



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(07/04/2025-13/04/2025)

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 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	3141/25
Application Type	Permission
Applicant	Jean McCallig
Location	146 Walkinstown Road, Dublin 12, D12 E3W8
Registration Date	07/04/2025

Additional Information

Proposal: Permission is sought for the demolition of existing two number single storey detached garages, demolition of the existing house. Construction of larger single storey detached house on larger footprint. This larger house has living area, 4 bedroom and therapy room. The house constructed to suit a child with reduced mobility and special requirements.

Area	Area 2 - South Central
Application Number	WEB1780/25
Application Type	Permission
Applicant	Hevac Ltd
Location	Muirfield Drive, Naas Road, Dublin 12, D12 X0A3
Registration Date	09/04/2025

Additional Information

Proposal: Construction of new boundary fence over existing boundary wall (Total Height = 2.4M above ground level) Overall length = 115M, together with all associated site works, at Muirfield Drive, Naas Rd, Dublin 2, D12 X0A3

Area	Area 2 - South Central
Application Number	WEB1788/25
Application Type	Permission
Applicant	Project Maurice Ltd.
Location	Site at the Old Glass Factory, rear of Nos. 113-115 Cork Street, 118 Cork St., and lands rear of 119-122 Cork Street, & 56 John Street, Dublin 8
Registration Date	10/04/2025

Additional Information

Proposal: Change of use of a permitted cafe to 'café and/or restaurant' use.

Area	Area 2 - South Central
Application Number	WEBLRD6080/25-S3A
Application Type	Large Residential Development-3
Applicant	Ruirside Developments Ltd
Location	No. 42A, Parkgate Street, Dublin 8
Registration Date	10/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Ruirside Developments Limited intends to apply for Permission for Large-Scale Residential Development, at this site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8.

The proposed development sits within the eastern apex of the wider LRD6074/24-S3 planning unit, for the redevelopment of the brownfield site of the former Parkgate Printing Works, now known as Parkgate House, which includes Protected Structures(a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The LRD6074/24-S3 site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The LRD6074/24-S3 site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. The proposed development comprises amendments to strategic housing development, pertaining to Block A and Block B2 permitted under ABP-310567-21 (as amended by planning permission LRD6042/23-S3A), with a life of 8 years, to include: - • Increase in the footprint (from 479sqm to 569sqm) and gross floor area of Block A (from 14,364sqm to 16,693sqm), to accommodate a second internal fire core extending from ground level to Level 27 inclusive. • Minor internal layout reconfiguration at ground and mezzanine levels, to accommodate the new fire core, also resulting in: - o An increase in floor area of permitted café/restaurant unit at ground floor of Block A from c. 223sqm to c.282sqm o A decrease in floor area of permitted community facility at ground floor of Block B2 from c. 52sqm to c.49sqm o An increase in floor area of permitted café/restaurant unit at ground floor of Block B2 from c. 229sqm to c.295sqm. • Consequent reconfiguration of 198no. permitted 'Build-to-Rent' apartments (73no. studios, 97no. 1-bed, 27no. 2-bed and 1no. 3-bed) located at Block A Levels 01 to 27 inclusive, resulting in an altered mix to 26no. studio, 118no. 1-bed, 53no. 2-bed and 1no. 3-bed apartments, with no change to the total number (i.e. 198no.) within Block A. • Insertion of 8no. new 2-bed apartments (1no. in each of Levels 01 to 08 inclusive) and 1no. studio apartment and 1no. 1- bedroom apartment in lieu of 2no. 2-bed apartments at level 09 in Block B2. This results in total 48no. permitted and proposed apartments in Block B2 (1no. studio, 1no. 1-bed and 46no. 2-bed). • Associated adjustments to facade treatments at the north and south elevations of Block B2, including altered or additional private balconies. • Ancillary provision of 42no. additional bicycle parking spaces. • Localised adjustments to permitted ancillary site and landscape works, including to public plaza area (minor reduction from 1,430 sq m to 1,148sq m) Beyond localised adjustments, no other changes are proposed to the associated and ancillary demolition, conservation, landscaping and site development works, including works to the river wall subject of separate planning reference LRD6074/24-S3. This application for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStBlocksAB2Amendments.com.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3144/25
Application Type	Permission
Applicant	Colum O'Hara and Brian O'Reilly
Location	15 O'Donoghue Street, Inchicore, Dublin 8, D08XP9P
Registration Date	08/04/2025
Additional Information	
Proposal:	Permission for proposed ground floor and 1st floor extension to rear and all associated site works.

Area	Area 2 - South Central
Application Number	WEB1192/25
Application Type	Permission
Applicant	Ciaran Beegan
Location	119, Thomond Road, Dublin 10
Registration Date	09/04/2025
Additional Information	Additional Information Received

Proposal: New ground level office /utility /studio building to rear garden (circa. 58m2) of existing dwelling with associated site works.

Area	Area 2 - South Central
Application Number	WEB1255/25
Application Type	Permission
Applicant	Ciara Murray and Faolan Bashford
Location	39 St Thomas Road, Dublin 8, Dublin 8, D08 X8P6
Registration Date	07/04/2025
Additional Information	Additional Information Received

Proposal: To demolish the existing ground floor extension to rear of house, for new single and two storey extension to side and rear of house, for new window at first floor side elevation and new Velux rooflight to side of existing house.

Area	Area 2 - South Central
Application Number	WEB1754/25
Application Type	Permission
Applicant	Peter Nemeth
Location	66, Knocknarea Avenue, Dublin 12 , D12K522
Registration Date	07/04/2025
Additional Information	

Proposal: The development seeking permission will consist of the construction of a dormer window in the main roof to the rear of the property.

Area	Area 2 - South Central
Application Number	WEB1756/25
Application Type	Permission
Applicant	Foos Tifow
Location	50 Slievemore Road, Drimnagh, Dublin 12 , D12PD78
Registration Date	07/04/2025
Additional Information	

Proposal: Planning permission to widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off street parking and facilitate EV charging.

Area	Area 2 - South Central
Application Number	WEB1760/25
Application Type	Permission
Applicant	Jacqueline Bray

Location Rear of 31, 31A, 31B Walkinstown Green, And Adjacent To 36 Walkinstown Drive, Fronting Onto Walkinstown Drive, Dublin 12

Registration Date 08/04/2025

Additional Information

Proposal: I Jacqueline Bray, C/o Daniel Keane, RIAI (Arch Tech), 20 Church St., Portlaoise, Co. Laois, intend to apply for Permission for development at Rear of 31, 31A, 31B Walkinstown Green, And Adjacent To 36 Walkinstown Drive, Fronting Onto Walkinstown Drive With Vehicular Access From Walkinstown Drive, Dublin 12. The development will consist of permission to construct a detached dwelling house to the rear of 31A and 31B and all associated site works. (Previously granted planning under plg file 1644/07 & 1644/07/x1).

Area Area 2 - South Central

Application Number WEB1803/25

Application Type Permission

Applicant Tracy McAuley

Location 69, Kickham Road, Inchicore, Dublin 8 , D08TP9D

Registration Date 11/04/2025

Additional Information

Proposal: Attic conversion for storage, including a rear dormer and two Velux windows on the front roof slope. Single-storey flat-roof extension to the rear.

Area Area 2 - South Central

Application Number WEB1814/25

Application Type Permission

Applicant Building Futures Limited

Location 134 Thomas Street West, Dublin 8, D08 T6H9

Registration Date 11/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought by Building Futures Limited for development at 134 Thomas Street West, Dublin 8, D08 T6 H9 (a Protected Structure RPS Ref. no. 8795). The development will consist of refurbishment of the first, second and third floors; Internal works proposed : (i) Upgrading of electrical and mechanical services to comply with current Building Regulations; (ii) Removal of temporary propping and stiffening of the existing suspended timber floors at first, second and third floor. (iii) Fire upgrade works of existing joisted timber floors at ground, first and second floor levels; (iv) Repair of existing stairs and handrail. (v) Repair and renewal of ceilings. (vi) Erection of new lightweight internal partitions. (vii) Fitting new 4 panelled, fire rated, internal doors. (viii) Refitting of existing bathroom and provision of new, and a kitchen. (ix) Repair of internal plaster. (x) Internal insulation of the external walls at first, second and third floors only, to be compatible with existing fabric. External works: (a) Removal on non original PVC windows to the front façade only at first, second and third floor and replacement with painted timber one over one sash windows; (b) Insulating existing felt flat roof and provision on AOV. (c) Upgrade to existing outshot off staircase to include insulated slate pitched roof and lightweight plastered insulated external walls;

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0094/25
Application Type	Section 5
Decision	Exempt
Decision Date	07/04/2025
Applicant	Irish Rail - Ianrod Eireann
Location	Inchicore Works, Inchicore Parade, Dublin 8.

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works will see the 1950s single story extension being demolished to the point where the existing sand and cement plaster will be left in place, The hardwall plaster will be off the sand and cement and this plaster will be left in place along with the existing windows being left blocked up for the time being. The existing lead flashing will be removed and obvious chase in the existing stone work will be left until Irish Rail put in place a schedule for further repair to the protected structures in line with best practise.

Area	Area 2 - South Central
Application Number	0100/25
Application Type	Section 5
Decision	Exempt
Decision Date	10/04/2025
Applicant	Inishmot Ltd
Location	Tathony House, Bow Bridge, Dublin 8

Additional Information

Proposal: EXPP: Seeking declaration of Whether the use of a hostel, where care is not provided to provide long-term accommodation to homeless persons, is or is not development and whether development constitutes exempted development or does not constitute exempted development?

Area	Area 2 - South Central
Application Number	3058/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/04/2025
Applicant	Clare Butler
Location	32 New Ireland Road, Rialto, Dublin 8

Additional Information

Proposal: The development will consist of an attic conversion with dormer roof to rear roof slope plus 1 number velux window to front roof slope and all associated site works .

Area	Area 2 - South Central
Application Number	3062/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/04/2025
Applicant	The Candle Community Trust
Location	The Candle Community Trust, Lynchs Lane, Ballyfermot,

Additional Information

Proposal: The development consists of the erection of an ancillary utility shed for the storage of gardening , grass cuttings and sport equipment . The area of the shed will be 30sq. m and it will have a height of 3.2 metres , width of 5 metres and length of 6 metres . The shed will be finished in black pvc. coated metal sheeting .

Area	Area 2 - South Central
Application Number	WEB1296/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/04/2025
Applicant	Tom McKenna
Location	15, Maxwell Street, Dublin 8

Additional Information

Proposal: The development will consist of the addition of 2 no. Velux rooflights to the front-facing roof slope.

Area	Area 2 - South Central
Application Number	WEBLRD6080/25-S3
Application Type	Large Residential Development-3
Decision	APPLICATION DECLARED INVALID
Decision Date	08/04/2025
Applicant	Ruirside Developments Ltd
Location	42A Parkgate Street, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: Ruirside Developments Limited intends to apply for Permission for Large-Scale Residential Development, at this site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8. The proposed development sits within the eastern apex of the wider LRD6074/24-S3 planning unit, for the redevelopment of the brownfield site of the former Parkgate Printing Works, now known as Parkgate House, which includes Protected Structures (a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The LRD6074/24-S3 site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The LRD6074/24-S3 site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. The proposed development comprises amendments to strategic housing development, pertaining to Block A and Block B2 permitted under ABP-310567-21 (as amended by planning permission LRD6042/23-S3A), with a life of 8 years, to include: - • Increase in the footprint (from 479sqm to 569sqm) and gross floor area of Block A (from 14,364sqm to 16,693sqm), to accommodate a second internal fire core extending from ground level to Level 27 inclusive. • Minor internal layout reconfiguration at ground and mezzanine levels, to accommodate the new fire core, also resulting in: - o An increase in floor area of permitted café/restaurant unit at ground floor of Block A from c. 223sqm to c.282sqm o A decrease in floor area of permitted community facility at ground floor of Block B2 from c. 52sqm to c. c.49sqm o An increase in floor area of permitted café/restaurant unit at ground floor of Block B2 from c. 229sqm to c.295sqm. • Consequent reconfiguration of 198no. permitted 'Build-to-Rent' apartments (73no. studios, 97no. 1-bed, 27no. 2-bed and 1no. 3-bed) located at Block A Levels 01 to 27 inclusive, resulting in an altered mix to 26no. studio, 118no. 1-bed, 53no. 2-bed and 1no. 3-bed apartments, with no change to the total number (i.e. 198no.) within Block A. • Insertion of 8no.

new 2-bed apartments (1no. in each of Levels 01 to 08 inclusive) and 1no. studio apartment and 1no. 1- bedroom apartment in lieu of 2no. 2-bed apartments at level 09 in Block B2. This results in total 48no. permitted and proposed apartments in Block B2 (1no. studio, 1no. 1-bed and 46no. 2-bed). • Associated adjustments to facade treatments at the north and south elevations of Block B2, including altered or additional private balconies. • Ancillary provision of 42no. additional bicycle parking spaces. • Localised adjustments to permitted ancillary site and landscape works, including to public plaza area (minor reduction from 1,430 sq m to 1,148sq m) Beyond localised adjustments, no other changes are proposed to the associated and ancillary demolition, conservation, landscaping and site development works, including works to the river wall subject of separate planning reference LRD6074/24-S3. This application for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStBlocksAB2Amendments.com.

Area 2
Appeals Notified

None

Area 2
Appeals Decided

None
