The development also proposes c.578 sq.m of communal amenity space (c.555 sq.m landscaped communal open space and c.23 sq.m internal communal amenity area), photovoltaic panels at roof level, balconies/terraces associated with individual apartment units, secure bicycle parking serving the apartments (32 no. spaces), bicycle parking for visitors (16 no spaces), surface level car parking (9 no. spaces 1 no. of which is a mobility-impaired car parking space), bin storage, ESB substation and switch room, boundary treatments, hard and soft landscaping and all other associated site works above and below ground on an overall site area of c.1,910 sq.m. Vehicular and pedestrian access to the development is proposed from new access points along Malahide Road.

Area	Area 5 - North Central
Application Number	WEB1573/25
Application Type	Permission
Applicant	Vincent Keary
Location	21, Lorcan Green, Beaumont, Dublin 9
Registration Date	18/03/2025
Additional Information	

Proposal: Permission is sought 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 .

Area	Area 5 - North Central
Application Number	WEB1574/25
Application Type	Permission
Applicant	Vincentian Fathers
Location	St Paul's College, Sybil Hill Road, Raheny, Dublin 5
Registration Date	18/03/2025
Additional Information	

Proposal: The development will consist of: - • Demolition of 3 no. single storey buildings including a derelict classroom, dressing room block and store building and the rendered blockwork eastern boundary wall; • Construction of a multi-purpose sports hall, 2-storey scale in elevation and a 1-storey element accommodating office, changing, store, plant and gym; • Construction of an adjacent floodlit multi-sport, all-weather pitch enclosed with 2.4m high paladin mesh fencing;

- All associated landscaping, car parking, bicycle parking, lighting, boundary treatments, plant, site works and services. This application is accompanied by a Natura Impact Statement (NIS).

Area	Area 5 - North Central
Application Number	WEB1602/25
Application Type	Permission
Applicant	Patrick Harvey
Location	78, Briarfield Grove, Kilbarrack, Dublin 5, D05 F656
Registration Date	20/03/2025
Additional Information	

Proposal: Construction of new detached two storey four bedroom house with habitable room to roof space and associated site works including soakway and alterations to site boundary to provide new vehicular entrance to proposed dwelling.

Area	Area 5 - North Central
Application Number	WEB1610/25
Application Type	Permission
Applicant	Emer O'Donnell & Tanya Sherlock
Location	181, Mount Prospect Avenue, Dublin 3
Registration Date	21/03/2025
Additional Information	

Proposal: (i) demolition of existing detached three-bedroom dormer bungalow dwelling, removal of ancillary shed within rear garden and removal of existing vehicular entrance via Mount Prospect Avenue (ii) construction of 2 no. two-storey over basement level semi-detached four-bedroom flat/green roofed, with 5 no. rooflights and solar panels, dwellings each provided with private amenity space in the form of a rear garden; (iii) provision of 2 no. vehicular entrances via Mount Prospect Avenue to provide access to private vehicular parking areas; and, (iv) all ancillary works, inclusive of landscaping, boundary works and SuDS drainage, as necessary to facilitate the development.

Area 5 DOMESTIC

Area	Area 5 - North Central
Application Number	3019/25
Application Type	Permission
Applicant	David Noone
Location	68 Cooleen Avenue, Dublin 9, D09HX74
Registration Date	21/03/2025
Additional Information	Additional Information Received

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

Area	Area 5 - North Central
Application Number	3028/25
Application Type	Permission

Applicant Martyn and Tara Moore
Location 27 Riverside Crescent, Dublin 17, D17AP89
Registration Date 21/03/2025
Additional Information Additional Information Received
Proposal: Development will consist of demolishing existing extension to the rear of the existing house and replacing with a new ground floor only extension . Converting garage space to habitable space . A new ground floor only extension across the front of the existing house . A new first floor extension to the side of the existing house extending out past the front house line with a new ground and first floor extension . A new Dutch hip gable wall to the side of the existing house . 2No. new flat roof dormers to the rear of the existing house roof . 1No. doors at ground floor level and 1No. window at first floor level . A new ground floor only extension to the side of the new works connected to house with link corridor . A new vehicular entrance to side/rear of the existing site and all ancillary works .

Area Area 5 - North Central
Application Number 3120/25
Application Type Permission
Applicant Philip Cooper and Kasandra O'Connell
Location 19 The Thatch Road, Whitehall, Dublin 9, D09H504
Registration Date 20/03/2025
Additional Information
Proposal: The development will consist of proposed rear first floor level extension over existing rear single storey extension with rear rooflights and associated internal alterations to existing dwelling house .

Area Area 5 - North Central
Application Number WEB1572/25
Application Type Permission
Applicant Alan & Fiona Fitzpatrick
Location 14 Mount Prospect Drive, Dublin 3, D03EC67
Registration Date 18/03/2025
Additional Information
Proposal: The development will comprise: (i) demolition of single storey kitchen and storage annexe to rear; (ii) construction of part-single, part-two-storey extension to the rear of the dwelling with rooflight; (iii) alterations side and rear elevations with new fenestration; (iv) provision of vehicular access to front garden at Mount Prospect Drive; (v) all ancillary works, associated landscaping, boundary treatments and ground works necessary to facilitate development.

Area Area 5 - North Central
Application Number WEB1580/25
Application Type Permission
Applicant Justyna and Michael McNeive
Location 16, Hampton Court, Clontarf East, Dublin 3, D03 C960
Registration Date 19/03/2025
Additional Information
Proposal: Alterations to previously granted planning permission (Ref WEB2660/24) to consist of remodel of the existing main roof hip profile to a gable end roof, 3 no. rooflights to front elevation,

increase rear dormer width to 3.5m and all associated site works for Justyna & Michael McNeive at 16 Hampton Court, Clontarf East, Dublin 3, D03 C960.

Area	Area 5 - North Central
Application Number	WEB1588/25
Application Type	Permission
Applicant	Niamh and Shaun Dwyer
Location	53, Coolatree Road, Beaumont, Dublin 9 , D09YP08
Registration Date	19/03/2025
Additional Information	
Proposal:	Demolish existing garage at side and construct a single storey extension to front, side and rear and associated site works.

Area	Area 5 - North Central
Application Number	WEB1589/25
Application Type	Retention Permission
Applicant	Simon Simon McFetridge
Location	98A, Ardcollum Avenue, Artane, Dublin 5
Registration Date	19/03/2025
Additional Information	
Proposal:	RETENTION Permission of single storey extension to rear garden

Area	Area 5 - North Central
Application Number	WEB1594/25
Application Type	Retention Permission
Applicant	Simon McFetridge
Location	98A, Ardcollum Avenue, Artane, Dublin 5, D05 VF89
Registration Date	20/03/2025
Additional Information	
Proposal:	RETENTION: Retention Permission of single storey extension to rear garden.

Area	Area 5 - North Central
Application Number	WEB1607/25
Application Type	Permission
Applicant	Rachel Dolan
Location	20, Fox's Lane, Raheny, Dublin 5 , D05H974
Registration Date	21/03/2025
Additional Information	
Proposal:	The development will consist of: (i) demolition of existing garage and storage outbuildings; (ii) construction of single storey flat roof granny flat extension to rear (north) and side (west) of existing bungalow dwelling; (iii) widening of existing vehicular access to 3.5m; (iv) rooflights, landscaping, SUDS drainage and all associated works necessary to facilitate the development.

Area	Area 5 - North Central
Application Number	WEB1615/25
Application Type	Retention Permission
Applicant	Anthony and Rosemary Crosby
Location	57, Blackheath Park, Clontarf, Dublin 3
Registration Date	21/03/2025
Additional Information	
Proposal:	RETENTION of alterations to the rear elevation and balcony

Area	Area 5 - North Central
Application Number	WEB2765/24
Application Type	Permission
Applicant	Ivan McGrath
Location	33 Avondale Park, Raheny - St. Assam, Dublin 5 , D05F884
Registration Date	20/03/2025
Additional Information	Additional Information Received
Proposal:	Attic conversion for storage with side raised gable, including a dormer window to the rear and front, and two new side windows at attic level. Single-storey flat roof extension to the rear.

Area 5 Decisions

Area	Area 5 - North Central
Application Number	3110/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/03/2025
Applicant	Clare & David Quinn
Location	77 Seapark Road, Clontarf, Dublin 3, D03 V4H5
Additional Information	
Proposal:	Planning permission for a single storey kitchen/living room extension with a skylight over and associated site works to the rear.

Area	Area 5 - North Central
Application Number	3117/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/03/2025
Applicant	Paul Quinn
Location	17 Ballyshannon Avenue, Kilmore, Dublin 5, D05EW92
Additional Information	
Proposal:	The development will consist alterations and extensions to the existing two-storey end of terrace house comprising construction of a new single storey extension to the front , and a new two storey extension to the rear with 1no. rooflight , plus attic conversion with new dormer window to the rear , with modifications to the existing internal layouts , modifications to the existing fenestration and associated site development .

Area	Area 5 - North Central
Application Number	3956/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/03/2025
Applicant	Kenneth Fogarty
Location	31 Hollybrook Road, Clontarf, Dublin 3
Additional Information	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.

Area	Area 5 - North Central
Application Number	4431/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/03/2025
Applicant	Patrick Fitzgerald
Location	Unit 103, Newtown Park, Malahide Road Industrial Park, Dublin 17 D17 HP57
Additional Information	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.

Area	Area 5 - North Central
Application Number	WEB1127/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/03/2025
Applicant	John Reddy and Ana Bindea
Location	27 Copeland Avenue, Clontarf West, Dublin 3, D03 P084
Additional Information	

Proposal: The development will consist of the following key elements: 1) Conversion of the attic space, including the addition of two dormer windows, one to the side and one to the rear. 2) Alterations to the internal layout, main roof, and elevations, along with all associated landscaping and ancillary works. 3) Changes to the windows at the ground floor level on the side elevation. 4) Increasing the width of the existing vehicular entrance to 3.4 meters and altering the front garden to create additional car parking space.

Area	Area 5 - North Central
Application Number	WEB1158/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION

Decision Date 21/03/2025
Applicant Sinéad Dunne and Ciaran Costello
Location 65, Shelmartin Avenue, Dublin 3, D03 P9C0

Additional Information

Proposal: The construction of a new extension and new bay window to the rear of main house, a new porch to the front and side of main house, a first floor window on north gable, external insulation on existing house, new north boundary at front and all associated ancillary works including demolition as necessary to facilitate new construction.

Area Area 5 - North Central
Application Number WEB1159/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/03/2025
Applicant Ava Kirby
Location 62, Hazel Road, Donnycarney, Dublin 9, D09 H2R1

Additional Information

Proposal: I, Ava Kirby intend to apply for Planning Permission for alterations to a previously submitted planning application (split decision- Grant/Refusal, Re: Application No. WEB2166/24) that includes alterations to the previous proposal relating to the provision of a new vehicular entrance and off-street car parking facility to No. 62 Hazel Road, Donnycarney, Dublin 9, D09 H2R1. The development will also entail the demolition of an existing rear lean-to extension and the construction of a replacement single storey flat roof extension that will incorporate a new dining area, utility and shower room, in addition to all ancillary site works.

Area Area 5 - North Central
Application Number WEB1165/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 20/03/2025
Applicant Sean O'Flynn and Beth Travers
Location 46, Brookwood Road, Artane, Dublin 5, D05 E5X8

Additional Information

Proposal: Sean O'Flynn and Beth Travers are seeking Planning Permission at 46 Brookwood Road, Artane, Dublin 05, D05 E5X8, for the construction of a rear, ground floor extension comprising additional kitchen, dining, living, bedroom and bathroom space. The works will include the conversion of the existing, attached garage space into a habitable room. The works are to be carried out in conjunction with all associated and necessary internal alterations, modifications and external site works, inclusive of the widening of the existing vehicular entrance gate from 2500mm to 3000mm in order to facilitate safer access to the driveway for off-street parking.

Area Area 5 - North Central
Application Number WEB1172/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/03/2025
Applicant Niamh & Nick Keegan
Location 34, Sion Hill Road, Drumcondra, Dublin 9 , D09H7P2

Additional Information

Proposal: The development consists of the conversion of the attic space with provision for a dormer window to the side and to the rear of the existing house which is in addition to a previously approved development Application no. WEB2277/24 and for all associated site works

Area	Area 5 - North Central
Application Number	WEB1175/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/03/2025
Applicant	Alec Cole
Location	41, Maywood Crescent, Raheny, Dublin 5, D05 H003

Additional Information

Proposal: The development will consist of blocking up a front window, the installation of external wall insulation to the front, side and rear of the existing structure, the removal of the front chimney stack, the widening of the existing vehicular access to Maywood Crescent and all associated modifications and site works.

Area	Area 5 - North Central
Application Number	WEB1537/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/03/2025
Applicant	JCDecaux Ireland Limited
Location	1, Annesley Bridge Road, Fairview, Dublin 3

Additional Information

Proposal: The replacement of 1No. internally illuminated 12m x 3.2m Premiere advertising display with 1No. digital 12.360m x 3.4m advertising display at 1 Annesley Bridge Road, Dublin 3, and all associated site works and services.

Area	Area 5 - North Central
Application Number	WEB1542/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/03/2025
Applicant	Matias Sebastian Gonzalez & Daniela Francisca Gutierrez Guzman
Location	615A Howth Road, Blackbanks, Raheny, Dublin 5

Additional Information

Proposal: 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.

Area	Area 5 - North Central
Application Number	WEB1549/25
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	21/03/2025
Applicant	Lorraine Long
Location	222 Collins Avenue East , Donnycarney, Dublin 5, D05 T9X5

Additional Information

Proposal: The proposed development will consist of: • the construction of a new single storey extension to the side and rear of the existing dwelling, • construction of a first floor extension to the side of the existing dwelling • external insulation to the existing dwelling • and all associated alterations, demolitions, siteworks and ancillary works.

Area	Area 5 - North Central
Application Number	WEB1589/25
Application Type	Retention Permission
Decision	APPLICATION WITHDRAWN
Decision Date	20/03/2025
Applicant	Simon Simon McFetridge
Location	98A, Ardcollum Avenue, Artane, Dublin 5

Additional Information

Proposal: RETENTION Permission of single storey extension to rear garden

Area	Area 5 - North Central
Application Number	WEB2020/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/03/2025
Applicant	Michael Moran
Location	1A Brookville Park, Artane, Dublin 5

Additional Information

Proposal: Planning permission sought for demolition of existing house & construction of 4No. three storey semi detached houses, pitched roofs, dormer windows to front, velux windows, new vehicular access /parking spaces, landscaping and all associated site works.

Area	Area 5 - North Central
Application Number	WEB2661/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/03/2025
Applicant	Rachel and Nicholas McKeown
Location	Site to the rear of, number 201 Clontarf Road, Dublin 03

Additional Information

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.

Area	Area 5 - North Central
Application Number	WEBLRD6055/25-S3
Application Type	Large Residential Development-3
Decision	APPLICATION DECLARED INVALID
Decision Date	21/03/2025
Applicant	Banner a Cuig Limited
Location	No.19 Esmond Avenue (D03 P5C7 & D03 Y2R2), No.21 Esmond Avenue (D03 P923), & at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3

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.

Area 5 Appeals Notified

Area	Area 5 - North Central
Application Number	WEB2774/24
Appeal Type	Written Evidence
Applicant	Kieran and Mary Donnelly
Location	86, Malahide Road, Dublin 3, D03 C963

Additional Information

Proposal: Construction of a two storey rear extension comprising additional kitchen, dining, living space, utility, bathrooms and bedroom spaces. The works will also include for the provision of a

rear dormer attic conversion. It is proposed to demolish some existing redundant chimney stacks, together with upgrading of all existing external windows/doors with new thermally efficient double / triple glazed units. The works are to be carried out in conjunction with all associated and necessary internal alterations, modifications and external site works as indicated on the submitted drawings.

Area 5

Appeals Decided

Area	Area 5 - North Central
Application Number	3877/23
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	20/03/2025
Applicant	GAEL Property Investments Ltd
Location	163, Richmond Road, Drumcondra, Dublin 3, D03TK50
Additional Information	Additional Information Received
Proposal: PROTECTED STRUCTURE: PERMISSION for works to a Protected Property Ltd (7357); consisting of (1) Internal & external renovation of existing dwelling house, consisting of a two-storey terraced building, having a maximum ridge height of 7.63m above existing ground level (2) Removal of the plaster to front elevation and repointing of the original brickwork. (3) The demolition of the existing mono-pitch & flat roof rear extensions, (later additions to the original structure). (4) Construction of a new rear two-storey flat roof extension (5) Ancillary site works, at 163 Richmond Road, Drumcondra, Dublin 3, D03 TK50.	

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Dublin City Council

SECTION 5 EXEMPTIONS

11/25

(17/03/2025-23/03/2025)

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Area	Area 5 - North Central
Application Number	0109/25
Application Type	Section 5
Applicant	Kate & Alec Cole
Location	41, Maywood Crescent, Raheny, Dublin 5
Registration Date	20/03/2025

Additional Information

Proposal: EXPP: New window to rear of property to compensate for window removed to front. Nos (45, 43, 33, 27, 25, 29) Section 4.1.h - The majority if the properties on the street have windows in a similar locations and it is on the same place as the other bedroom windows and doesn't increase overlooking.
