



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(24/03/2025-30/03/2025)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3583/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Health Services Executive (HSE)
<b>Location</b>	Junction of Haddington Road with Eastmoreland Lane incorporating the former Baggot Street Community Hospital,, including no.19 Haddington Road and a 3 storey, flat roofed structure fronting Haddington Road in addition to non-original extensions, connectin
<b>Registration Date</b>	27/03/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	<p><b>PROTECTED STRUCTURE:</b>For permission for development at a site located at the junction of Haddington Road with Eastmoreland Lane incorporating vacant buildings forming part of the former Baggot Street Community Hospital, including No. 19 Haddington Road and a 3 storey flat roofed structure fronting Haddington Road in addition to non-original extensions connecting to the Royal City of Dublin Hospital RPS Ref. No. 446 in Dublin 4. The proposal will consist of a replacement Primary Care Centre incorporating an ancillary pharmacy to be known as "The Haddington Road Primary Care Centre" at the junction of Haddington Road/Eastmoreland Lane, Dublin 4. The Primary Care Centre will incorporate the existing 3 storey Victorian building formerly known as 19 Haddington Road and a new purpose designed building. The two buildings will be interlinked. The proposed primary healthcare building will range in height from 3 - 6 storeys with a plant enclosure set back at roof level. Upgrade, refurbishment and integration works to the façades and interiors of the Victorian 'corner' building formerly known as No. 19 Haddington Road. The new build element will step upwards from 3 storeys where it abuts Eastmoreland Lane rising to 6 storeys and will have an overall gross floor area of c.3,369 sq.m of which c.236sq.m is existing floor space (i.e. No. 19 Haddington Road) and 3,133sq.m is new build. The main entrance to the Primary Care Centre will be off Haddington Road, with a second access provided off Eastmoreland Lane. To facilitate the new building the proposed works will involve- (i) The demolition and clearance of the 3 storey post 1950's concrete and brick buildings formerly known as "Baggot Community Hospital" fronting Haddington road. (ii) Demolition of non-original single storey flat roof extensions to the rear of The Royal City of Dublin Hospital (RPS Ref. No. 446). The demolition works will involve uncoupling junctions to this non-original modern extension only. No other works to this Protected Structure are proposed. (iii) Infilling of basement area. The proposed development also provides for a set-down area/loading bay on Haddington Road; an internal bicycle store at ground floor level; visitor bicycle parking on Haddington Road; internal plant /waste areas; an ESB sub-station and all associated site development works.</p>

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1128/25
<b>Application Type</b>	Permission
<b>Applicant</b>	KC Capital Property Group Limited
<b>Location</b>	The Greenside Building, 45-47 Cuffe Street, Dublin 2 , D02CX48
<b>Registration Date</b>	28/03/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	<p><b>PERMISSION AND RETENTION</b> KC Capital Property Group Limited intend to apply for planning permission and retention permission for development at The Greenside Building, 45-47 Cuffe Street, Dublin 2 (D02 CX48). The application site also fronts Montague Court and Protestant</p>

Row. This application seeks amendments to the development permitted and under construction under Reg. Ref. 2142/20, as amended by Reg. Ref. 3507/20 (ABP-308961-20). Planning permission is sought for the following proposed amendments: - Reconfiguration of the internal layout at the lower and upper ground floors, and mezzanine level, along with associated changes to the southern elevation (Protestant Row);- Omission of the lightwells from the previously permitted layout at the upper ground floor level; - The amendments result in an increase of 11.6 sqm gross floor area to the permitted scheme of 5,210.9 sqm, bringing the overall gross floor area to 5,222.5 sqm; Retention permission is sought for the following:- Change in material at 6th floor, western elevation (Wexford Street) from permitted aluminium panelling to glazed curtain wall.

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**Area** Area 1 - South East  
**Application Number** WEB1625/25  
**Application Type** Retention Permission  
**Applicant** The Dartry Healthclub Ltd.  
**Location** Dartry Health Club, 31 Palmerston Gardens , Dartry, D06 FX39  
**Registration Date** 24/03/2025

**Additional Information**

**Proposal:** RETENTION: The development consists of: Proposed extension of time to the temporary retention permission for previously approved reg.ref. 3264/21: Stretched Skin Structure, supported by steel columns, which accommodates silent fitness classes on the grounds of Dartry Health Club; Classes to take place Monday - Friday 7am - 8.15pm, Saturday 9am- 4pm, Sunday 10am - 1.20pm; and 3985/22 10ft Shipping container wrapped in artificial foliage to cater gym classes; and all associated site and landscaping works

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**Area** Area 1 - South East  
**Application Number** WEB1631/25  
**Application Type** Permission  
**Applicant** Trinity College University of Dublin  
**Location** 4 Grand Canal Quay, Dublin 2  
**Registration Date** 25/03/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE Within the Curtilage of a protected structure. The development will consist of the creation of a defined location, within the existing approved hard landscape, for a changing art work/sculpture installation. The paved area, 8m x 4m in extent, will have in ground up-lighting for use when required in association with the installed art work. The art work will change on a regular basis and will vary in form.

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**Area** Area 1 - South East  
**Application Number** WEB1649/25  
**Application Type** Permission  
**Applicant** Gurdwara Guru Nanak Darbar CLG  
**Location** Gurdwara Guru Nanak Darbar, 78 Serpentine Avenue, Dublin 4  
**Registration Date** 26/03/2025

**Additional Information**

**Proposal:** Permission for development to existing 2 storey temple of 921.07m2 consisting of internal remodelling and extension to existing ground floor to cater for food hall and reconfigured

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kitchen with new ancillary changing facilities, toilets and vertical circulation with lift with new entrance lobby with revised and partially extended first floor accommodation to facilitate relocated Prayer Hall with remodelled and extended central roof section with removal of all external asbestos finishes and ductwork with ancillary short term guest accommodation and offices with new partial 2nd floor community room to rear and new plant room of 44.67m<sup>2</sup> increasing the total area to 1246.12m<sup>2</sup> with a new 2 storey front extension with a Gurdwara Sahib Dome and steeple in gold finish at roof level with remodelled landscaped forecourt to cater for pedestrian access with relocated flag post and 1 no. accessible car parking space and 4 no. bicycle spaces with a new driveway entrance and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1650/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Café Presse Ltd.
<b>Location</b>	18 Suffolk Street, Dublin 2, Dublin, D02 NP97
<b>Registration Date</b>	26/03/2025
<b>Additional Information</b>	

**Proposal:** • Change of use to the existing first to fourth floors from office to licensed restaurant use. • First floor extension (58m<sup>2</sup>) to provide an enclosed outdoor restaurant area with retractable roof, to the rear of the building. • Front door upgrade with signage associated with restaurant use. • Replace the existing external fire escape stairs to the rear of the building with new steel fire escape stairs. • Reconfigure and refurbishment to the building's interior. • All ancillary site and development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1658/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Old Belvedere Rugby Football Club
<b>Location</b>	28A Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3
<b>Registration Date</b>	27/03/2025
<b>Additional Information</b>	

**Proposal:** The development consists of demolition of a part of the ground floor of the existing building (392 m<sup>2</sup>), with associated roofs. The new proposal is for an extension to the existing clubhouse comprising 1312m<sup>2</sup> at ground floor and 124m<sup>2</sup> at first floor (1436m<sup>2</sup> in total). This provides an additional floor area of 1044m<sup>2</sup>. The majority of the existing road layout remains as existing with some parking layouts adjusted, existing site entrance and exit remains as existing. The proposed extension at ground floor provides a new entrance and reception hall with adjoining lounge, an addition to the existing bar area, male/female changing rooms, 3No. indoor padel courts with associated covered walkway. First floor provides a mezzanine seating area with adjoining store/office space. The height of the proposed extension ranges from 9.5m to 11m above ground level. There are currently 68No. car parking spaces. The proposal provides 68No. car parking spaces and 18No. bike spaces.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1663/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mark & Anne Restan

**Location** 31, Heytesbury Lane, Dublin 4  
**Registration Date** 27/03/2025

**Additional Information**

**Proposal:** The development will consist of (a) change of use from office to residential, comprising 1 No. two-bed dwelling house (b) alterations to front elevation and addition of new two-storey extension to front of existing building (c) addition of new second floor setback roof extension (d) setback screened terraces to front and rear of roof with planting areas for privacy (e) internal alterations including addition of homelift to give independent access to all floors (f) existing vehicular and pedestrian access from Heytesbury Lane with 2 No. car parking spaces (g) all associated site works (h) all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB1669/25  
**Application Type** Permission  
**Applicant** Future Properties Wicklow Ltd  
**Location** Castle House, 73-83 South Great George's Street,  
Dublin 2, D02 VY44  
**Registration Date** 28/03/2025

**Additional Information**

**Proposal:** Planning application for the placing of street furniture on the area of pavement in the ownership of the applicant, outside the front of the ground floor premises of units 3 to 9, Castle House, 73-83 South Great Georges St, Dublin 2

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**Area** Area 1 - South East  
**Application Number** WEB1672/25  
**Application Type** Permission  
**Applicant** Old Belvedere Rugby Football Club  
**Location** Old Belvedere Rugby Football Club , 28A Anglesea Road  
, Ailesbury Grove , Ballsbridge , Dublin 4 , D04W6Y3  
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**Registration Date** 28/03/2025

**Additional Information**

**Proposal:** The development will consist/consists of: Demolition of an area of 392 m<sup>2</sup> at ground floor, including 2No. squash courts and associated changing rooms/store rooms, bar, storage areas and boiler room. Associated roofs to also be demolished.

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**Area** Area 1 - South East  
**Application Number** WEB1674/25  
**Application Type** Permission  
**Applicant** Rongcheng Chinese Restaurant Ltd.  
**Location** Unit 4 Waterloo Exchange, Baggot Street Upper, Dublin  
4  
**Registration Date** 29/03/2025

**Additional Information**

**Proposal:** The development will consist of the remodelling of an existing ground floor and basement restaurant, with a total floor area of approximately 203sq.m. The works will include:  
• Alterations to the street (front) façade, incorporating a new arrangement of windows and doors.  
• New signage on the street (front) façade.  
• Internal reconfiguration of the ground floor and

basement levels. • Replacement of steps at the rear/delivery entrance. • All associated ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2729/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Ventaway Limited
<b>Location</b>	Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)
<b>Registration Date</b>	25/03/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The proposed development comprises:- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses; - The arts centre is contained at ground and lower ground floor levels; - The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations; - The double basement provides for 11 car parking spaces, 314 bicycle spaces, and 3 motorcycle parking spaces. 16 short stay bicycle spaces are provided at ground floor level along the western site boundary; - The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices; All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ1624/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Google Ireland (Limited)
<b>Location</b>	Building B, 1 Ringsend Road and Building F, Boland's Quay, Ringsend Road and Barrow Street, Dublin 4
<b>Registration Date</b>	24/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE We, Google Ireland (Limited), intend to apply for planning permission for development at two sites at Building B, 1 Ringsend Road, (protected structure RPS 7377) and Building F, the 'Factory' Building (protected structure RPS 485), Boland's Quay, Ringsend Road and Barrow Street, Dublin 4. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The development will consist of: - Signage extending to a total area of 6.5 sqm located on glazing above and adjacent to the main entrance door at the northern elevation of Building B at ground floor level fronting Ringsend Road. The sign will identify Boland's Mills. - Signage extending to a total area of 6 sqm located on glazing at the eastern elevation of Building F (the 'Factory' Building) at ground floor level fronting JP Boland's Lane. The sign will identify The Factory Building.

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3124/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Emily Collins
<b>Location</b>	24 Serpentine Park, Ballsbridge, Dublin 4, D04R2A8
<b>Registration Date</b>	26/03/2025

**Additional Information**

**Proposal:** RETENTION : The development consists of 'As -built' variations to the most recent planning permission Reg. No 3381/23 (granted 13/06/23) chiefly comprising the following: an increase to the approved ground floor rear extension of circa 12 sq. m , minor internal alterations to layouts on all floors , minor changes to external details including to front , side , and rear elevations , a relocation of one of the original car access gateway pillars along the boundary with the public footpath and all other associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1620/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Margaret Courtney
<b>Location</b>	36 Leinster Road, Rathmines, Dublin 6, D06 WD98
<b>Registration Date</b>	24/03/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: for Retention and Completion for Development at 36 Leinster Road, Rathmines, Dublin 6 a protected structure (PRS No. 4635). The development will consist of Internal and External Alterations, comprising of; Replacement of all MEP services to each unit using existing service routes, Replacement of existing/previous modern partition walls with new partitions, in the same locations, where damp and signs of rot was present, Relocation of kitchenette in two of the existing units, Insertion of new timber frame and sliding sash windows in existing window openings to the front and rear return, Introduce breathable insulation lime-based finish to internal face of external walls. Carry out essential repairs to historic lime plaster and lath and plaster finish to internal partitions, Install new door sets to entrance door opening of each existing unit to replace existing non-historic doors, Reopen door at the basement level and block up the existing door opening, Redecoration of historic staircase and interiors to main entrance hall using suitable breathable paints, Install insulation recycled foam aggregate to sub floor void of lower ground floor/basement level, Re-point externally exposed stone masonry walls of rear elevation and return using traditional lime mortar and Carry out thermal upgrades to internal side of the walls of the rear 1990s extension (non-historic).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1627/25
<b>Application Type</b>	Permission
<b>Applicant</b>	David Leech and Avril Bates
<b>Location</b>	8 Saint John's Road, Sandymount, Dublin 4 , D04YT97
<b>Registration Date</b>	24/03/2025

**Additional Information**

**Proposal:** The development will consist of: the remodelling of the front railings to allow for new vehicular access and off-street parking spaces for two vehicles with EV charging point to the front garden, and associated landscape works.



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**Area** Area 1 - South East  
**Application Number** WEB1633/25  
**Application Type** Permission  
**Applicant** Brona Burke and Philip Gilboy  
**Location** Nutgrove Lodge,, 58B Gilford Road,, Sandymount, D04 T9T1  
**Registration Date** 25/03/2025  
**Additional Information**  
**Proposal:** The development consists of permission for car vehicle access from Gilford Road to park in the undercroft area of the house.

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**Area** Area 1 - South East  
**Application Number** WEB1636/25  
**Application Type** Permission  
**Applicant** Christopher Dennis and Karen Lynn  
**Location** Bellview, 13 Leicester Avenue, Rathgar, Dublin 6, D06 E5Y4  
**Registration Date** 25/03/2025  
**Additional Information**  
**Proposal:** A - The conversion of the existing front porch and provision of a new front door to the front of the property. B - The provision of a new dormer to the previously converted attic to the rear of the property at second floor level. C - All associated site works and fenestration amendments to the front and rear of the property.

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**Area** Area 1 - South East  
**Application Number** WEB1637/25  
**Application Type** Permission  
**Applicant** Brian McGowan  
**Location** 44 Kenilworth Park, Kimmage, Dublin 6W, D6W DX23  
**Registration Date** 25/03/2025  
**Additional Information**  
**Proposal:** PERMISSION for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion at non habitable storage space with roof windows to front all with associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1643/25  
**Application Type** Permission  
**Applicant** Paul & Alison O'Donnell  
**Location** Nutgrove, Richmond Avenue South , Dartry , Dublin 6 , D06VOY9  
**Registration Date** 26/03/2025  
**Additional Information**  
**Proposal:** The development will consist of:Removal of the existing single storey extension to the rear of the dwelling, removal of the existing single storey extension to the rear of the garage, construction of a new single storey extension to the rear of the dwelling, modifications to facades

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and internal layouts of the dwelling and all associated ancillary, landscaping and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1647/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Declan & Auveen O'Dwyer
<b>Location</b>	39 Lansdowne Park, Dublin 4, Dublin, D04 E2V8
<b>Registration Date</b>	26/03/2025
<b>Additional Information</b>	

**Proposal:** Variation to previously approved planning permission no. 4043/24 which consisted of: a) Subdivision of existing 2 storey end-of-terrace dwelling house into two no. 2 storey dwelling houses with 3 bedrooms each; b) Alterations to front entrance and windows, removal of front chimney and provision of new front entrance to new house; c) Part single and part 2 storey extensions to the side and to the rear; d) Internal alterations and reinstatement of stairs in original location; e) Relocation of both vehicular entrances to the site to new locations to the front; f) Sundry alterations and associated site works, all at 39 Lansdowne Park, Dublin 4. The variation to this scheme consists of the modification of condition 3(a) by way of re-designed vehicular entrances, modification of proposed front boundary between the two properties and sundry associated modifications.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1652/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mick and Aine Sweeney
<b>Location</b>	Nutgrove House, 58A Gilford Road, Sandymount , Dublin 4 , D04FH74
<b>Registration Date</b>	27/03/2025
<b>Additional Information</b>	

**Proposal:** Widening of the front vehicular access, including the installation of new electric gates. Construction of a single-storey extension with a sloped roof to the rear. Alteration of the fenestration on the first-floor west elevation including the addition of three new windows, and a new patio door at ground level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1654/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Tony O'Sullivan
<b>Location</b>	19, Mountpleasant Avenue Upper, Ranelagh, Dublin 6 . D06F8W2
<b>Registration Date</b>	27/03/2025
<b>Additional Information</b>	

**Proposal:** Permission for development to existing 2 storey 3-bedroom terraced dwelling of 130m<sup>2</sup> consisting of internal modifications to the Ground and First floor to include new external steel spiral stairs to the rear of the property with new ensuite to internal courtyard at Ground floor and new utility at First floor with new 31.4m<sup>2</sup> second floor roof extension consisting of new master bedroom and ensuite bathroom, chimney removal and fire sealed and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1655/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Niamh Geraghty & Christopher Weeks
<b>Location</b>	29, Ormond Road South, Dublin 6
<b>Registration Date</b>	27/03/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : for development at No.29 Ormond Road South, Dublin 6, D06A0X6 a protected structure. The development will consist of the following works to the two/three storey dwelling -Removal of single storey lean-to storage in side passageway. - Construction of a new single storey extension with 2no linear roof-lights, and one no. oriel window to the rear and side at ground floor level.-Rear and side elevation changes to include construction of 1no. glazed door to the side passageway on west elevation; -Construction of 1no. new conservation roof-light at roof level in the main roof to the centre pitch;-Refurbishment and internal amendments to the existing dwelling on all levels;-Installation of solar PV panels at main roof level to south inner pitch;-Construction of a 14sqm garden room in the rear garden.-All associated conservation and repair work, landscaping to the rear garden, drainage and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1662/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Paula Farrell
<b>Location</b>	13, Hope Street, Ringsend, Dublin 4
<b>Registration Date</b>	27/03/2025

**Additional Information**

**Proposal:** The development will consist of the removal of the relocated brick chimney to the front of the main roof as approved under Reg.Ref: WEB1757/20 and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1664/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Chloe Hanlon
<b>Location</b>	52, Derry Park, Crumlin, Dublin 12
<b>Registration Date</b>	28/03/2025

**Additional Information**

**Proposal:** Construction of a new front porch with a rooflight and replacement front door. Demolition of the existing ground-floor rear extension and construction of a new part single-storey, part two-storey flat-roof extension to the rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1665/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Louis Noonan
<b>Location</b>	15, Percy Lane, Ballsbridge, Dublin 4, D04 C6P4
<b>Registration Date</b>	28/03/2025

### Additional Information

**Proposal:** Two-storey flat roof rear extension with a high-level side window at ground floor and two rear-facing windows at first floor level. Installation of a new front door and ground-floor front window, both framed with cherry wood timber cladding.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1666/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gwen Cooney
<b>Location</b>	66, Waterloo Road, Dublin 4 , D04X3A0
<b>Registration Date</b>	28/03/2025

### Additional Information

**Proposal:** PROTECTED STRUCTURE : The development will consist of • Part demolition of existing two storey rear return • Construction of a part 1 and part 3 storey extension to the rear • External works to the rear elevation of the protected structure to accommodate the proposed extension• Internal alterations to the protected structure to accommodate the proposed extension, including the demolition of some of the existing partition walls • Refurbishment of all internal ceiling cornices • External works to the front elevation including restoration of the existing brick and window fabric • Replacement of the existing roof tiling with matching slate tiles • Existing granite steps to the rear will be removed and retained for reuse • Provision of a green roof at first and third floor roof levels of the proposed extension and •All associated landscaping and site works to facilitate the proposed development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1671/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Sarah & Chris O'Connell
<b>Location</b>	6 Brendan Road, Dublin 4, D04 N7F3
<b>Registration Date</b>	28/03/2025

### Additional Information

**Proposal:** The development will consist of refurbishment of the existing house including internal alterations to layout. The demolition of a shed and garden room to the rear and a single-storey extension to the side and rear. The construction of a new single-storey kitchen extension to the side and rear of the house. The construction of a bathroom extension at first floor to the rear with alterations to the roof profile. The construction of a single-storey structure to accommodate a plant area and bicycle shed. Alteration of vehicular entrance from Arranmore road to increase gate width.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0078/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	24/03/2025
<b>Applicant</b>	Corduff JG Enterprises Limited
<b>Location</b>	Essex House, Essex Gate, Dublin, 8

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### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the use of residential apartments at Essex House, Essex Gate, Dublin, 8, where care is not provided, as long-term residential accommodation for protected persons, is or is not development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0081/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	25/03/2025
<b>Applicant</b>	First Tech Credit Union
<b>Location</b>	55, Dawson Street, Dublin 2

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposed work is to freshen up the paint. The exterior will require some preparation before paint can be applied to the walls, doors, windows and railings. This will involve removing loose paint and filling cracks etc. The works are repainting the ground floor and basement only. There will be no structural change and the paint used will be of the same colour as currently in place. The work is purely for the purpose of maintenance.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0083/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Refuse Exemption Certificate
<b>Decision Date</b>	26/03/2025
<b>Applicant</b>	Esther Purcell & Donal Fitzpatrick
<b>Location</b>	Rear of 57 Crumlin Road, Dublin 12

### Additional Information

**Proposal:** EXPP: No works to be carried out. Existing structure to remain as is. Use to change from commercial to residential. Property already de-rated by DCC.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0084/25
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/03/2025
<b>Applicant</b>	Lovisa Ireland Limited
<b>Location</b>	11, Grafton Street, Dublin 2

### Additional Information

**Proposal:** EXPP: PROTECTED STRUCTURE: That the change in goods traded from cosmetics/beauty products to jewellery does not constitute a material change of use and is exempted development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3040/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/03/2025

**Applicant** Frank and Emma Clarke  
**Location** 7 Belgrave Square East, Rathmines, Dublin 6, D06DY90

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Creation of two new window opes and two new windows to front , conversion of window ope to doorway ope to rear and new door and frame , solar panels on two roof slopes , repointing of front elevation using lime mortars in place of existing non-original cementitious pointing and all associated site development works .

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**Area** Area 1 - South East  
**Application Number** 3041/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2025  
**Applicant** John O'Donovan  
**Location** 20 Moyne Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: the development will consist/consists of : refurbishment and alteration of existing two-storey terraced house to include : (1) the demolition of the existing lean-to single-storey kitchen to the rear of the building and removal of existing window to the rear for installation of a new door, (2) the construction of a new single-storey extension to the rear of the building, (3) the erection of a new timber shed in rear garden, (4) the replacement of all external windows at the rear with new timber windows, (5) the erection of 10 m2 of solar PV panels to the rear slope of main roof and 7m2 to the return roof , (6) replacement of 3 no existing sash windows on front facade with new timber double glazed sash units, (7) alteration to existing first floor en-suite bathroom, (8) alteration to existing attic room incl. 4 no larger velux rooflights replacing existing, (9) construction of timber bike & bin store in front garden.

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**Area** Area 1 - South East  
**Application Number** 4194/24  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 27/03/2025  
**Applicant** M&R Khaya Investment Ltd  
**Location** 78, Old County Road, Crumlin , Dublin 12 , D12F789  
**Additional Information** Additional Information Received

**Proposal:** Permission for development at this site 78 Old County Rd, Crumlin, Dublin 12, D12 F789. The development will consist of 1) Refurbish and Change of use' the existing rear extension single-storey storage to Living Room and Laundry/Utility Room. 2) Change of use the existing attached single-storey garage to home office. 3) Provision of new external opaque windows to side of proposed home office, replace of the existing wooden panel door at rear of the proposed home office to new Upvc doors and carry out associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1004/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/03/2025  
**Applicant** Graham and Nicole Barry

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**Location** 27, Bangor Road, Dublin 12  
**Additional Information** Additional Information Received  
**Proposal:** The development consists of extending single storey extension to rear of existing house and construction of new first floor extension to the rear of the existing house to consist of new bedroom and toilet and all associated work

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**Area** Area 1 - South East  
**Application Number** WEB1055/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/03/2025  
**Applicant** Andrew Porter & Evagh Kelly  
**Location** Gandalf, 31, Hollybank Avenue Lower, Ranelagh, Dublin 6, D06 A9C8  
**Additional Information** Additional Information Received  
**Proposal:** The works include; (1) Demolition and alteration works to existing rear return, (2) Construction of new part single-storey with roof lights, part two-storey extension to rear, (3) Construction of new attic dormer windows to rear, (4) Associated site drainage and ancillary site works, all to the existing two storey mid terrace property.

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**Area** Area 1 - South East  
**Application Number** WEB1182/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2025  
**Applicant** Stephen Tracey  
**Location** 179 Crumlin Road, Crumlin, Dublin 12, D12 R8N2  
**Additional Information**  
**Proposal:** The development will consist of the change of use of the first-floor from commercial use into residential accommodation, and the change of use of the ground floor entrance hall from commercial use into residential accommodation, including all necessary internal alterations, ancillary works, and associated site development works to facilitate the change of use.

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**Area** Area 1 - South East  
**Application Number** WEB1184/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2025  
**Applicant** Simon Hannigan & Elaine Keane  
**Location** 82, Highfield Road, Rathgar, Dublin 6, D06 K4K7  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: Planning permission for refurbishment and minor alterations to an existing garage to the rear along Villiers Road, at 82 Highfield Road, Rathgar, Dublin 6, D06 K4K7, a protected structure.

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**Area** Area 1 - South East  
**Application Number** WEB1186/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/03/2025  
**Applicant** Elizabeth Daly & Dominik Dahlem  
**Location** 48 Upper Grand Canal Street, Dublin 4, D04 V990  
**Additional Information**  
**Proposal:** Partial demolition of single storey extensions & replacement with new single storey extension with flat roof, 2 No. rooflights. Conversion of attic with dormer and new 2nd storey extension with windows to rear return, all to rear /North East elevation. Replacement of existing poor condition pitched roof over main house to include raised and extended roof over rear return North East. New glazed roof over internal courtyard. To include some internal reorganisation, all demolitions, drainage and site works at this mid-terrace 2 storey house.

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**Area** Area 1 - South East  
**Application Number** WEB1187/25  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 24/03/2025  
**Applicant** Bambino Merrio Ltd  
**Location** 18, Merrion Street Upper, Dublin 2, D02 X064  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE / RETENTION : permission for retention of 4 high dining tables, located on a private landing to the front of Bambino Pizza at No. 18 Merrion Street Upper, Dublin 2 - D02 X064. A Protected Structure.

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**Area** Area 1 - South East  
**Application Number** WEB1196/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/03/2025  
**Applicant** The Board of Management St Patricks Girls & boys national school  
**Location** St. Patrick's Girls & Boys National School, Cambridge Road, Ringsend, Dublin 4  
**Additional Information**  
**Proposal:** The development will consist of: The demolition of the buildings to the rear of the existing 3-storey boys & girls school, which include the GP Hall with changing facilities & storage, along with the 2 no. external stores & concrete shelters (total demolition area = 332sqm); and the construction of a new 3-storey school building (1143sqm) behind the existing school, with new vehicular entrance from Cambridge Road, planted areas, landscaping, external play areas, on-site covered bicycle storage (80 spaces), on-site parking (5 spaces), 2 no. external stores at 10m2 each and external lighting. The proposed building contains; at ground (731sqm): 4 special education needs classrooms with associated ancillary spaces, central activities area and an external soft play area to the west & north; at first floor (335sqm): General Purpose Hall, Storage, toilets, and external play area; Second Floor (77sqm): circulation, plant room and an external fenced roof play area with lighting. Including all associated site & road works.

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**Area** Area 1 - South East  
**Application Number** WEB1201/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/03/2025  
**Applicant** Mairead Jeffers & Alan Coghlan  
**Location** 57, Casimir Road, Harold's Cross, Dublin 6W, D6W WR922  
**Additional Information**  
**Proposal:** Conversion of attic to study/guest bedroom with en suite and a rear facing dormer window, and rear facing roof light to the proposed attic stair

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**Area** Area 1 - South East  
**Application Number** WEB1215/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/03/2025  
**Applicant** Julie Grainger  
**Location** Vinan House, 47, Villiers Road, Dublin 6  
**Additional Information**  
**Proposal:** The development will consist of Demolition of existing rear porch c.3sqm and construction of new single storey flat roofed side extension c.9sqm and new single storey flat roofed rear extension c.12sqm together with remodelling existing lower ground floor and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1221/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/03/2025  
**Applicant** Noreen O'Sullivan & Paul Carroll  
**Location** 14 Gilford Drive, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** a) Demolition of existing garage/outhouse to side and single storey kitchen to rear, b) construction of two storey extension to side and part single/part two storey extension to side/rear, c) alterations to existing house, namely provision of roof windows to side (and rear) of existing main roof and alteration/reduction of existing first floor window ope to rear, and, d) widening existing vehicular entrance, all to existing house.

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**Area** Area 1 - South East  
**Application Number** WEB1358/25  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 26/03/2025  
**Applicant** Caroline & Padhraig Fleming  
**Location** 20, Northbrook Road, Dublin 6  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE. CHANGE OF USE. The development will consist of: a) Change of use from 3 apartments to a single-family home for the applicant's family. b) Demolition

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and removal of modern rear single storey extension. c) Refurbishment of existing two-story rear return, opening up at Lower Ground Floor level (LGF) with the addition of a new single-story extension with green sedum flat roof & glazed gallery link extension. The Lower Ground Floor (LGF) is to contain an open plan living space with kitchen dining and living and the existing external rear granite steps are to be refurbished, repaired and to rise to a gallery at Upper Ground Floor level (UGF) with access to a landing in the rear return. d) The original shape and form of the rooms at UGF are to be maintained and used as per their original purpose that is living, dining room and lounge room. e) The shape and form of the two main bedrooms to the First Floor (FF) of the house are to be maintained and renovated and reused as bedrooms for the family. The rear room at FF is to be divided into a main bathroom for the house, a walk-in wardrobe and ensuite. The UGF room in the rear return is to become a study/home office and visitor WC. f) The LGF is to have one bedroom to the front with ensuite and a family room to the rear and ancillary kitchen to LGF, dry goods stores, entrance hall and boot room. g) All historic and original features including joinery elements, doors, architraves, skirtings, picture rails timber staircase to be refurbished, cleaned, repaired and decorated. h) All internal and original plasterwork, cornices and decorative plaster features to be cleaned, repaired and decorated. New appropriate ceiling roses to match originals to be supplied and fitted. i) The existing roofing slates, ridge pieces to be cleaned and reused. The central valley gutters are to be relined with copper linings and to deliver to cast-iron gutters and downpipes to replace existing PVC type. Provision for roof light AOV over main stair to rear façade, second rooflight to family bathroom on inner slope. j) The five chimneys are to be cleaned, relined and the pots are to be rebidged in lime mortar. All flashings to be removed and replaced with new matching flashing. k) Demolition of side rear derelict timber garage and repair of rear granite boundary wall. The creation of a vehicular access is being proposed to the rear from rear laneway, insertion of a new sliding double gate to allow vehicle entry and parking in rear garden. Relocation of rear side door in red brick side wall to permit new universal access ramp. Provision for timber lightweight structure pergola area and landscaping to the rear. l) Refurbishment of existing cast-iron front pedestrian gate and the creation of vehicular access is being proposed to the front garden. New double gate based on existing cast-iron gate with matching cast-iron motif to accommodate a car space in front garden to comply with criteria in the current Development Plan. m) Front façade brickwork and all features and details to be cleaned, pointing to be raked out and re-pointed in accordance with the original sample of repointing at the front door lobby. Side Elevation non original sand and cement to be removed and replaced with lime render. Rear Elevation sand and cement render to be removed and granite stone façade to be cleaned, repaired and repointed. Rear Return brick elevation, to be cleaned, repaired and repointed. All windows and doors to be refurbished, cleaned, repaired, draught proofed and painted. Existing windows, historic glazing and external doors to be refurbished, cleaned, repaired and draughtproofed. n) Cast-iron railing to the granite staircase to be cleaned, repaired, including strengthening and painted. o) Conservation of historic fabric, renovation, and alterations to the existing buildings, including all associated site works. Conservation of house including historic and original fabric, repairs and alterations to be carried out in compliance with conservation best practice.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1436/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	25/03/2025
<b>Applicant</b>	Ultra Dawn Ltd
<b>Location</b>	274, Merrion Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** EXT. OF DURATION: The application is for a revised design to replace previously

permitted planning application 2793/14. The revisions include alterations to elevations, additional floor area and an additional storey.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1551/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/03/2025
<b>Applicant</b>	Mr. & Mrs O'Sullivan
<b>Location</b>	19, Mountpleasant Avenue Upper, Ranelagh, Dublin 6

**Additional Information**  
**Proposal:** Permission for development to existing 2 storey 3-bedroom terraced dwelling of 130m2 consisting of internal modifications to the Ground and First floor to include new external steel spiral stairs to the rear of the property with new ensuite to internal courtyard at Ground floor and new utility at First floor with new 31.4m2 second floor roof extension consisting of new master bedroom and ensuite bathroom and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1578/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	27/03/2025
<b>Applicant</b>	Paula Farrell
<b>Location</b>	13, Hope Street, Ringsend, Dublin 4

**Additional Information**  
**Proposal:** The development will consist of the removal of the relocated brick chimney to the front of the main roof as approved under Reg Ref WEB1757/20 and all associated site works .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1581/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	27/03/2025
<b>Applicant</b>	Haseeb Ahmed
<b>Location</b>	Liffey College, 67, Harcourt Street, Dublin 2, D02 FF64

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist/consists of a Construction of a single-storey extension to the rear of an existing mid-terrace four-storey over basement educational premises. The extension, with a floor area of 25 square metres is to provide storage and library facilities for students attending the education facility.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1582/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	27/03/2025

**Applicant** JCDcaux Ireland Limited  
**Location** 159, Kimmage Road Lower, Dublin 6W  
**Additional Information**  
**Proposal:** The replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display .

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**Area** Area 1 - South East  
**Application Number** WEB1591/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/03/2025  
**Applicant** Trina and Colin Kelly  
**Location** 70, Wilfield Road, Sandymount, Dublin 4 , D04W588  
**Additional Information**  
**Proposal:** The development will consist of an attic conversion with 3 no. rooflights to the front of the dwelling, a dormer window and a rooflight to rear, internal modifications and ancillary works .

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**Area** Area 1 - South East  
**Application Number** WEB1606/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/03/2025  
**Applicant** Rongcheng Chinese Restaurant Ltd.  
**Location** Unit 4 Waterloo Exchange, Baggot Street Upper , Dublin 4

**Additional Information**  
**Proposal:** The development will consist of the remodelling of an existing ground floor and basement restaurant, with a total floor area of approximately 203sq.m. The works will include: Alterations to the street (front) façade, incorporating a new arrangement of windows and doors. New signage on the street (front) façade. Internal reconfiguration of the ground floor and basement levels. Replacement of steps at the rear/delivery entrance. All associated ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2603/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/03/2025  
**Applicant** Fergus Leonard & Sandra Walsh  
**Location** 10, Grosvenor Road, Rathmines, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal:** Protected Structure: Permission • Widened of the existing vehicular access to width of 3.6m to include amendments & automation of existing gates, associated amendments to railing and moving of stone pier. • Landscape works to the fore of the house. • Extension to the existing coach house towards the rear by 1500mm with replacement of the existing roof. • Removal & reuse on site of external steps. • Configuration of external raised garden deck & ancillary site works. • Fitting of Solar panels on the existing roof. • Internal re-configuration of the existing Garden level to accommodate relocation of kitchen, bedroom & bathroom into former workshop: Works to

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include removal of part of internal spine wall between front & rear rooms, new insulated floor slab throughout, reinsertion of staircase & dumbwaiter to Ground floor level, reopening of direct access to coach house, amendments to existing door openings and partition walls & modernisation of all services. • At Ground floor, removal of later extension at rear door, removal of kitchen and remedial works for the reinstatement of dining room, and refurbishment of bathroom • At first floor, amendments to existing partition wall to allow new family bathroom.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2632/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/03/2025
<b>Applicant</b>	Terry Doyle
<b>Location</b>	42, Belgrave Square West, Dublin 6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE. The development will consist of the demolition of a single storey glasshouse (15.8m <sup>2</sup> ) adjoining the rear return and the construction of a single storey (50m <sup>2</sup> ) extension with a kitchen and dining area, internal works and alterations to include the demolition of an internal staircase and the construction of new stairs. The proposal also includes the demolition of an existing single storey workshop (45m <sup>2</sup> ) on the (West) rear end of property with demolition of the rear (West) boundary wall and the construction of a new rear boundary wall with an access roller shutter, new hardstanding for 2 no. carparking spaces, associated landscaping, replacement of 3 no. timber sash windows with double glazed timber sashes, replacement of 6 no. aluminium windows with double glazed timber sash windows, replacement of aluminium side door with timber doors, repointing of brickwork to both front and rear elevations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ1166/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/03/2025
<b>Applicant</b>	Google Ireland (Limited)
<b>Location</b>	South Bank House, Barrow Street, Dublin 4, D04TR29
<b>Additional Information</b>	
<b>Proposal:</b>	We, Google Ireland (Limited), intend to apply for planning permission for development at this site at South Bank House, Barrow Street, Dublin 4, D04 TR29. The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme area. The application site adjoins Protected Structure RPS no. 486 (located to the rear of South Bank House). (There are no works proposed to the protected structure). The development will consist of a mural (c. 724 sqm), at the (side) northern elevation of the existing office building known as South Bank House and will extend from 1st floor level to 7th floor level.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0110/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Grant Exemption Certificate
<b>Decision Date</b>	01/04/2025

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<b>Applicant</b>	Paul and Mary Tully
<b>Location</b>	Site to the rear of No's 404 , 406 , 408 and 410 Clogher road,
Dublin 12	

#### **Additional Information**

**Proposal:** SHEC: The proposed works include :(i) demolition of existing workshop building and sheds with a total floor area of 163sq. m (ii) construction of 2no. two storey , three bedroom , detached houses with flat roofs and rooflights (iii) formation of a new shared vehicular entrance on Clogher Road . (iv) inclusion of designated bin areas serving each house (v) 3 no. car parking spaces ; private open space , bicycle parking , new boundary wall positions to existing houses , landscaping , Suds drainage and all ancillary works necessary to facilitate the development .

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### **Area 1**

#### **Appeals Notified**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3979/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Courtney's Lounge Bars Limited
<b>Location</b>	Smyth's Public House, 10 Haddington Road, Dublin 4
<b>Additional Information</b>	Clarification of Add. Information Recd.

**Proposal:** The development will consist of : (1) the demolition of all existing buildings and structures on the site; (2) the construction of a four storey and part five storey mixed-use building comprising a public house (class 10) at basement and ground floor and 6 no. residential units at the upper floors set out in two blocks on either side of a central courtyard. The four storey block fronting onto Haddington Road consists of 1 no. two bedroom apartment and 2 no. two bedroom duplex apartments including balconies on the southern elevation at third floor level and the part five storey block fronting onto Percy Place consists of 1 no. one bedroom apartment. 1 no. two bedroom duplex apartment and 1 no. three bedroom duplex apartment including balconies and terraces on the north eastern elevation at first, second and third floor levels and the north and north eastern elevation at fourth floor level; (3) the provision of a landscaped communal courtyard at first floor level and communal open space on the roof of the third floor of the block front onto Haddington Road; (4) the provision of an outdoor covered seating area on the Haddington Road frontage of the new building; solar PV panels on the roof the block fronting onto Percy Place, cycle parking and bin storage; (5) all associated site development works above and below ground to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBLRD6058/24-S3
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	1 Celbridge West Land Limited
<b>Location</b>	Fortfield Road, Terenure, Dublin 6W
<b>Additional Information</b>	

**Proposal:** The proposal will consist of a residential development (c.28,169.5 sqm GFA excluding basement) providing 284 no. Units consisting of 19 no. 4-bed, 2-3 storey houses and 265 no. Apartments within 4 blocks ranging in height up to 6 storeys. The 4 blocks of apartments provide 10 no. studios, 117 no. 1-beds, 129 no. 2-beds, and 9 no. 3-beds, along with a creche (c.100sqm + external space of 153sqm), community culture and arts space (c.1,214.6sqm + external spaces of 199sqm) and residential amenity space (c.301.3sqm). Block A ranges in height from 3 to 4 storeys and provides 61 no. residential units Block B ranges in height from 4 to 5 storeys and provides 66

no. residential units Block C ranges in height from 4 to 5 storeys and provides 74 no. residential units Block D ranges in height from 5 to 6 storeys and provides 64 no. residential units Blocks A and B are connected by a single storey pavilion building providing the community culture and arts space. All residential units will be provided with associated private open spaces to the north/ south/ east/ west. Vehicular/ pedestrian/ cyclist accesses will be provided from Fortfield Road with alterations to the existing boundary wall along Fortfield Road. The development will also include the upgrading of the existing Fortfield Road and College Drive junction to a 4-arm signalised junction (in conjunction with a separate, concurrent planning application to South Dublin County Council Reg. Ref. SD24A/0268W) and the relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter. The proposal will also include 165 no. car parking spaces, 633 no. cycle parking spaces and 14 no. motorcycle parking at surface and basement level (located under blocks A, B and C), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development including connection to the Uisce Eireann network. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant: [www.fortfieldroadlrd2.ie](http://www.fortfieldroadlrd2.ie)

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### Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0165/24
<b>Appeal Decision</b>	SECTION 5 - NOT EXEMPT
<b>Appeal Decision Date</b>	24/03/2025
<b>Applicant</b>	Rodado Developments Ltd
<b>Location</b>	27, Hatch Place, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Whether the revision of the internal floor plans of the house is or is not development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0166/24
<b>Appeal Decision</b>	APPEAL DISMISSED
<b>Appeal Decision Date</b>	24/03/2025
<b>Applicant</b>	Rosado Developments Ltd
<b>Location</b>	27, Hatch Place, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Whether the use of a residential building, where care is not provided, to house homeless families, is or is not development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	LRD6054/24-S3
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	26/03/2025
<b>Applicant</b>	1 Merrion Compound Land Limited

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**Location**

Gowan Motors Compound, 169-177 Merrion Road, Dublin 4

**Additional Information**

**Proposal:** Planning permission for a Large Scale Residential Development (LRD) of a Purpose-Built Student Accommodation (PBSA) development at this site of c. 0.28ha located at the former Gowan Motors Compound site, 169-177 Merrion Road, Dublin 4. The site is located south of Merrion Road. The proposal will include the construction of 2 no. blocks, ranging in height from 1-6 storeys (over basement) and comprising 200 no. student bedspaces in total. Block A will range in height from 4 to 6 storeys and will comprise 17 no. clusters providing 103 no. bedspaces (99 no. standard and 4 no. accessible rooms). Block B will range in height from 1 to 5 storeys and will comprise 15 no. clusters providing 97 no. bedspaces (96 no. standard rooms and 1 no. studio room.) The development will also provide internal communal amenity space at basement and ground level including a reception area, lobby, parcel and laundry room, student residents' lounge, co-working space, multi-purpose gym/studio. The proposal will also include communal open space, 1 no car parking space, and 1 no. set down space at surface level. All associated site development works, services provision, cycle parking spaces, bin stores, plant, vehicular/pedestrian access, open space, landscaping and boundary treatment works. The LRD application may also be inspected online at the following website set up by the applicant: [www.gowanmotorscompoundlrd.ie](http://www.gowanmotorscompoundlrd.ie)

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**Area**

Area 1 - South East

**Application Number**

WEB2193/24

**Appeal Decision**

GRANT PERMISSION

**Appeal Decision Date**

28/03/2025

**Applicant**

Nicole Hartnett and Ing-Mar Linn

**Location**

Iveagh Gardens and No. 284 Crumlin Road (rear), Dublin 12, D12 TX26

**Additional Information**

**Proposal:** The development will consist of the demolition of the existing single storey shed, creation of a new pedestrian and vehicular entrance from Iveagh Gardens, construction of a new two bedroom (plus study) two storey and part single storey dwelling house, 1 no. off street parking space and all associated site, boundary, landscaping, drainage and ancillary works.

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**Area**

Area 1 - South East

**Application Number**

WEB2212/24

**Appeal Decision**

GRANT PERMISSION

**Appeal Decision Date**

@26/03/2025

**Applicant**

Caroline & Bryan Loo

**Location**

32 Gilford Park, Sandymount, Dublin 4

**Additional Information**

**Proposal:** A ground floor flat roof extension to the rear, two-storey extension at first floor level to the side of the existing two storey semi-detached house complete with a new hipped roof which is an extension of the existing hipped roof, a new dormer rooflight along the rear of the main roof and a new brick treatment to the ground floor level of the front elevation of the side extension.



## 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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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

12/25

(24/03/2025-30/03/2025)

## WEEKLY PLANNING LISTS

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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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0119/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Kevin Cassidy
<b>Location</b>	Site on Stone Mews to Rear of 67/69 Rathmines Road, Rathmines, Dublin 6
<b>Registration Date</b>	27/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Construction of two three bedroom semi-detached houses.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

12/25

(24/03/2025-30/03/2025)

## WEEKLY PLANNING LISTS

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

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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 1 - South East  
**Application Number** 0112/25  
**Application Type** Section 5  
**Applicant** Marie Hynes  
**Location** 54, Ringsend Park, Dublin 4  
**Registration Date** 24/03/2025  
**Additional Information**  
**Proposal:** EXPP: Is the decoration/insulation of the existing extension exempted development?

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**Area** Area 1 - South East  
**Application Number** 0113/25  
**Application Type** Section 5  
**Applicant** Irish Life Assurance PLC  
**Location** 110, Grafton Street, Dublin 2  
**Registration Date** 25/03/2025  
**Additional Information**  
**Proposal:** EXPP: This section 5 application seeks clarity on whether: 1. The use of the ground floor of 110 Grafton Street as a shop which sells classic football kits would represent a material change of use from the existing permitted gift/souvenir use. 2. The use of the ground floor of 110 Grafton Street as a shoe shop would represent a material change of use from the permitted use; and 3. The use of the ground floor of 110 Grafton Street as an ordinary retail shop use (but not one of the type of shop uses which are considered to be a material change of use in the Grafton Street Area Scheme of Special Planning Control) represents a material change of use from the permitted use. No works are proposed.

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**Area** Area 1 - South East  
**Application Number** 0114/25  
**Application Type** Section 5  
**Applicant** Thomas McNicholas  
**Location** 29, Charleston Road, Ranelagh, Dublin 6  
**Registration Date** 25/03/2025  
**Additional Information**  
**Proposal:** EXPP: Whether the change of use of a multi-unit dwelling at No. 29 Charleston Road, Ranelagh, Dublin 6 D06X977, to use as a single residential dwelling, is or is not development and whether development constitutes exempted development or does not constitute exempted development? Whether the use of a residential dwelling at No. 29 Charleston Road, Ranelagh, Dublin 6 D06X977, where care is not provided, to house homeless families, women and children, is or is not development and whether development constitutes exempted development or does not constitute exempted development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0120/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	MCHT Limited
<b>Location</b>	Hampton Hotel, 19-29, Morehampton Road, Donnybrook, Dublin 4, D04 YK64
<b>Registration Date</b>	26/03/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal seeks to confirm that the temporary use of the building as overnight accommodation for displaced persons or persons seeking international protection, is exempted development in accordance with class 14 (h) of schedule 2 Part 1 of the planning and Development Regulations 2001 to 2003.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0122/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Coolebridge Ltd
<b>Location</b>	62, Rathmines Road Lower, Dublin 6
<b>Registration Date</b>	28/03/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the use of the social care residential accommodation, permitted under Reg. Ref. WEB2242/24, at 62 Rathmines Road Lower, Dublin 6, as residential accommodation for international protected persons, constitutes exempt development or does not constitute exempt development?

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