



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 3 COMMERCIAL

Area	Area 3 - Central
Application Number	3146/25
Application Type	Permission
Applicant	Venia Ltd
Location	1/2 Eden Quay, Dublin 1, D01V9Y4
Registration Date	08/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a change of use consisting of the conversion of the three offices at 1st, 2nd and 3rd floors into three single-bedroom apartments of 48 sqm, 48 sqm and 51 sqm respectively; reconfigure the shared access on Eden Quay to the upper floors and to the shop to create separate entrances for each; establish a designated garbage bin area accessible from the side lane, Harbour Court; provide fire compartmentation to all the floors; convert four windows on the rear facade into AOV; refurbish the original windows and upgrade some of them with slimline double glazing units; updating the services and the fire protection systems. All the above at 1/2 Eden Quay Dublin 1, D01 V9Y4, which is a PROTECTED STRUCTURE.

Area	Area 3 - Central
Application Number	4211/24
Application Type	Permission
Applicant	Grangegorman Development Agency
Location	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30
Registration Date	09/04/2025

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site at nos. 23 and 24 Prussia Street and lands to the rear, Stoneybatter, Dublin 7, D07 FW30. The development will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone site to facilitate permitted works within the Grangegorman Strategic Development Zone. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. The proposed temporary link will also include associated drainage, utilities, lighting, CCTV, boundary treatments and all associated site development works. Part of the proposed development site comprises a section of the Grangegorman Strategic Development Zone boundary. A separate, concurrent planning application for permission has therefore been submitted for the portion of the development that is located within the Grangegorman Strategic Development Zone which is subject to the provisions under Section 170 of the Planning and Development Act 2000 (as amended) and which will consist of the partial demolition of the boundary wall (a protected structure, RPS ref, 1674) and remedial works to the wall, including the provision of new entrance pillars, facilitating the temporary link between the Grangegorman Strategic Development Zone and Prussia Street. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and

temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

Area	Area 3 - Central
Application Number	4483/19/X1
Application Type	Extension of Duration of Permission
Applicant	Dublin Port Company
Location	Terminal 4 North Lands, Dublin Port, Dublin 1, bounded by Bond Road, Tolka Quay Road & Promenade Road
Registration Date	11/04/2025

Additional Information

Proposal: EXT. OF DURATION: The proposed development will consist of the demolition of 10 no. redundant buildings (c. 6830sqm) and removal of temporary structures including portacabins and general site clearance (an existing substation and pump house will remain in situ) to optimise the use of the site as a multi-functional storage yard (primarily for heavy goods vehicles) and facilitate wider infrastructural upgrades to provide additional capacity within the Port. The proposed development will also include: construction of vehicular check-in booths (c. 30sqm); an open-air blockwork electrical enclosure; amendments to boundary treatments including provision of 4m high security fencing (including 1.5m high retaining walls) on the northern, eastern and southern boundaries; 4m high security fencing fixed to the existing masonry wall along the western boundary with Bond Road; 3 no. new 12m wide automatic vehicular sliding gates and re-building of 1 no. existing 9m wide automatic vehicular sliding gate; provision of 14 no. high mast lighting columns (30m high) and 54 no. perimeter lighting columns (12m high); installation of 9 no. CCTV columns (18m high); installation of new pavement, underground drainage, attenuation, interceptors, water services and electrical infrastructure; installation of new wash bay and fuel spill areas; installation of pedestrian barriers; and all associated site and development works on a site of c. 9.52ha.

Area	Area 3 - Central
Application Number	DSDZ2204/20/X1
Application Type	Extension of Duration of Permission
Applicant	Fusion Investments Ltd
Location	No. 73, North Wall Quay, Dublin 1 (a Protected Structure RPS 5840)
Registration Date	11/04/2025

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Permission is sought for the demolition of a non-original 3 storey over basement commercial building behind protected façade (c.1684.8m² to be demolished) and the construction of a commercial building (c.3,714 GIA overall) extending to 8 storeys with setback 9th floor over existing basement consisting of office space at 1st to 8th floor level (c.2,073m² NIA) and an entrance/shared office/townhall/café space (c.264m² NIA) at ground floor level. The retained façade will be restored, repaired and repointed with new windows/doors as required. There is a terrace at 8th floor level and screened external plant is setback at roof level. Permission is also sought for all associated site development works, an ESB Substation (c.28m²) at ground floor level and the provision of 60 no. bicycle spaces, shower facilities, bin store and plant within the existing basement level.

Area	Area 3 - Central
Application Number	GSDZ4210/24
Application Type	Permission
Applicant	Grangegorman Development Agency
Location	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30
Registration Date	09/04/2025
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site within the TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7, located to the rear of nos. 23 and 24 Prussia Street Stoneybatter, Dublin 7, DO7 FW30. The site is located within the Grangegorman Strategic Development Zone. The development will consist of: the demolition of a section of the Grangegorman Strategic Development Zone boundary wall (a protected structure, RPS ref. 1674) and remedial works, including the provision of new entrance pillars, and the provision of utilities connections to the existing network within the Grangegorman Strategic Development Zone to facilitate the provision of a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between the Grangegorman Strategic Development Zone site and Prussia Street via the adjoining site at nos. 23 and 24 Prussia Street. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. A separate, concurrent planning application for permission has been lodged for the portion of the development that is located outside of the Strategic Development Zone and will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

Area	Area 3 - Central
Application Number	WEB1102/25
Application Type	Retention Permission
Applicant	Sevdev 100 Limited Sevdev 101 Limited
Location	100-101 Seville Place, North Dock C Ward, Dublin 1, D01 HN36
Registration Date	09/04/2025
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE / RETENTION: for development at this site: 100 Seville Place & 101 Seville Place, Dublin 1, Dublin. 100 Seville Place and 101 Seville Place are Protected Structures with RPS Reference 7496, 7497. The development consists of: Retained as existing bedsits with full internal and external works as listed below Planning Permission is sought for: 1. External (a) Repair/restoration and installation of replacement railings across the front of the properties (b) Restore and repair stone paving (c) Lime rendering to exposed basement levels (d) Lime rendering to new retaining walls in front basement gardens (e) New stone paving/stone steps and stone coping stones (f) Soft planting and landscaping (g) Reinstate authentic replica painted timber front doors (h) New painted timber doors to all external door positions excluding 101 extensions (i) Newly positioned external doors and windows to rear elevations (j) Installation of a new external staircase to the rear extension (k) Reinstate decorative leaded fan lights over external

front doors (l) Replace windows to front and rear facades with timber windows, excluding extension (m) Installation of lime feathering reveals excluding extension (n) Make good any damaged brickwork (o) New terracotta vents (p) Replacement rainwater goods throughout excluding extension (q) Existing coping stones to gables to be dressed in lead sheet (r) Reinstatement of natural slate hanging to rear (s) Lime rendering to lower level to rear (t) Undertake careful paint removal to 101 2. Internal (a) Carefully remove the IWI insulated dry lining (b) Make good internal face of all external walls Retention Permission is sought for: 3. External (a) Construction of new retaining walls in new positions (b) Adjusted door openings to front elevation (c) Carefully remove of masonry Chimneys (d) Replace full roof covering with new Slate (e) Insulation in the existing roof space (f) Replacement of existing roof access hatches with new glazed roof lights 4. External 101 Extension (a) Installation of EWI to rear extension with rendered finish (b) New raised roof structure (c) New natural Slate roof (d) New UPVC windows and doors (e) Reconfiguration of window/door openings to extension (f) New uPVC rainwater goods, soffit and fascia 5. Internal (a) Installation of new internal partitions (b) Removal of modern staircase from 100 with new timber staircase (c) Removal of 3 steps down in 101 (d) Removal of chimney breasts (e) New internal doors and woodwork (f) New floor finishes (g) New sanitaryware provision throughout (h) New kitchen installations throughout (i) New ventilation installed (j) New 1 hour fire rated ceiling (k) New electrical installation (l) New plumbing and waste connections (m) Lowering of existing ground floor.

Area	Area 3 - Central
Application Number	WEB1567/24
Application Type	Permission
Applicant	Ruadhán Mac Aodháin & Marie O'Connor
Location	10, Prospect Road, Glasnevin, Dublin 9
Registration Date	10/04/2025
Additional Information	Additional Information Received

Proposal: The development consists of a two storey mews, 82 sq m floor area and brick faced. The mews includes entrance hall, stairs, kitchen/dining/living room, utility space and WC at ground floor and 2 bedrooms, one with en-suite shower-room and bathroom at first floor. The mews has an entrance courtyard at ground level and a balcony at first floor facing the lane, which is off Lindsay Road. And also private open space between the mews and main house. Mews includes a ground floor passage giving bicycle and pedestrian access to rear garden of main house and that of mews.

Area	Area 3 - Central
Application Number	WEB1751/25
Application Type	Permission
Applicant	Chris Capital Limited
Location	36, Blessington Street, Dublin 7 , D07X4AY
Registration Date	07/04/2025
Additional Information	

Proposal: PROTECTED STRUCTURE : The development at this Protected Structure (RPS Ref. No. 797) will consist/consists of: • Change of use from a single dwelling to 4 No apartments consisting of 3 x one-bed and 1 x two-bed units; • Minor rear excavations for fire scape stairs; • Removal of later addition stud partitions; • Replacement of basement floor; • New stud partition walls; • Infill of existing door openings; • 6 new door openings in existing Walls; • Repair/replacement of historic architectural features and fabric in accordance with the conservation methodology; • All together with drainage, bin storage, bicycle parking and all ancillary works necessary to facilitate the entire development.

Area	Area 3 - Central
Application Number	WEB1763/25
Application Type	Permission
Applicant	Malgil Properties Ltd.
Location	no.57, Parnell Square West, Dublin 1
Registration Date	08/04/2025

Additional Information

Proposal: 'Dublin City Council - We Malgil Properties Ltd. intend to apply for Planning permission for development on a site of 0.0215 ha at no.57 Parnell Square West, Dublin 1,D01 FK24 (a Protected Structure Ref. 6416). The proposed development seeks permission for: The commercial change of use from vacant office from basement to third floor levels to a Guesthouse for short-stay tourist / visitor accommodation use, comprising of 13no. bedrooms and associated ancillary development including associated lounge, lobbies, plant area, storage, cleaners/linen area, bike and bin store. Removal of existing non original internal partitions as required. Upgrading of historic doors and floors where required. Modifications to the building's rear external façade including the removal of external modern fire staircase, reinstatement of original window opes and installation of historically accurate sash windows to same. The construction of new internal recessed partitions and doors from basement to third floor levels. Provision of 'pod' en-suite bathrooms for each guest room, and 'high end' fit out. Associated site servicing (foul and surface water drainage and water supply); and all other associated site servicing, landscaping and development works above and below ground.'

Area	Area 3 - Central
Application Number	WEB1768/25
Application Type	Permission
Applicant	Klarent Hospitality
Location	Hilton Garden Inn Hotel , Custom House Quay, North Wall, Dublin 1, D01 V9X5
Registration Date	08/04/2025

Additional Information

Proposal: The display of advertisements and the installation of awnings, planters and wind breakers in the assembly of a new outdoor dining area. Advertisements to consist of 2no. double-sided projecting signs with internal static face illumination, affixed to the building facade at low level.

Area	Area 3 - Central
Application Number	WEB1769/25
Application Type	Permission
Applicant	Building Futures Limited
Location	82, Capel Street, Dublin 1, D01 WC04
Registration Date	08/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL - Planning permission is sought by Building Futures Limited for development at 82 Capel Street, Dublin 1, D01 WC04 (a Protected Structure RPS Ref. no. 1192). The development will consist of: (i) Reinstatement of existing front lightwell serving basement level including removal of concrete paving locally over the well. (ii) Removal of existing modern non-original blockwork to 2no. existing front façade openings. (iii) Repair of arched masonry head to original door opening serving front lightwell. (iv) Provision of a new doubled glazed timber casement window and a solid timber door to original lightwell openings.

(v) Provision of a cast iron and glass block rooflight with a granite border in the footpath over the lightwell. (vi) Provision of a lime finish to lightwell walls, granite paving to the floor and a French drain. (vii) Provision of granite cill to lightwell's existing window opening.

Area Area 3 - Central
Application Number WEB1770/25
Application Type Permission
Applicant Weifu Xu
Location 117 Capel Street, North City, Dublin 1
Registration Date 09/04/2025
Additional Information

Proposal: Change of use from general retail to a café/restaurant with a takeaway service. Proposed opening hours are 10:00 AM to 11:00 PM, Monday to Sunday. The change of use applies to the ground floor unit, with two WCs to be installed in the basement to serve the restaurant.

Area Area 3 - Central
Application Number WEB1783/25
Application Type Permission
Applicant CQ Properties Ltd
Location 6 Aughrim Street, Stoneybatter, Dublin 7
Registration Date 09/04/2025
Additional Information

Proposal: The development will consist of a new detached three storey mews apartment to the rear garden of the existing house. Also a new pedestrian entrance access to side of the existing house with bike and bin storage replacing the single storey garage. Also included are all associated siteworks.

Area Area 3 - Central
Application Number WEB1785/25
Application Type Permission
Applicant Cedarglade Limited
Location Centra Retail Store, 232 North Circular Road, Dublin 7, D07 RH33
Registration Date 10/04/2025
Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development consists of modifications to permitted development under Reg. Ref 3280/15 and subsequent amendment application 3916/18 consisting of the change of use of part of the retail store to an ancillary off-licence measuring c.14 sqm within the approved convenience retail unit including all associated site works and services.

Area Area 3 - Central
Application Number WEB1786/25
Application Type Retention Permission
Applicant Kevin Littlewood
Location 2 Prospect Avenue, Glasnevin, Dublin 9, D09 DD83
Registration Date 10/04/2025

Additional Information

Proposal: RETENTION: The development will consist of the retention of the conversion of the first and second floor office space into a 2-bedroom apartment along with all associated site works.

Area	Area 3 - Central
Application Number	WEB1806/25
Application Type	Permission
Applicant	Dublin Zoo
Location	Dublin Zoo, Phoenix Park, Dublin 8, D08 AC98
Registration Date	11/04/2025

Additional Information

Proposal: The development will consist of the construction of a new Restaurant Building, a single-story structure with auxiliary attached structures at a lower level. The floor area of building space including the primary structure and two auxiliary structures equals 1310m². The structure incorporates a flat roof at a height of 5.5m and an at-grade plaza entrance, flanked by landscape and a new children's play area. The building will be fitted with local featured photovoltaic panels. The exterior of the building will feature both elevated and on-grade dining terraces. The development requires the removal of a number of selected trees which will be replaced with numerous new trees and shrubs. Associated drainage and ancillary works are also included.

Area	Area 3 - Central
Application Number	WEB1808/25
Application Type	Permission
Applicant	St Paul's CBS Secondary School
Location	St Paul's CBS Secondary School, Edmund Rice Schools, North Brunswick Street, Dublin 7
Registration Date	11/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE We, the Board of Management, St Paul's CBS Secondary School intend to apply for permission for alterations to previously approved reg. ref. 3237/23 from 3-storey to a 4-storey extension to east as follows:(a) Ground Level- minor alteration to extension entrance, bicycle racks location altered; (b) First Floor- Safe Base Classroom altered as Central Activity Space with Daily Living Skills Area, re arrangement of Multi Sensory Room and welfare facilities/storage; (c) New Second Floor-2 No. Safe Base Classrooms (inc. Quiet Spaces) and associated facilities; (d) New Raised Roof Area with secure external play areas (hard and soft), sensory garden, PV Panels area and plant room,(e) Vertical extension of existing western stairwell, alteration to elevations and all associated site works and services at St. Paul's CBS Secondary School, Brunswick Street North, Dublin 7, a Protected Structure (ref 997).

Area	Area 3 - Central
Application Number	WEBGSDZ1767/25
Application Type	Permission
Applicant	Grangegorman Development Agency
Location	Site to the South-East of The Clock Tower, Grangegorman Lower, Dublin 7
Registration Date	08/04/2025

Additional Information

Proposal: The proposed development will consist of the continuation of the permitted and in place

temporary printmaking workshop as permitted under Dublin City Council Reg. Ref. GSDZ4602/19 and amended by GSDZ2407/20 for a period of 5 years. The existing permitted development consists of a single storey prefabricated buildings (GFA c.316 sq.m.) used for educational related uses including a printmaking workshop and associated support spaces, administrative areas, welfare facilities and circulation space with photovoltaic panels on the roof, plant room, minor landscaping works and bicycle parking.

Area	Area 3 - Central
Application Number	WEBLRD6052/25-S3
Application Type	Large Residential Development-3
Applicant	Sea Strand Properties Ltd
Location	96-99, Amiens Street, Dublin 1, D01 F8P0
Registration Date	07/04/2025

Additional Information

Proposal: We, Sea Strand Properties Ltd intend to apply to Dublin City Council for permission for a Large-scale Residential Development (LRD) consisting of purpose-built student accommodation on a site measuring approx. 1,652m² at 96-99 Amiens Street, Dublin 1. Adjacent to the southwestern boundary is a stone and brick retaining wall which is recognised as part of the Connolly Station Complex, a protected structure (DCC RPS Ref No. 130). This wall/protected structure lies outside the application site and beyond the applicant's land ownership and no works are proposed to it. The development will consist of: i. Demolition of the existing Petrol Filling Station and associated structures on site (c. 478m²). ii. Construction of a purpose-built student accommodation scheme in a building ranging from 6 to 9 storeys in height over lower ground floor level with a gross floor area of c. 8,044m². iii. 246 total bedspaces comprising 204 single bedrooms (including 13 universally accessible bedrooms) within 27 cluster model units and 21 twin studio units incorporating 42 bedspaces, all with ensuites and shared kitchen/living/dining areas; iv. Internal communal amenity spaces and services at lower ground and ground floor levels (including study areas, gym, cinema room, communal/games area, laundry and storage areas), management offices and stores/service areas; v. A café unit of c. 90m² at ground floor level facing Amiens Street; vi. External amenity spaces including the southern courtyard (c. 125m²) at lower ground floor level, the northern courtyard at first floor level (c. 185m²) and rooftop terrace at sixth floor level (c. 178m²); vii. The principal access point will be pedestrian only at the building's frontage to Amiens Street; viii. Separate access for vehicles, cyclists and pedestrians from Amiens Street will also be provided adjacent to the north-western boundary; ix. Provision of 275 bicycle parking spaces, including 246 secure bicycle parking spaces for residents, 5 bicycle lockers for staff and 24 visitor bicycle parking spaces. x. ESB substation/switch room, plant at lower ground and roof level, bin store, drainage, green and blue roofs, landscaping, boundary treatment and ancillary works to facilitate development. xi. It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation. The application may be inspected online at the following website set up by the applicant: www.amiensstreetlrd.ie

Area 3
DOMESTIC

Area	Area 3 - Central
Application Number	3149/25
Application Type	Permission
Applicant	Noel McHugh & Niall Hayden
Location	4 Thompson Cottages, Dublin 1, D01 W6P3

Registration Date 09/04/2025

Additional Information

Proposal: Development will consist of demolition of existing single storey extension to the rear of the existing property and replacing with a new two storey extension. 2No. new rooflights to rear of property roof and all ancillary work.

Area Area 3 - Central

Application Number 3155/25

Application Type Permission

Applicant Ruth Donald and Felim O'Donnell

Location 6 Sherkin Gardens, Drumcondra, Dublin 9

Registration Date 11/04/2025

Additional Information

Proposal: Permission for a two storey pitched roof extension and a single storey flat roof extension to rear and the widening of existing pedestrian entrance to create vehicular access/driveway to front .

Area Area 3 - Central

Application Number 3156/25

Application Type Permission

Applicant Adrian Magerusan

Location 9 Broombridge Road, Cabra West, Dublin 7

Registration Date 11/04/2025

Additional Information

Proposal: RETENTION/ PERMISSION : The development will consist of permission for a single storey front extension plus first floor rear extension over existing ground floor rear extension plus retention permission for completion of partially constructed rear garden home office/shed and all associated site works .

Area Area 3 - Central

Application Number WEB1001/25

Application Type Permission

Applicant Bernadette Mc Donnell

Location 33 Leix Road, Cabra, Dublin 7

Registration Date 10/04/2025

Additional Information Additional Information Received

Proposal: Planning permission is sought for single storey extension to front, side and rear of existing house, new bedroom and kitchen facility, removal of existing garage and all associated site works.

Area Area 3 - Central

Application Number WEB1748/25

Application Type Permission

Applicant Clare Gillett & Jonathan Crosby

Location 13 Daneswell Place, Glasnevin, Dublin 9, D09 K4CP

Registration Date 07/04/2025

Additional Information

Proposal: The installation of a new inward opening pedestrian entrance gate and access to the rear boundary and lane with associated site works and landscaping.

Area Area 3 - Central
Application Number WEB1757/25
Application Type Permission
Applicant Ruth Haverty & Fergus McDonnell
Location 8 St. Attracta Road, Cabra East, Dublin 7
Registration Date 07/04/2025
Additional Information

Proposal: 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 3 - Central
Application Number WEB1764/25
Application Type Permission
Applicant Anna Wall
Location 42 Offaly Road, Cabra, Dublin 7, D07 Y478
Registration Date 08/04/2025
Additional Information

Proposal: The development will consist of alterations and extension to the existing two storey semi-detached house to include, a new two storey side extension, a single storey front porch, demolition of an existing garden shed, a new vehicular access to the site & a car parking space and associated site works.

Area Area 3 - Central
Application Number WEB1789/25
Application Type Permission
Applicant Christy and June Bradley
Location 136, Tolka Road, Dublin 3
Registration Date 10/04/2025
Additional Information

Proposal: Planning permission to (i) 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 (ii) To relocate existing streetlight.

Area Area 3 - Central
Application Number WEB1805/25
Application Type Permission
Applicant Paul McGahan
Location 96, Cabra Road, Cabra East, Dublin 7 , D07HF22
Registration Date 11/04/2025
Additional Information

Proposal: Proposed dormer roof & installation of rooflight and increasing height of existing chimney.

Area	Area 3 - Central
Application Number	WEB1809/25
Application Type	Permission
Applicant	Dave Hillman & Tara Healy
Location	175 Carnlough Road,, Cabra, Dublin 7 , D07W86K
Registration Date	11/04/2025

Additional Information

Proposal: The development consists of the conversion of an existing attic roof space, new access stairs, flat roof dormer to the rear and all associated works.

Area	Area 3 - Central
Application Number	WEB1813/25
Application Type	Retention Permission
Applicant	Chloe Browne
Location	20, Killala Road, Dublin 7
Registration Date	10/04/2025

Additional Information

Proposal: Retention permission of detached garden room to rear garden for use as home office/gym and storage space

Area	Area 3 - Central
Application Number	WEB1820/25
Application Type	Permission
Applicant	Huiyang Wang
Location	61 North Circular Road, Cabra East, Dublin 7
Registration Date	13/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE: CHANGE OF USE The development will consist of repairs and renovations of the Existing two-storey dwelling(Protected Structure). The works will include 1)Repair and refurbishment of damaged walls, floors, ceilings, and windows at all levels; 2)Relocation of the basement kitchen to the ground floor; 3)Construction of a 2m² WC within Bedroom 1 at basement level ; 4) Change of use the basement storage into a bathroom, including all associated drainage and site works.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0006/25
Application Type	Section 5
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	11/04/2025
Applicant	Brantview Ltd
Location	55, Gardiner Street Lower and 5 Beresford Place, Dublin 1

Additional Information

Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Change of use from hostel to emergency

accommodation for persons seeking international protection. No alteration to the internal or external of the building are proposed.

Area	Area 3 - Central
Application Number	0092/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	07/04/2025
Applicant	CQ Properties Limited
Location	6 Aughrim Street, Stoneybatter, Dublin 7.
Additional Information	
Proposal:	SHEC: New detached three storey mews apartment to rear garden of existing house.

Area	Area 3 - Central
Application Number	0099/25
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	09/04/2025
Applicant	Belvedere College S.J.
Location	Junior House, Belvedere College S.J., Denmark Street Great, Dublin 1, D01 TK25

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Junior House Roof: The existing flat bitumen roof on Junior House is beginning to show evidence of failure. Survey information show that the existing surface is almost flat resulting in large areas of ponding on wet days, with water not draining properly for long periods (Image 3). The waterproofing currently requires regular maintenance with silt build-ups near outlets requiring clearance. As the existing bitumen has no roof covering or protective finish above, it is fully exposed to the sun allowing it to become brittle and in need of repair. Around the perimeter there is evidence of cracking and flashing failure against the parapets. Local repairs have been carried out over the years in these areas and along the roof seams. (Image 17). Despite preventive measures to address issues, it is clear that the roof urgently needs replaced to prevent further water ingress or structural damage. The existing insulation and waterproofing layer above the structural slab is ~35mm total, providing minimal U values. Replacing the roof provides the opportunity for upgrading insulation levels to meet current building regulation requirements. Existing rooflights above the stair core and circulation are single glazed units providing minimal thermal performance and requiring dedicated guarding in case of fall impact. Replacing rooflights and upstands with proprietary insulated upstands and double glazed units is therefore also required. Internal: The main purpose of the proposed works is to improve the quality of the existing Classrooms, Offices and Circulation areas. Existing fabric across Junior House has been upgraded in an ad-hoc manner over time, and are now showing signs of wear and tear. There are signs of warping, discolouring and staining of ceiling panels. The works will consist of refurbishment and restoration of internal fixtures, fittings and finishes where indicated in the drawings. Belvedere College would like to increase the accessibility within Junior House, as it is the only building on campus without Lift access. It is proposed to install a new platform lift as part of the works, within an existing staircase void area. Within the Staircore1 the existing fall arrest cage must be removed in preparation for instillation of the new lift enclosure from basement to level 03.

Area	Area 3 - Central
Application Number	0107/25
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	10/04/2025
Applicant	Oisin Greene
Location	29, Home Farm Road, Drumcondra, Dublin 9

Additional Information

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

Area	Area 3 - Central
Application Number	3063/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/04/2025
Applicant	Niall Howard and Kate Buckley
Location	56 St. Alphonsus Road Upper, Drumcondra, Dublin 9 , D09H5F3

Additional Information

Proposal: Permission for development at this site, No. 56 St. Alphonsus Road Upper, Drumcondra, Dublin 9. The site is a corner site adjoining St. Brigid's Road Upper. The development will consist of demolition of the existing boundary wall and reconstruction of the boundary wall, construction of a single-storey, flat roof extension to the rear of the existing house and a covered external area to the rear of the site.

Area	Area 3 - Central
Application Number	3066/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/04/2025
Applicant	Jack Donnelly
Location	79 St. Ignatius Road, Phibsborough, Dublin 7, D07 TN24

Additional Information

Proposal: The development will consist of the demolition of the existing substandard single storey extension and outhouses at the rear and the construction of a new single storey extension at the rear .

Area	Area 3 - Central
Application Number	3126/25
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	07/04/2025
Applicant	Venia Ltd
Location	1/2, Eden Quay, Dublin 1 , D01V9Y4
Additional Information	

Proposal: PROTECTED STRUCTURE :CHANGE OF USE consisting of the conversion of the three offices at 1st, 2nd and 3rd floors into three single-bedroom apartments of 48 sqm, 48 sqm and 51 sqm respectively; reconfigure the shared access on Eden Quay to the upper floors and to the shop to create separate entrances for each; establish a designated garbage bin area accessible from the side lane, Harbour Court; provide fire compartmentation to all the floors; convert four windows on the rear facade into AOV; refurbish the original windows and upgrade some of them with slimline double glazing units; updating the services and the fire protection systems.

Area	Area 3 - Central
Application Number	3133/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	09/04/2025
Applicant	Michele Synnott
Location	Doreen House, Blackhorse Avenue, Dublin 7
Additional Information	

Proposal: Planning permission for A. Construction of 2 No. apartments in the existing second floor attic space. B. Removal of 2 No. existing dormer windows to front and replacement with 2 No. glazed screens and associated balconies. C. 2 no. dormer extensions to rear D. Reconfiguration of 'Velux' roof lights to side . E. All associated site works .

Area	Area 3 - Central
Application Number	4445/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/04/2025
Applicant	Darryl Richard Jones and Margaret Robson
Location	297 Blackhorse Avenue, Cabra West, Dublin 7, D07 K8W3
Additional Information	Additional Information Received

Proposal: Permission is sought for alterations and extensions to the existing single-storey semi detached house comprising the demolition of the existing single- storey rear extension and shed and the construction of a new two storey pitched roof dormer extension plus all associated internal alterations and site development .

Area	Area 3 - Central
Application Number	WEB1256/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/04/2025
Applicant	Anthony O'Brien
Location	66, Ventry Park, Cabra West, Dublin 7, D07 PV3H
Additional Information	

Proposal: The development will consist of (1) the demolition of a porch to the front of the existing dwelling; (2) the demolition of an existing garden shed to the rear; (3) the construction of a part single storey, part two storey extension to the front and side of the existing dwelling; (4) the construction of an extension at first floor level to the rear of the existing dwelling; (5) amendments to open spaces at ground floor level to the rear and side, as well as (6) all necessary internal alterations and external works required to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1275/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/04/2025
Applicant	Catriona McKeown and Thomas McDermott
Location	Mont La Verna, 35, Bantry Road, Drumcondra, Dublin 9

Additional Information

Proposal: The development will consist of a new two storey extension and a new attic dormer, to the rear of the existing house, and associated site works.

Area	Area 3 - Central
Application Number	WEB1278/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	07/04/2025
Applicant	Dylan Coughlan & Louise Ward
Location	37 Quarry Road, Cabra East, Dublin 7 , D07T9K5

Additional Information

Proposal: PERMISSION AND RETENTION: The development will consist of : Widening of front vehicular access, retention of single-storey side and rear extension, demolition of front porch and rear utility, new ground-floor rear extension, and alteration of side extension roof from flat to sloped with three rooflights.

Area	Area 3 - Central
Application Number	WEB1283/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/04/2025
Applicant	Vodafone Ireland Limited
Location	Kavanagh Court , 1, Gardiner Street Lower, Mountjoy, Dublin 1

Additional Information

Proposal: Permission to erect 3 No. telecommunication antennas with 6 No. radio remote units supported on 3 No. ballast mounted support frames together with 1 No. wall mounted outdoor cabinet and associated equipment

Area	Area 3 - Central
Application Number	WEB1290/25
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	10/04/2025
Applicant	Cabhru Housing Association
Location	Unit 3, Father Scully House, Gardiner Street Middle and Temple Lane North, Dublin 1

Additional Information

Proposal: Change of use from a creche to commercial/retail use.

Area	Area 3 - Central
Application Number	WEB1291/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/04/2025
Applicant	Gerald Byrne
Location	15 St Vincent Street, Phibsborough, Dublin 7, D07 H318

Additional Information

Proposal: The development will consist of demolition of existing rear two storey extension (51.86 sqm) and the construction of a new two storey extension to the rear of existing house totalling 82.47 sqm and 6 roof lights. All of the above to include all associated ancillary site works at the above address.

Area	Area 3 - Central
Application Number	WEB1293/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	10/04/2025
Applicant	Cabhru Housing Association
Location	Unit 2, Father Scully House, Gardiner Street Middle and Temple Lane North, Dublin 1

Additional Information

Proposal: PERMISSION & RETENTION. CHANGE OF USE. Permission and retention permission for development at this site Unit 2 and community space on the ground floor and office on the sixth floor, Father Scully House, Gardiner Street Middle and Temple Lane North, Dublin 1. The development consists of change of Use for Unit 2 (36.04sqm) from retail to community space on the ground floor, retention change of use for community space from a conference room (33.83sqm) on the ground floor and retention change of use for an office from a community space (83.22sqm) on the sixth floor.

Area	Area 3 - Central
Application Number	WEB1298/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/04/2025
Applicant	Gerald & Antonia Murray
Location	13, Shandon Park, Phibsboro, Dublin 7

Additional Information

Proposal: Permission is sought for the Construction of a non-habitable attic conversion, construction of a rear facing flat roof dormer with rear facing window and two number rear facing

roof window in the main roof of this existing two storey mid-terrace dwelling house including all associated internal works.

Area	Area 3 - Central
Application Number	WEB1302/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	10/04/2025
Applicant	Lencon Property Holdings Limited
Location	60 Orchard Terrace,, Grangegorman Upper , Dublin 7 , D07P2R2

Additional Information

Proposal: The conversion of the existing storey over basement garage building to the rear elevation of 60 Orchard Terrace with laneway access. The works comprise 3 new bedrooms and shower room at first floor level (Garage Floor) with link from main house facilitated by the removal of an existing rear bedroom and internal alterations at first floor level. Including the conversion of the basement area below the garage floor at ground floor level to provide self-contained accommodation with kitchen/lounge, bedroom/ensuite facilities ancillary to the main dwelling. In addition to all associated siteworks.

Area	Area 3 - Central
Application Number	WEB1306/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	10/04/2025
Applicant	Eircom Ltd (t/a eir)
Location	Scouts Hall, Kinvara Road, Ashtown, Dublin 7 , D07PF54

Additional Information

Proposal: RETENTION PERMISSION: Retain telecommunications development comprising no. 3 pole mounted antenna, each enclosed within a shroud, together with a microwave dish, equipment cabinet and associated equipment

Area	Area 3 - Central
Application Number	WEB1353/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Bernadette and Brian McCormack
Location	98, Carnlough Road, Cabra West, Dublin 7, D07 NPH3

Additional Information

Proposal: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area	Area 3 - Central
Application Number	WEB1725/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 10/04/2025
Applicant Josephine and Jennifer O Connor
Location 38, Glendhu Road, Navan Road, Dublin 7

Additional Information

Proposal: Planning permission is sought for 2 storey extension to rear, side and front of existing house, removing garage at ground floor and 2 new bedrooms at first floor level, permission also sought for single storey porch extension to front of existing house and all associated site works

Area Area 3 - Central
Application Number WEB1734/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/04/2025
Applicant Snackton Limited
Location 35-35a Parkgate Street, Stoneybatter, Dublin 8, D08 PY74

Additional Information

Proposal: Permission to construct 1 no. 1-bed apartment at third floor level on an existing 3-storey building and all associated site works

Area Area 3 - Central
Application Number WEB1748/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/04/2025
Applicant Clare Gillett & Jonathan Crosby
Location 13 Daneswell Place, Glasnevin, Dublin 9, D09 K4CP

Additional Information

Proposal: The installation of a new inward opening pedestrian entrance gate and access to the rear boundary and lane with associated site works and landscaping.

Area 3
Appeals Notified

Area Area 3 - Central
Application Number 3980/24
Appeal Type Written Evidence
Applicant Welbritain Property Ltd
Location Britain Place, Dublin 1, to the rear of Cumberland Street North and Parnell Street, Dublin 1

Additional Information Additional Information Received

Proposal: The development will consist of the construction of a 7-level apartment building with setbacks at the penthouse level to present a 6-level apartment building to the Lane. The development will consist of 17 no. apartments, comprising of 4 studio units, 4 1-bed units, 6 2-bed units and 3 3-bedsunits. Ancillary residential functions including a resident's foyer lounge, resident's meeting rooms, plant area, bin storage and bicycle storage to accommodate 38 no. bicycles are located at ground level. The development resident entrance is accessed directly from

Britain Place, with separate entrances for the bicycle and bin stores. The total gross internal area of the development is 1,595msq.

Area 3
Appeals Decided
None

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

14/25

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

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

Area	Area 3 - Central
Application Number	0145/25
Application Type	Social Housing Exemption Certificate
Applicant	Snackton Ltd
Location	35-35A, Parkgate Street, Stoneybatter, Dublin, 8, D08 PY74
Registration Date	09/04/2025
Additional Information	
Proposal:	SHEC: Permission for a 1-bed apartment at third floor level on an existing 3-storey building.



Dublin City Council

SECTION 5 EXEMPTIONS

14/25

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

WEEKLY PLANNING LISTS

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

Area Area 3 - Central
Application Number 0133/25
Application Type Section 5
Applicant Yeria Unlimited
Location 11 Glenarm Avenue, Drumcondra, D09 X8F1.
Registration Date 08/04/2025

Additional Information

Proposal: EXPP: Whether the use of the dwelling currently in use as social care accommodation under Class 14(f) at 11 Glenarm Avenue, Drumcondra, D09 X8F1, currently providing accommodation to persons under age 18, to provide accommodation for persons under age 18 and seeking international protection under Class 14(h), is or is not development and whether development constitutes exempted development or does not constitute exempted development?

Area Area 3 - Central
Application Number 0141/25
Application Type Section 5
Applicant Westchester Investments Ltd
Location 82, Drumcondra Road Lower, Dublin 9
Registration Date 09/04/2025

Additional Information

Proposal: EXPP: The scope of work to be undertaken in the development is as follows: 1. Upgrade of existing bathroom facilities in existing locations, utilising existing service routes only. 2. Upgrade of existing kitchenette facilities in existing locations, utilising existing service routes only. 3. Rewiring within existing service ducts and runs. 4. Upgrade of electrical circuits. 5. Replacement of existing electric radiators throughout. 6. Provision of fire upgrade works to include compartmentalisation of floors. 7. Provision of fire rated door sets in place of non-original doors. 8. Replacement of modern floor finishes throughout, redecoration internally. 9. Repaint lower ground floor front wall. 10. Removal of overgrown vegetation throughout.

Area Area 3 - Central
Application Number 0143/25
Application Type Section 5
Applicant Iarnród Éireann
Location CME Maintenance Depot, Connolly Station, Amiens Street, Dublin 1
Registration Date 10/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Iarnrod Eireann are proposing improvements to the existing maintenance depot which is a standalone maintenance depot building located to the south-east of the main Connolly Train Station building. The proposed works are entirely located within this site and are considered to have no impact on the 19th century main station building. The works to include internal alterations, addition of four no. external workshops, new metal replacement roof to the depot to match existing dual pitch profile and additional fire exit doors to the existing railway maintenance facility at Connolly Station.
