



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 5 COMMERCIAL

Area	Area 5 - North Central
Application Number	WEB1114/25
Application Type	Permission
Applicant	Brian Lynch
Location	56 Glenwood Road,, Harmonstown,, Dublin 5, D05 Y1T9
Registration Date	08/04/2025
Additional Information	Additional Information Received

Proposal: PERMISSION: For new end terrace 2 storey 2 bed house with attic room and gable roof with rear dormer, 2No new vehicular access to front, extensions (first floor and ground floor to rear) to existing house & new attic room with rear dormer, demolition of existing garages to side, part front garden wall and all associated works.

Area	Area 5 - North Central
Application Number	WEB1777/25
Application Type	Permission
Applicant	Yvonne Ward
Location	24, Foxhill Park, Dublin 13, D13 C5V6
Registration Date	09/04/2025
Additional Information	

Proposal: Partial demolition of the existing garage and proposed installation of a 2 bedroom, single storey, light gauge steel framed structure residence with a proposed 2m high boundary wall around new private amenity space and all ancillary works.

Area	Area 5 - North Central
Application Number	WEB1782/25
Application Type	Permission
Applicant	The Board of Management of Abacas Special School
Location	Abacas Special School, Kilbarrack, Dublin 5, D05 F8F8
Registration Date	09/04/2025
Additional Information	

Proposal: The development will consist of the demolition of existing single storey school accommodation and the construction of a new part single storey, part two-storey 16-classroom special school with a floor area of approx. 4070 m² to the rear of the existing school and the neighbouring Scoil Eoin. The new school will comprise; teaching spaces, general purpose hall, music rooms, home economics room, multi-sensory rooms, library, administration areas, sanitary facilities and associated ancillary accommodation. The development will also include all associated site works including; covered walkway between the new school and Scoil Eoin, car parking, bicycle parking, ballcourt, shared all weather playing areas, classroom gardens including roof gardens to the first floor, open spaces/landscaping, plant, bin stores, site services, and utility connections to facilitate the development. There will also be vehicular and pedestrian access to the development via Greendale Rd and Thornville Road through existing site entrances. The development will be completed on a phased basis on this live school site.

Area	Area 5 - North Central
Application Number	WEB1797/25
Application Type	Permission
Applicant	Cathy Marren
Location	72, Killester Avenue, Killester, Dublin 5 , D05F685
Registration Date	10/04/2025

Additional Information

Proposal: The proposed development will consist of the change of use of the ground floor from commercial to residential, demolition of existing roof over rear yard, associated boundary walls and single storey rear extension, construction of single storey side extension and new 900mm high front / side boundary walls along with the provision of 2 no. parking spaces.

Area	Area 5 - North Central
Application Number	WEB1801/25
Application Type	Permission
Applicant	Miriam & Thomas Murphy
Location	32, Shanrath Road, Santry, Dublin 9, D09X596
Registration Date	10/04/2025

Additional Information

Proposal: The development will consist of the construction of a two-storey duplex building (150.6sqm in total) containing 1 no. two-bedroom ground floor flat with pedestrian access from Shanvarna Road (70.2sqm) and 1 no. two-bedroom first floor maisonette accessed via existing driveway on Shanrath Road (71.8sqm) with first floor terrace on northern elevation (6.8sqm), to side of existing two storey dwelling and all associated site works.

Area	Area 5 - North Central
Application Number	WEB2711/24
Application Type	Permission
Applicant	Nicolas Smyth
Location	Glenere, 78 Dollymount Avenue, Clontarf, Dublin 3, D03 PY93
Registration Date	10/04/2025

Additional Information Additional Information Received

Proposal: 2No. new vehicular and pedestrian access, gates, piers, dished footpaths and new 2/3 storey detached house to side with pitched roof and attic conversion, dormer windows, pitched roof single storey extension to rear, rooflights, landscaping and all associated site works.

Area 5 DOMESTIC

Area	Area 5 - North Central
Application Number	3142/25
Application Type	Permission
Applicant	Maire and Robert Murphy
Location	103 Clontarf Road, Clontarf, Dublin 3, D03F577
Registration Date	07/04/2025

Additional Information

Proposal: The development consists of the construction of the following, (1) An extension at the

front of the house, (South Elevation) containing a Porch and a Bay Window extension to the existing converted garage room. (2) A single storey extension at rear of house. (North Elevation) containing Kitchen, Living and Utility areas. (3) A detached single storey cabin building (area 30 Sq. Meters) for storage / home office and ancillary domestic use located in the rear garden area. (4) Internal alterations to house and all associated site works.

Area	Area 5 - North Central
Application Number	3148/25
Application Type	Permission
Applicant	Tammy McCarthy
Location	143, Seafield Road East, Dublin 3
Registration Date	09/04/2025

Additional Information

Proposal: The development will consist of: (i) partial demolition of the existing two-storey, semi-detached dwelling, including part of pitched roof, existing chimney, and removal of existing garage to the front; (ii) construction of a part-single, part two-storey extension to the rear of the dwelling with 2 no. rooflights, 4 no. Velux windows, and new attic level extension, inclusive of 2 no. dormer windows and 1 no. rooflight; (iii) alterations to all elevations with new fenestration; (iv) provision of an outdoor seating area enclosed by a pergola structure to the rear the dwelling; (v) construction of a single-storey garden room in the rear garden, to be used as ancillary accommodation; (vi) widening of existing entrance from 2.65m to 3.00m, to provide for a new electric sliding gate; (vii) hard and soft landscaping of the front garden and provision of bin store; and (viii) all associated site works including internal layout revisions, as necessary to facilitate the development.

Area	Area 5 - North Central
Application Number	3153/25
Application Type	Permission
Applicant	Maura Higgins
Location	37 Coolgreena Road, Beaumont, Dublin 9, D09 XY60
Registration Date	10/04/2025

Additional Information

Proposal: Planning permission sought for proposed forming vehicular access driveway to front boundary wall/front garden with associated site development works of dwelling house.

Area	Area 5 - North Central
Application Number	3154/25
Application Type	Permission
Applicant	Clare and David Quinn
Location	77 Seapark Road, Clontarf , Dublin 3, D03V4H5
Registration Date	11/04/2025

Additional Information

Proposal: The development consists of the construction of a single storey kitchen/living room extension with skylight over and associated site works to the rear .

Area	Area 5 - North Central
Application Number	WEB1082/25
Application Type	Permission

Applicant Matthew and Emma Baskin
Location 34, Shanowen Park, Whitehall, Dublin 9, D09 YV63
Registration Date 10/04/2025
Additional Information Additional Information Received
Proposal: The development will consist of demolishing the existing converted garage, extension and boiler house and building a two-storey extension to the side and rear with external side wall being separate from adjacent property but joined to it with piers at the front and rear, and roofs having weather flashing between them, a further single storey extension to rear with 4 rooflights, a garden room, adding one rooflight to the side, a porch canopy and external insulation with render finish to front, widening of vehicular entrance, internal reconfiguration and associated site works.

Area Area 5 - North Central
Application Number WEB1746/25
Application Type Permission
Applicant Shauna & Karin van Lokhorst
Location 19, Brian Terrace, Marino, Dublin 3
Registration Date 07/04/2025
Additional Information
Proposal: The development will consist of new vehicular entrance for off street parking with front boundary alterations, standalone 2 bike shed, and public footpath disking to the front of the existing house, & all ancillary site works.

Area Area 5 - North Central
Application Number WEB1772/25
Application Type Retention Permission
Applicant Jean Mulcahy
Location 12 Walnut Park, Courtlands, Drumcondra, Dublin 9, D09W6T7
Registration Date 09/04/2025
Additional Information
Proposal: RETENTION permission is sought for the widening of an existing vehicular entrance, in order to improve accessibility and facilitate safer off street parking.

Area Area 5 - North Central
Application Number WEB1776/25
Application Type Permission
Applicant Walsh and Banahan Niall and Majella
Location 81 The Green, Beaumont Woods, Dublin 9, D09 K744
Registration Date 09/04/2025
Additional Information
Proposal: The proposed works include converting the existing attic space for additional storage, altering the roof structure from its current hipped design to full apex style, adding a gable window to enhance natural light, and constructing a dormer window on the rear of the property, Plus all associated site works

Area Area 5 - North Central
Application Number WEB1779/25
Application Type Permission
Applicant Joe McCracken
Location 87, Elm Mount Avenue, Dublin 9
Registration Date 09/04/2025

Additional Information

Proposal: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front, gable window to side all with associated ancillary works

Area Area 5 - North Central
Application Number WEB1781/25
Application Type Permission
Applicant Nicola Curry & Tony Ryan
Location 25, Riverside Crescent, Clonshaugh, Dublin 17, D17 Y201
Registration Date 09/04/2025

Additional Information

Proposal: The development consists of the construction of a new attic conversion to create storage space and to include W.C along with alterations to the existing hipped roof forming a new gable wall with high level window to the side elevation & new flat roof dormer to the rear elevation at roof level. The development is to include internal alterations, and all ancillary works as required.

Area Area 5 - North Central
Application Number WEB1787/25
Application Type Permission
Applicant Michelle O'Brien and Frank Ryan
Location 32 Cooleen Avenue, Beaumont, Dublin 9, D09 KH60
Registration Date 10/04/2025

Additional Information

Proposal: Permission is sought for: a) Change to the east facing main roof profile from a hip to a jerkinhed roof profile, to facilitate an attic conversion accommodating a new office/store and hosting, b) A dormer window extension to the rear of the main roof c) All associated site works to 32 Cooleen Avenue Beaumont D9. D09 KH60 by Michelle O'Brien and Frank Ryan

Area Area 5 - North Central
Application Number WEB1793/25
Application Type Permission
Applicant Hazel Doyle
Location 54, Ashbrook, Howth Road, Clontarf, Dublin 3, D03 X8P5
Registration Date 10/04/2025

Additional Information

Proposal: RETENTION & PERMISSION: Retention Permission for widened vehicle access to front and raised fences to rear garden and Planning Permission for recladding of existing conservatory to first floor at rear and dormer to rear to facilitate attic conversion to non habitable storage space.

Area	Area 5 - North Central
Application Number	WEB1795/25
Application Type	Retention Permission
Applicant	Michael McCawley
Location	806, Howth Road, Dublin 5
Registration Date	10/04/2025

Additional Information

Proposal: RETENTION PERMISSION Dublin City Council - I Michael McCawley intend to apply for Retention Permission for Development at this site 806 Howth Road, Dublin 5, D05 A060. The development consists of proposed changes to previously approved Reg. Ref.3800/20, relating to condition 1 and 3, consisting of (i) Alterations to the single storey porch element to dwellings B and C from cantilevered roof structures to supported roof structures (ii) The location of the two rear dwellings (B and C) in relation to the north western site boundary (iii) The parapet height of the side bay windows of dwellings B and C (iv) The retention of clear glass to the south west facing window to dwelling A and all associated ancillary site and landscaping works.

Area	Area 5 - North Central
Application Number	WEB1796/25
Application Type	Permission
Applicant	Siobhan Power and Scott McMullan
Location	125, Abbeyfield, Killester, Dublin 5, D05 R5F2
Registration Date	10/04/2025

Additional Information

Proposal: The development will consist of the demolition of existing out houses / storage sheds along the west boundary of the site and the construction of a single storey structure, consisting of two home offices, a home gym, a bathroom and a children's den and all associated landscaping and drainage works.

Area	Area 5 - North Central
Application Number	WEB1799/25
Application Type	Permission
Applicant	Julette Kearney & James Taylor
Location	67 Gracefield Avenue, Donaghmede, Dublin 5, D05 YH42
Registration Date	10/04/2025

Additional Information

Proposal: Conversion of existing garage to habitable space, Construction of a 21 sq/m first floor extension to the side, Construction of a 5.5 sq/m ground floor extension to the side and construction of a 27.6 sq/m ground floor extension to the rear of existing dwelling.

Area	Area 5 - North Central
Application Number	WEB1810/25
Application Type	Permission
Applicant	Sinead Roulston
Location	35, Saint Declan's Road, Marino, Dublin 3, D03K7X6
Registration Date	11/04/2025

Additional Information

Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space all with associated ancillary works

Area	Area 5 - North Central
Application Number	WEB1811/25
Application Type	Permission
Applicant	Jill and Max McClintock
Location	86, Killester Park, Killester, Dublin 5, D05 E9H6
Registration Date	11/04/2025
Additional Information	

Proposal: Demolish existing single storey extension and construct new single storey extension all to rear . Attic conversion with dormer window to rear and three number velux roof windows to front and all associated site works.

Area	Area 5 - North Central
Application Number	WEB1815/25
Application Type	Permission
Applicant	Mary Connolly
Location	68 Abbeyfield, Clontarf West, Dublin 5
Registration Date	11/04/2025
Additional Information	

Proposal: Installation of a single-storey, flat-roof, timber-framed garden room to the rear of the property, comprising an exercise room with a WC.

Area	Area 5 - North Central
Application Number	WEB1816/25
Application Type	Permission
Applicant	Stephanie Boner & Niall McMenamin
Location	55 Philipsburgh Terrace, Marino, Dublin 3, D03 N2R8
Registration Date	11/04/2025
Additional Information	

Proposal: PERMISSION & RETENTION: The development will consist of the demolition of a single-storey converted garage and of a small garden shed, the 2-storey extension to the side and rear of an existing end-of-terrace 2-storey dwelling, external insulation of the extended dwelling, and the RETENTION of an existing bicycle storage unit in the front garden.

Area	Area 5 - North Central
Application Number	WEB1817/25
Application Type	Permission
Applicant	Mercedes Siaz and Ronan Hurley
Location	39, Maryville Road, Raheny, Dublin 5 , D05V400
Registration Date	12/04/2025
Additional Information	

Proposal: Conversion of their attic to storage and a bathroom including a dormer window to the rear at roof level.

Area	Area 5 - North Central
Application Number	WEB1819/25
Application Type	Permission
Applicant	John & Anne Collins
Location	32, Grace Park Heights, Dublin 9 , D09PW66
Registration Date	12/04/2025

Additional Information

Proposal: The development will consist of the demolition of an existing front porch and the construction of a single storey flat roof front porch extension and widening of existing vehicular entrance and all associated siteworks.

Area	Area 5 - North Central
Application Number	WEB2822/24
Application Type	Permission
Applicant	Dean Cummins
Location	17, Hole in the Wall Road, Donaghmede, Dublin 13, D13 C7N8
Registration Date	10/04/2025

Additional Information Additional Information Received

Proposal: Planning Permission is sought by Dean Cummins at 14 Hole in the Wall Road, Dublin 13 for a 3 bedroom single storey extension to the rear of the existing cottage as well as internal alterations and retrofit of the existing cottage. External works will include site services and associated drainage.

Area 5 Decisions

Area	Area 5 - North Central
Application Number	0095/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	08/04/2025
Applicant	Vincent Keary
Location	21 Lorcan Green, Beaumont, Dublin 9

Additional Information

Proposal: SHEC: Construction 3no. dwellings to the side and rear of the existing dwelling.

Area	Area 5 - North Central
Application Number	0101/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	08/04/2025
Applicant	Tizbur Ltd
Location	30 Haddon Road, Clontarf, Dublin 3.

Additional Information

Proposal: EXPP: Whether the use of 30 Haddon Road, an established use for social care

accommodation which is currently used for the accommodation of displaced persons from Ukraine for Temporary use by or on behalf of the Minister for Children, Equality, Disability, seeking international protection is or is not exempt development.

Area	Area 5 - North Central
Application Number	0109/25
Application Type	Section 5
Decision	Exempt
Decision Date	11/04/2025
Applicant	Kate & Alec Cole
Location	41, Maywood Crescent, Raheny, Dublin 5

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.

Area	Area 5 - North Central
Application Number	3019/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	David Noone
Location	68 Cooleen Avenue, Dublin 9, D09HX74

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	3027/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Stephen and Penny Deegan
Location	28 St. Brigid's Road, Artane, Dublin 5

Additional Information Additional Information Received

Proposal: The development will consist of building an entrance porch at the front of the house and all associated works

Area	Area 5 - North Central
Application Number	3028/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Martyn and Tara Moore
Location	27 Riverside Crescent, Dublin 17, D17AP89

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	3054/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	11/04/2025
Applicant	David Courtney
Location	23 Riverside Grove, Dublin 17, D17 KH74

Additional Information

Proposal: RETENTION / PERMISSION: Retention development will consist of a ground floor only extension to the rear of the existing house. Retention for a window at ground floor level to the existing side elevation, Retention for detached ground floor only garage & side passageway canopy to the side of the existing house. Planning permission for a new ground floor only detached building in the rear garden to be used for home office/gym & storage and all ancillary works.

Area	Area 5 - North Central
Application Number	3056/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	08/04/2025
Applicant	Dr. Nick Flynn
Location	Unit 4, The Timber Mill, Artane, Dublin 5

Additional Information

Proposal: The development consists of the change of use of unit 4 the Timber Mill , Artane , Dublin 5 from a hairdressing and beauty salon to a centre of medical and related services and all associated refurbishment works .

Area	Area 5 - North Central
Application Number	3065/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/04/2025
Applicant	Gareth Daly & Orla Walsh
Location	67 Dollymount Avenue, Clontarf, Dublin 3 , D03HR64

Additional Information

Proposal: PERMISSION for the demolition of the existing single storey extension at the rear, the construction of a new single storey extension at the rear, a new two storey extension at the side, alterations to the finishes of the existing front façade including a new recessed porch, the

conversion of the existing attic space including changing of the roof profile from hip end to gable end, a dormer extension to the rear roof slope and velux roof lights to the front and rear roof slopes.

Area	Area 5 - North Central
Application Number	3069/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Rachel Bonny
Location	119 Larkhill Road, Dublin 9, D09YX62
Additional Information	
Proposal:	Development will consist of a proposed new flat roof dormer to the rear of the existing house roof and all ancillary works .

Area	Area 5 - North Central
Application Number	3082/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Fergal Carty and Susan Bolger
Location	35 Tonlegee Road, Dublin 5, D05E5C8
Additional Information	
Proposal:	The development will consist of the construction of the following (1) A porch at front of house (South Elevation) (2) A single storey extension to rear of house (North Elevation) (3) To attic space to a store and ancillary accomodation area with a dormer at rear (North Elevation) and three Velux Rooflights at front (South Elevation) (4) Internal alterations to house and all associated site works .

Area	Area 5 - North Central
Application Number	3129/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	09/04/2025
Applicant	Huan Zhang
Location	253 Swords Road, Santry, Dublin 9, D09 CD83
Additional Information	
Proposal:	Permission for demolition of existing single storey rear temporary extension and to construct a new replacement single storey rear extension having two roof lights, added roof light over existing rear extension.

Area	Area 5 - North Central
Application Number	3136/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/04/2025
Applicant	Clare And David Quinn

Location 77, Seapark Road, Clontarf, Dublin 3 , D03V4H5
Additional Information
Proposal: Permission for a single storey Kitchen / Living Room extension with a skylight over and associated site works to the rear at 77 Seapark Road, Clontarf, Dublin 3, DO3 V4H5.

Area Area 5 - North Central
Application Number 3142/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/04/2025
Applicant Maire and Robert Murphy
Location 103 Clontarf Road, Clontarf, Dublin 3, D03F577

Additional Information

Proposal: The development consists of the construction of the following, (1) An extension at the front of the house, (South Elevation) containing a Porch and a Bay Window extension to the existing converted garage room. (2) A single storey extension at rear of house. (North Elevation) containing Kitchen, Living and Utility areas. (3) A detached single storey cabin building (area 30 Sq. Meters) for storage / home office and ancillary domestic use located in the rear garden area. (4) Internal alterations to house and all associated site works.

Area Area 5 - North Central
Application Number WEB1254/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/04/2025
Applicant Louise McDonnell
Location 45, Grangemore Crescent,, Dublin 13, D13V8F1

Additional Information

Proposal: The proposed works include alterations to the properties existing attics roof structure to construct a dormer window to the rear roof plane to create additional attic room space for a home office and storage. Plus all associated site works.

Area Area 5 - North Central
Application Number WEB1268/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 08/04/2025
Applicant Dr Steve Karagiannis
Location 146, Foxfield Park, Raheny, Dublin 5, D05 HK12

Additional Information

Proposal: Planning Permission is sought for a medical consulting room, ancillary to a dwelling, in a detached single storey converted garage on foot of Condition 4 (b) of previous planning permission number 2002/20.

Area Area 5 - North Central
Application Number WEB1277/25
Application Type Permission

Decision	GRANT PERMISSION
Decision Date	08/04/2025
Applicant	Gary Hynds and Niamh Cosgrave
Location	17, Calderwood Avenue, Dublin 9

Additional Information

Proposal: Planning permission for the construction of single storey extension at first floor level over the existing garage to the front (east) elevation onto Calderwood Avenue, with a new pitched roof over this extension linking into the existing roof, together with a dormer window extension at attic level to the rear (west).

Area	Area 5 - North Central
Application Number	WEB1282/25
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	08/04/2025
Applicant	Fairview CY Pitch & Putt Club
Location	Rear 80 Philipsburgh Avenue, Dublin 3 , D03H3F1

Additional Information

Proposal: RETENTION PERMISSION: Existing completed single storey portable storage units comprising storage accommodation (54.5M2 approx gross internal area) for use ancillary to the existing pitch and putt course with overall site area 7815m2 (0.78ha) approx, & associated site works including external pathway, works subject to Dublin City Council Enforcement Section 152 Warning Notice of 04.07.2024 of the Planning and Development Act 2000 (as amended)

Area	Area 5 - North Central
Application Number	WEB1287/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/04/2025
Applicant	Red Rock Collins Avenue Ltd.
Location	a 0.306 hectare site located to the west of St. Aidan's CBS Secondary School,, Collins Avenue Extension, Dublin 9

Additional Information

Proposal: The development will consist of: (i) Demolition of the existing single-storey, vacant building on-site and associated shed structure to the south-west; (ii) construction of a 5 to 6 storey building, containing a total of 67 no. apartments which are all one-bedroom social housing units for older persons. The proposed development will be provided in association with FOLD Housing, an Approved Housing Body (AHB). Private amenity space to serve each apartment is provided in the form of a balcony/terrace and landscaped communal open space is provided in the form of a roof terrace. Internal communal amenity space for residents is provided at ground floor level in the form of a multifunctional room, a shared dining/function room, a kitchenette and tea station, a healthcare/wellness consultation room, an exercise room, a meeting room and a reception area. The proposed development will also include: (iii) provision of a new junction entrance to the site (pedestrian and vehicular access) off Collins Avenue Extension to the north including associated upgrade works to the existing footpath and cycle lane at this location; (iv) provision of revised boundary treatments; (v) provision of 7 no. car parking spaces (including 1 no. accessible parking space and 5 no. EV car charging points), 14 no. resident bicycle parking spaces (including 2 no. adapted bicycle parking spaces), and 14 no. staff and visitor bicycle parking spaces; (vi) provision of landscaped open space, including pedestrian paths, outdoor seating, planting and exercise

equipment; (vii) construction of a replacement single-storey shed structure in the southern section of the site for use by the adjoining school; (viii) and all associated development works necessary to facilitate the proposal including, drainage, landscaping, boundary treatments, bin storage, plant and lighting.

Area	Area 5 - North Central
Application Number	WEB1303/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/04/2025
Applicant	David Hogan Beatrice Becker
Location	117 Furry Park Road, Killester, Dublin 5

Additional Information

Proposal: Planning permission is sought for the conversion of existing attic space to storage room with new flat roofed dormer window to the rear of existing dwelling, and the installation of attic skylights in the front and rear of existing dwelling at 117 Furry Park Road, Killester, Dublin 5 for David Hogan & Beatrice Becker.

Area	Area 5 - North Central
Application Number	WEB1310/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	09/04/2025
Applicant	Sean Judge and Claire Cronin
Location	52 Blackheath Park, Clontarf, Dublin 3, D03 R620

Additional Information

Proposal: RETENTION permission for demolition of existing chimney stack and Planning permission for conversion of garage into WC and Playroom, New Canopy roof to front elevation, First floor extension to side creating new bedroom, conversion of attic into bedroom and ensuite, widen existing vehicle entrance from 2.7m to 3m in width along with ancillary works.

Area	Area 5 - North Central
Application Number	WEB1326/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Mary Walsh and Micheál O'Briain
Location	22, Avondale Park, Raheny, Dublin 5

Additional Information

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

Area	Area 5 - North Central
Application Number	WEB1327/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025

Applicant Vadim Piel
Location 40, Cill Eanna, Raheny, Dublin 5, D05 VE42
Additional Information
Proposal: The development will consist of a two-storey and part single storey extension to the rear of the semi-detached two storey house. It will also include an extension to the side at first floor level above the existing garage. The proposed roofs will be hipped and pitched to match the style and materials of the existing roof. The works will also include internal alterations at ground and first floor level and will include all landscaping, drainage and ancillary works and services.

Area Area 5 - North Central
Application Number WEB1334/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/04/2025
Applicant Denis and Antoinette Finnegan
Location 52, The Green,, Beaumont Woods,, Dublin 9,, D09XK13
Additional Information
Proposal: The proposed works include converting the existing attic space for additional storage, altering the roof structure from its current hipped design to a full apex style, adding a gable window to enhance natural light, and constructing a dormer window on the rear of the property, plus all associated site works.

Area Area 5 - North Central
Application Number WEB1335/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 10/04/2025
Applicant Kenneth & Susan Duffy
Location 162 Tonlegee Road, Raheny, Dublin 5
Additional Information
Proposal: The development consists of the conversion of the attic space with provision for a dormer window to the rear of the existing house and for all associated site works.

Area Area 5 - North Central
Application Number WEB1343/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/04/2025
Applicant Larissa Baran
Location 37, Coolatree Park, Beaumont, Dublin 9, D09 XK84
Additional Information
Proposal: To convert the garage to living accommodation consisting of bedroom, bathroom and television room, with a connection to the main house through a corridor at kitchen level.

Area Area 5 - North Central
Application Number WEB1408/25
Application Type Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	08/04/2025
Applicant	Steven and Sharon Kelly
Location	20, Mask Green, Dublin 5
Additional Information	

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

Area	Area 5 - North Central
Application Number	WEB1712/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/04/2025
Applicant	James Connolly and Mary Ryan
Location	268, Clontarf Road, Clontarf, Dublin 3, Dublin 3, D03 N6V4

Additional Information

Proposal: The development will consist of the conversion of an attic into a store room and external renovations comprising the provision of a gable wall to the front of the dwelling , fitting external insulation and installing two velux rooflights to the front of the building.

Area	Area 5 - North Central
Application Number	WEB1721/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/04/2025
Applicant	Miriam & Thomas Murphy
Location	No. 32, Shanrath Road, Santry, Dublin 9 , D09X956

Additional Information

Proposal: The development will consist of the construction of a two-storey duplex building (150.6sqm in total) containing 1 no. two-bedroom ground floor flat (70.2sqm) and 1 no. two-bedroom first floor maisonette (71.8sqm) to side of existing two storey dwelling and all associated site works.

Area	Area 5 - North Central
Application Number	WEB1727/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/04/2025
Applicant	Neil & Julie Loftus
Location	Fairhouse, 55 Seafield Road East, Clontarf, Dublin 3

Additional Information

Proposal: Planning permission for the construction of a single storey flat roof garden room/ gym, 44sq.m in area and all ancillary works to facilitate the development.

Area	Area 5 - North Central
Application Number	WEB1733/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	09/04/2025
Applicant	Michelle O'Brien and Frank Ryan
Location	32 Cooleen Avenue, Beaumont, Dublin 9, D09 KH60

Additional Information

Proposal: Permission is sought for: a) Change to the east facing main roof profile from a hip to a jerkinhed roof profile, to facilitate an attic conversion accommodating a new office/store and hosting, b) A dormer window extension to the rear of the main roof c) All associated site works .

Area	Area 5 - North Central
Application Number	WEB1737/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/04/2025
Applicant	Matriciana Ltd.
Location	110 & 114 Howth Road, Dublin 3

Additional Information

Proposal: We, Matriciana Ltd., intend to apply for Planning Permission for development at this site: 110 & 114, Howth Road, Clontarf, Dublin 3. The development will consist of: 1. The demolition of 2 no. existing, detached residential dwellings on the subject site, 110, Howth Road, Dublin 3, D03 KV60 (single storey dwelling, 168.7 m2 GFA) and 114, Howth Road, Dublin 3, D03 DE48 (dormer dwelling, 274.5 m2 GFA) plus ancillary outbuildings (47 m2 GFA overall). 2. The construction of a residential development (9,953.66 m2 GFA) consisting of 86 no. apartment units (3 no. studios, 35 no. 1 – bed units, 41 no. 2 – bed units, and 7 no. 3 – bed units) ranging between 4 to 7 storeys in height over basement level. 3. Provision of resident's communal area (38 m2 GFA) at ground floor level. 4. Provision of 1 no. Crèche Facility at ground floor level (75 m2 GFA) with capacity for 20 no. children and associated, secure, open play area (120.8 m2). 5. Provision of 1 no. Café Unit (50 m2 GFA) at ground floor level with associated outdoor seating area. 6. Removal of 2 no. existing vehicular site entrances off Howth Road (R105) and provision of new site access off Howth Road (R105) to serve the development with vehicular, cycling and pedestrian access. 7. The construction of a basement to be accessed off Howth Road (R105) with provision for 46 no. car parking spaces, including accessible and electric vehicle spaces, 2 no. motorcycle parking spaces and 142 no. 'long stay' residential secured bicycle parking spaces. 8. 4 no. surface level car parking spaces (consisting of 2 no. employment parking spaces in connection with the crèche and café and 2 no. additional parking spaces as shared GoCar/ Visitor parking spaces), 1 no. set down area and 1 no. parking space for delivery/ services vehicles. 9. Provision of 142 no. 'long stay' residential secured bicycle parking spaces at basement level together with additional 50 no. visitor bicycle parking spaces in secure locations at surface level throughout the site. 10. All apartments are provided with private terraces / balconies. 11. The scheme provides a total of 3,059.51 m2 of open space, consisting of 2,075.55 m2 of Communal Open Space (44% of overall site area), 467.86 m2 of Public Open Space for community use (10% of overall site area), and 516.1 m2 of communal roof terrace gardens at 4th, 5th and 6th floor level for residents (11% of overall site area). 12. Total non-residential use is 163 m2 (1.6 % of overall development). 13. Provision of 63.6 m2 of Bin Storage, 30 m2 of Storage, 34.2 m2 of CHP Room and 40 m2 of Communications Room (all at basement level). 14. The development will also provide for all associated ancillary site development infrastructure including: public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments and all associated site development and excavation works above

and below ground necessary to facilitate the development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area	Area 5 - North Central
Application Number	WEB1740/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/04/2025
Applicant	Matriciana Ltd.
Location	110 & 114 Howth Road, Dublin 3

Additional Information

Proposal: The development will consist of: 1. The demolition of 2 no. existing, detached residential dwellings on the subject site, 110, Howth Road, Dublin 3, D03 KV60 (single storey dwelling, 168.7 m2 GFA) and 114, Howth Road, Dublin 3, D03 DE48 (dormer dwelling, 274.5 m2 GFA) plus ancillary outbuildings (47 m2 GFA overall). 2. The construction of a residential development (9,953.66 m2 GFA) consisting of 86 no. apartment units (3 no. studios, 35 no. 1 – bed units, 41 no. 2 – bed units, and 7 no. 3 – bed units) ranging between 4 to 7 storeys in height over basement level. 3. Provision of resident's communal area (38 m2 GFA) at ground floor level. 4. Provision of 1 no. Crèche Facility at ground floor level (75 m2 GFA) with capacity for 20 no. children and associated, secure, open play area (120.8 m2). 5. Provision of 1 no. Café Unit (50 m2 GFA) at ground floor level with associated outdoor seating area. 6. Removal of 2 no. existing vehicular site entrances off Howth Road (R105) and provision of new site access off Howth Road (R105) to serve the development with vehicular, cycling and pedestrian access. 7. The construction of a basement to be accessed off Howth Road (R105) with provision for 46 no. car parking spaces, including accessible and electric vehicle spaces, 2 no. motorcycle parking spaces and 142 no. 'long stay' residential secured bicycle parking spaces. 8. 4 no. surface level car parking spaces (consisting of 2 no. employment parking spaces in connection with the crèche and café and 2 no. additional parking spaces as shared GoCar/ Visitor parking spaces), 1 no. set down area and 1 no. parking space for delivery/ services vehicles. 9. Provision of 142 no. 'long stay' residential secured bicycle parking spaces at basement level together with additional 50 no. visitor bicycle parking spaces in secure locations at surface level throughout the site. 10. All apartments are provided with private terraces / balconies. 11. The scheme provides a total of 3,059.51 m2 of open space, consisting of 2,075.55 m2 of Communal Open Space (44% of overall site area), 467.86 m2 of Public Open Space for community use (10% of overall site area), and 516.1 m2 of communal roof terrace gardens at 4th, 5th and 6th floor level for residents (11% of overall site area). 12. Total non-residential use is 163 m2 (1.6 % of overall development). 13. Provision of 63.6 m2 of Bin Storage, 30 m2 of Storage, 34.2 m2 of CHP Room and 40 m2 of Communications Room (all at basement level). 14. The development will also provide for all associated ancillary site development infrastructure including: public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments and all associated site development and excavation works above and below ground necessary to facilitate the development.

Area	Area 5 - North Central
Application Number	WEB2078/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/04/2025
Applicant	Geraldine Goddard
Location	24, Tuscany Downs, Raheny, Dublin 5, D05 KD66
Additional Information	Additional Information Received
Proposal:	The demolition of the existing shed at the back garden, Levelling of the ground and the construction of a single storey, timber frame shed.

Area	Area 5 - North Central
Application Number	WEB2413/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/04/2025
Applicant	The Board of Beaumont Hospital
Location	Beaumont Hospital, Beaumont Road, Dublin 9
Additional Information	Additional Information Received
Proposal:	The proposed development will consist of: • Provision of two-storey emergency department to provide healthcare facilities comprising treatment areas, visitor areas, offices and staff facilities, stair and 7-storey lift vertical core, and store and plant rooms (GFA: 10,250.57 sq. m); • Provision of PV solar array at roof level (380 sq. m); • Realignment of a portion of the northern section of Beaumont Hospital Campus access road and associated works; • Provision of ambulatory entrance and bay to northeastern area of the proposed Emergency Department and associated ambulatory set down, parking and charging area; • Removal of 175 no. car parking spaces to facilitate development with the provision of 3 no. accessible car parking spaces (net reduction of 172 no. spaces); • Demolition of the following buildings/structures to enable works: o Block 16 Building (GFA: 956.9 sq. m) o Block 17 Building (GFA: 344.4 sq. m) • Provision of landscaping, public lighting, boundary wall treatments and all associated development works and services ancillary to the proposed development.

Area	Area 5 - North Central
Application Number	WEB2765/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/04/2025
Applicant	Ivan McGrath
Location	33 Avondale Park, Raheny - St. Assam, Dublin 5 , D05F884
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 Appeals Notified

Area	Area 5 - North Central
Application Number	3021/25
Appeal Type	Written Evidence
Applicant	Tony Drummond & Roisin Ryan
Location	11, Saint Brigid's Crescent, Dublin 5
Additional Information	

Proposal: RETENTION AND PERMISSION : Retention permission for the construction of a single storey extension to the front / side / rear of the existing dwelling, 2) planning permission to change the existing pitched roof over the single storey extension to the front side / rear to a flat roof, 3) planning permission for the construction of a first floor extension on top of the existing garage / single storey extension to the front / side / rear, 4) planning permission to widen an existing vehicular access exiting onto Saint Brigid's Crescent, Dublin 5, with all associated site works, all at 11 Saint Brigid's Crescent, Dublin 5.

Area 5 Appeals Decided

Area	Area 5 - North Central
Application Number	4137/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	11/04/2025
Applicant	Gerry Geoghegan / Patrick Brennan
Location	1 & 2 Hawthorn Cottages, Malahide Road, Dublin 17, D17 HD39
Additional Information	Additional Information Received

Proposal: Permission for the proposed development will consist of demolition of the existing residential property and existing derelict residential property. The construction of a residential development consisting of two blocks with a total of 79 residential apartments. Block A is located to the east of the site and includes 24no. 2 bed apartments and 12no. 1 bed apartments. Block B is on the west side of the site and includes 30 no 3 bed apartments; and 13 no 1 bed apartments. All apartments have private space in the form of balconies/terraces. Block A ranges from 6-8 to storeys in height and Block B is 7-8 storey in height excluding basement. The proposed development including communal amenity spaces located centrally at ground level and on the roofs of Block A and in Block B. The basement contains parking for 56 spaces including 4 no disabled spaces and motorcycle parking along with electric vehicle parking and is accessed via a new vehicle entrance and ramp from Malahide Road. New boundary treatments and communal bike stores, bin stores are proposed. A children's play area and crèche is included. Associated groundworks, landscaping, drainage including SUDS measures, lighting engineering and ancillary works necessary to facilitate the development. This application is accompanied by a Natura Impact Assessment.

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

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

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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.



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 5 - North Central
Application Number	0146/25
Application Type	Social Housing Exemption Certificate
Applicant	Maire Reid and Colin Reid
Location	714 Howth Road,, Raheny, Dublin 5, D05 VY28.
Registration Date	11/04/2025
Additional Information	
Proposal:	SHEC: Demolition of the existing 2-storey 5-bedroom house and construction of a new 2 storey 5-bedroom house.



Dublin City Council

SECTION 5 EXEMPTIONS

14/25

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

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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	Area 5 - North Central
Application Number	0148/25
Application Type	Section 5
Applicant	Childvision
Location	Childvision Campus, Grace Park Road, Drumcondra, Dublin 9
Registration Date	11/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use of the ground floor of the W.H Byrne building on the Childvision campus. The ground floor of the W.H Byrne building is used as an early years educational space. The early years children are those with visual impairment many of whom also have other disabilities. This specialist service includes children up to 6 and a half years in age for whom there is a delay in adequate arrangements being made in mainstream schools. This application for a section 5 declaration is made following a request from TUSLA and is limited to clarification if the use as an early years space on the ground floor of the W.H Byrne building is considered to be a materially different use to the established use as an educational facility for educating children with visual impairment.
