



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(31/03/2025-06/04/2025)

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 1 COMMERCIAL

Area	Area 1 - South East
Application Number	3036/25
Application Type	Permission
Applicant	Farmer Browns Eatery Ltd
Location	170 Rathmines Road Lower, Rathmines, Dublin 6
Registration Date	03/04/2025
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE PERMISSION & RETENTION : Retention permission for the continuance of use of the vent to the kitchen extractor hood and planning permission to replace existing extractor fan on roof of existing kitchen to rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the installation on the roof of the existing kitchen a proprietary pressed metal enclosed cube having a dimension no greater than 800mm.

Area	Area 1 - South East
Application Number	3134/25
Application Type	Permission
Applicant	Mowgli Street Food Ltd
Location	Unit 3 (Corner Site), 41-46 South Great George's Street And, 51-53, Lower Stephen Street, Dublin 2 , D02E3E8
Registration Date	03/04/2025

Additional Information

Proposal: Permission for the following additions to approved restaurant including: (i) 2 x external illuminated projecting signs (W870 x H1100mm), 2 x illuminated internal hanging logotype signs, 3 x illuminated internal hanging round signs 2 x internal menu lightboxes and vinyl manifestations on the West, South & South West (corner) elevations respectively; (ii) New louvres into the existing blank panels above each window on the West, South & South West (corner) elevations; (ii) Relocation of main entrance door on west elevation back by 200mm; (iv) New kitchen extract to existing riser at roof level; (v) New pipework & external condenser to existing screened compound at roof level .

Area	Area 1 - South East
Application Number	3135/25
Application Type	Permission
Applicant	The Iveagh Trust
Location	Blocks A , B , E , F , G and D Iveagh Trust Buildings , Patrick Street and Bride Street , Dublin 8
Registration Date	03/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : The works for which permission is sought are conservation works to the external elevations of Blocks A, B , E, F , G and D , The Iveagh Trust Buildings , Bulley Street , Dublin 8 involving repair of brickwork and concrete elements , local repointing , repair of chimney brickwork , painting of rainwater goods and iron window railings and painting and repair of cladding of the attic windows and all associated works .

Area Area 1 - South East
Application Number 3137/25
Application Type Permission
Applicant JDDecaux Ireland Ltd.
Location 40 Lower Kevin Street, Dublin 8
Registration Date 03/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of the replacement of 1No. illuminated 6.29m x 6.64m advertising display with 1No. digital 6.28m x 3.4m advertising display and the permanent decommissioning of 1 No. 6.3m by 2.3m illuminated advertising display at 138 South Circular Road , Dublin 8 and all associated site works and services .

Area Area 1 - South East
Application Number 3138/25
Application Type Permission
Applicant Camden Residential and Commercial Ltd
Location 68/69 Pleasant's Place, Saint Kevin's, Dublin 8
Registration Date 04/04/2025

Additional Information

Proposal: The development will consist of : (i) the construction of first floor extension to an existing two-storey office building (ii) internal and external alterations and reconfiguration to accommodate the proposed development (iv)The proposal also includes all associated rooflights , landscaping , boundary treatment , site engineering works necessary to facilitate the development.

Area Area 1 - South East
Application Number 4258/24
Application Type Permission
Applicant Anita Fullerton
Location Side Garden, No. 2 Newbridge Avenue, Sandymount, Dublin 4
Registration Date 03/04/2025

Additional Information Additional Information Received

Proposal: The development will consist of the: 1. Use of existing vehicular entrance off Newbridge Avenue for the existing and proposed new house 2. The construction of a 2 bedroom two storey detached flat roof house with 3. Roof access stairs and glazed roof access structure to roof garden. 4. Alterations to boundary walls, landscaping, drainage works and ancillary and associated works.

Area Area 1 - South East
Application Number 4426/24
Application Type Permission
Applicant Emgen Four Gp Limited
Location The Old Storehouse, 3 Crown Alley, Dublin 2 and to the rear of 8 Cope Street, Dublin 2
Registration Date 04/04/2025

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission in respect of a two- storey storage building (69 m²) with undercroft, located in a yard (with vaulted cellars (29 m²))

below) to the rear of the Old Storehouse, 3 Crown Alley (Protected Structure), Dublin 2, and to the rear of 8 Cope Street (Protected Structure), Dublin 2. Retention is sought for executed demolition of: a) mono-pitch, corrugated metal roof and flashings on timber rafters and ceiling joists below, b) first floor brick gable wall on northern boundary, c) yard façade wall at ground and first floor built of random-rubble, brick, and concrete block plus rainwater goods, d) external concrete stairs, landing, box-metal handrail and double- door timber enclosure below, e) 2 no. window openings with concrete cills, timber window frames and casements, one with metal security grill on inner face, f) first floor timber entrance door and frame in external stud wall of timber cladding on timber stud with 1 no. window of fixed pane and two casements and rainwater goods, g) ground floor entrance door, frame and wall. h) internal flush-doors, architraves, plasterboard-finished timber stud walls and ceilings. Plus, for retention of executed construction of: i) 3 no. double glazed rooflights and mono- pitch felt roof, timber rafters and wall plate, lead flashings, and rainwater goods j) northern boundary gable wall reinstated at first floor in concrete block, k) new yard façade of concrete block-backed walls faced in salvaged and supplemented random-rubble stone and brick with segmented brick arch heads to 2 no. window openings, l) new yard façade brick wall with segmented salvaged brick arch heads to 2 no. window openings and 2 no. stone cills, m) first floor steel columns and beam support to roof, n) ground level new yard façade timber beam- effect cladding at undercroft and over 2 no. openings with timber cills below. Also, Permission is sought for development to complete the works to include: o) stone parapet copings to façade to yard and to northern boundary gable wall, p) external render and lead flashings to first floor northern boundary gable blockwork, q) first floor 2 no. stone window cills and 4 no. double-glazed timber sliding-sash windows, r) at ground floor reduce 2 no. openings with infill insulated timber stud wall with stained t&g timber cladding boards to form 2 no. casement timber window openings, and 1 no. flush timber door, s) removal of temporary internal timber open-riser ladder staircase and handrail and closing-up of the stairwell opening, t) making of new internal stairwell opening in first floor and fitting of new timber staircase and handrails, u) first floor repair and renewal of structural timbers and floorboards over, v) new walls, doors, and ceilings, ventilated dry-lining, thermal insulation and fire protections, w) mechanical and electrical services. Plus all associated works.

Area	Area 1 - South East
Application Number	WEB1678/25
Application Type	Retention Permission
Applicant	Margaret Courtney
Location	36 Leinster Road, Rathmines, Dublin 6, D06 WD98
Registration Date	31/03/2025

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: I, Margaret Courtney, intend to apply 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).

Area	Area 1 - South East
Application Number	WEB1679/25
Application Type	Permission
Applicant	Jerry Barnes
Location	9 Larkfield Grove, Harolds Cross, Dublin 6W, D6W AR29
Registration Date	31/03/2025
Additional Information	

Proposal: Removal of existing porch, garage and utility shed, the erection of a 3-bedroomed two storey end of terrace house and a two storey rear extension, attic conversion, new porch and front door to the existing house.

Area	Area 1 - South East
Application Number	WEB1680/25
Application Type	Permission
Applicant	JCDcaux Ireland Limited
Location	109 Rathgar Road, Dublin 6
Registration Date	31/03/2025
Additional Information	

Proposal: The replacement of 1No. internally illuminated 6.4m x 3.4m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 109 Rathgar Road, Dublin 6, and the permanent removal of 2No. 6.3m x 3.3m advertising displays on the Grand Canal bank at Dolphins Barn Bridge, adjacent to 45 Dolphins Barn Road, Dublin 8, and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1683/25
Application Type	Permission
Applicant	JCDcaux Ireland Limited
Location	54 Donnybrook Road, Dublin 4
Registration Date	31/03/2025
Additional Information	

Proposal: Replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 54 Donnybrook Road, Dublin 4 and permanent decommissioning of one 6.3m x 3.3m illuminated advertising display at 56 Donnybrook Road, Dublin 4 and permanent decommissioning of one 6.3m x 3.3m advertising display at 28 Emor Street, Dublin 8, and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1685/25
Application Type	Retention Permission
Applicant	Dartry Healthclub Ltd.
Location	Dartry Health Club, 31 Palmerston Gardens , Dartry, D06FX39

Registration Date 31/03/2025

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 for gym classes; and all associated site and landscaping works

Area Area 1 - South East
Application Number WEB1690/25
Application Type Permission
Applicant Ms Phan Dang Nhu Hoa and Ms Phan Ngoc Nhi Ân
Location 4-6, Orwell Road, Rathgar, Dublin 6
Registration Date 01/04/2025

Additional Information

Proposal: Planning Permission is sought for change of use from office to residential with a dormer attic extension to incorporate a store and access staircase to first floor level at 4-6 Orwell Road, Rathgar, Dublin 6 and 1no. window to the back elevation. With connection to existing onsite services, and all associated site works.

Area Area 1 - South East
Application Number WEB1700/25
Application Type Permission
Applicant LEO Laboratories Ltd
Location LEO Laboratories Ltd, 285, Cashel Road, Crumlin, Dublin 12, D12 E923
Registration Date 02/04/2025

Additional Information

Proposal: The construction of a single-storey extension to the Northwest elevation of Building A and all associated site works.

Area Area 1 - South East
Application Number WEB1704/25
Application Type Permission
Applicant Old Belvedere Rugby Football Club
Location OLd Belvedere Rugby Club , 28A Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3
Registration Date 02/04/2025

Additional Information

Proposal: Demolition of 392 m² of the ground floor of the existing building, with associated roofs. The proposal is an extension to the existing clubhouse of 1312m² at ground floor and 124m² at first floor, an addition of 1044m² from the existing. The majority of the existing road layout remains as existing with some parking layouts adjusted. 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

proposal 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.

Area	Area 1 - South East
Application Number	WEB1705/25
Application Type	Permission
Applicant	JCDcaux Ireland Limited
Location	159 Lower Kimmage Road, Dublin 6W
Registration Date	02/04/2025
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 at 159 Lower Kimmage Road, Dublin 6W and the permanent decommissioning of 1No. 6.3m x 3.3m advertising display on the Grand Canal bank at Dolphins Barn Bridge, adjacent to 45 Dolphins Barn Road, Dublin 8, and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1706/25
Application Type	Permission
Applicant	Old Belvedere Rugby Football Club
Location	28A, Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4 , D04W6Y3
Registration Date	02/04/2025
Additional Information	

Proposal: Demolition of an area of 392 m² 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.

Area	Area 1 - South East
Application Number	WEB1716/25
Application Type	Permission
Applicant	Future Properties Wicklow Ltd
Location	Castle House, 73-83, South Great George's Street, Dublin 2
Registration Date	03/04/2025
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

Area	Area 1 - South East
Application Number	WEB1722/25
Application Type	Permission
Applicant	Mark & Anne Restan
Location	31 Heytesbury Lane, Ballsbridge, Dublin 4, D04 Y960
Registration Date	03/04/2025
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.

Area	Area 1 - South East
Application Number	WEB1724/25
Application Type	Permission
Applicant	Philip O'Callaghan
Location	40 Leeson Street Lower, Dublin 2, D02 W449
Registration Date	03/04/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: a) Change of use from office building (two units), with apartment at third floor, to a residential building consisting of two separate dwellings, one at basement level and the other one comprising the rest of the upper floors (ground to third floor). b) Demolition of non-original shed and lean-to porch in front basement area with reinstatement of wall, alterations to existing steps and provision of new balustrade. c) Creation of a new opening at rear hall-level terrace (approx. 5sqm) to partially restore historic lightwell to basement. d) Minor alterations to include installation of 2 no. WCs and kitchens, relocation of non-original partitions and reinstatement of double doors at first floor. e) Insertion of new window in previously blocked-up original opening at basement floor.

Area	Area 1 - South East
Application Number	WEB1730/25
Application Type	Permission
Applicant	Karl Brady
Location	37, Lombard Street West, Portobello, Dublin 8, D08Y8W6
Registration Date	04/04/2025
Additional Information	

Proposal: The construction of a new 3 bed two storey terraced dwelling, with amended landscaping & site works with vehicular access from St Kevins Parade to form carparking space.

Area	Area 1 - South East
Application Number	WEB1741/25
Application Type	Permission
Applicant	Drakebrook Limited
Location	22 Wicklow Street, Dublin 2, Dublin 2, D02 VK22
Registration Date	06/04/2025
Additional Information	

Proposal: Planning Permission to carry out the following development works to No. 22 Wicklow Street, Dublin 2. The building is located within the South City Retail Quarter Architectural Conservation Plan. (1) Carry out material alterations and Change of Use to existing mid-terrace four-storey building, to provide 3 no. new one-bedroom apartments at first, second & third floor levels. (2) Proposed works will also involve internal fit-out works, together with all associated site development works including connections to public services.

Area	Area 1 - South East
Application Number	WEB2671/24
Application Type	Permission
Applicant	Keywell DAC
Location	No. 1 Essex Street East, Dollard House, Nos. 2-5 Essex Street East & Nos. 2-5, Wellington Quay, The Clarence Hotel, Nos. 6-8 Wellington Quay & Nos. 6-8 Essex Street East

Registration Date

03/04/2025

Additional Information

Additional Information Received

Proposal: PROTECTED STRUCTURE: Keywell DAC intends to apply for Permission at this site (c.0.17 ha) at No. 1 Essex Street East, Dollard House, Nos. 2-5 Essex Street East and Nos. 2-5 Wellington Quay (Protected Structure), The Clarence Hotel, Nos. 6-8 Wellington Quay and Nos. 6-8 Essex Street East (Protected Structure) and Anne's Bar, No. 8 Essex Street East, Temple Bar, Dublin 2. For development comprising proposed hotel refurbishment, conservation and alteration (c.8,544 sq m gfa total), and vertical roof and infill building extension (c.841 sq m gfa total), to accommodate the addition of 104no. new hotel keys (resulting in 162no. total existing and proposed) and ancillary hotel amenities including retail-bakery, licenced restaurants, bars and event spaces, as follows:- Clarence Hotel: Removal of existing Clarence dormer roof (L04) and plant room (L06) and addition of 1-storey dormer extension (c.256 sqm, L05) above No.6-8 Essex Street East (southern) elevation and Clarence Hotel east elevation, and alteration (subdivision) and refurbishment of Levels 01 to 06 inclusive, to accommodate 37no. additional hotel keys. Ancillary hotel lounge bar/reception area (c.177 sq m), refurbished Octagon Bar (c.78 sq m) and Stout Bar (c.45 sq m) and contemporary music bar (c.133 sq m) at ground floor (L00), and hotel gym (c.88 sqm) and live music venue (c. 269 sq m) at basement level. - Dollard House: Change of use of existing upper floors, from L01 to L04 inclusive, to accommodate 46no. hotel keys; change of ground floor (L00) to use as ancillary restaurant (c.232 sq m), retail bakery-coffee shop (c.96 sqm) and associated kitchen and back-of-house facilities; and new event and banqueting space (c.320 sq m total) at L01. Removal of existing eastern wing dormer roof (L04) at Dollard House and replacement with 1-storey dormer extension (c.95 sq m) to accommodate 2no. new hotel keys (L05) at eastern interface with Clarence Hotel. - No.1 Essex Street East: Change of use of existing upper floors, from L01 to L03 inclusive, to accommodate 3no. hotel keys, and removal of existing roof structure (L04) and addition of 2-storey dormer extension (c.69 sq m) to accommodate 1no. hotel key (duplex, L04-L05), above No.1 Essex Street East. - Anne's Bar, No.8 Essex Street East: Demolition of existing Anne's Bar (c.214 sq m gfa) and construction of a new 6-storey hotel extension (c.635 sq m), to accommodate 15no. hotel keys (L01-L05), replacement licenced bar (c.44 sq m) at ground floor (L00) and back of house facilities at mezzanine level, at No.8 Essex Street East. And all associated and ancillary alteration, refurbishment, repair, conservation, restoration and fit out works, including: Internal reconfiguration works at the Clarence Hotel and Dollard House, including: the reconfiguration of floor plans, partial demolition of load-bearing and non-load bearing walls and partitions, partial stripping back of non-original finishes and features across all floors to both buildings; integration of new services, structural strengthening works and creation of new circulation and service connections through existing walls and floors between all buildings including Dollard House, Clarence Hotel, No.1 Essex Street East and No.8 Essex Street East. Fire resistant lining and enclosure of existing roof timbers and structure of existing Dollard roof. Alterations to the existing Wellington Quay (north) façade to include: replacement of existing fire escape door to reinstate a new window to match existing historic windows at the Clarence at 6-8 Wellington Quay, integration of new wall vents, and replacement of existing service entrance with an additional hotel entrance at Dollard House at 2-5 Wellington Quay. 2no. new dormer roof windows to the north elevation and new windows to east and south elevations at L06 of the Clarence Hotel. Relocation of external plant space to roof (c.90 sq m, L07) and associated external

access stairs at the Clarence Hotel. Location of external plant to roof (c.28 sq m, L02) and associated screen to Dollard courtyard. Extension and recladding of 2no. existing ventilation ducts at Clarence east elevation. Replacement and extension of external fire stairs at Clarence roof level (L05-L06). Modification of existing entrance door to form escape route at ground floor of No.1 Essex Street East. Repairs to existing roof fabric including; valleys, gutters, linings, structural timbers, existing dormers, rainwater goods and chimneys and provision of thermal upgrades at both Clarence and Dollard House. Replacement of Dollard House existing upper floor windows on Wellington Quay facade and existing aluminium windows on courtyard and upper floors of East Essex Street façade, with double-glazed windows to match existing. Restoration of existing ground floor windows to the north elevation of The Clarence Hotel, at 6-8 Wellington Quay, to reinstate lead came detailing. Modification of existing finishes to the southern elevation of The Clarence Hotel at L03. Addition of new wall vents to the southern elevation of The Clarence Hotel to match existing. Reconsolidation works post integration of structural and service interventions.

Area	Area 1 - South East
Application Number	WEBDSDZ1693/25
Application Type	Permission
Applicant	Google Ireland (Limited)
Location	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
Registration Date	01/04/2025

Additional Information

Proposal: 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.

Area	Area 1 - South East
Application Number	WEBDSDZ2772/24
Application Type	Permission
Applicant	Ringsend Irishtown Community Centre Ltd
Location	Ringsend & Irishtown Community Centre, Thorncastle Street, Ringsend, Dublin 4
Registration Date	31/03/2025

Additional Information

Proposal: Temporary Planning Permission for 5 years at Thorncastle street, Dublin 4 D04 P4F3. The development will consist of the erection of a new single storey prefabricated modular unit of 46m2 and covered walkway to the rear of the existing community centre. This application relates to a proposed development within the North Lotts & Grand Canal Dock SDZ Planning Scheme area.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	WEB1682/25
Application Type	Permission
Applicant	David Fitzpatrick
Location	No. 101 Ranelagh, Dublin 6
Registration Date	31/03/2025

Additional Information

Proposal: Works to the rear of No. 101 Ranelagh comprising: (i) construction of 1 no. one-bedroom single-storey apartment with private patio area; (ii) revision of site layout to provide communal amenity space, bin and bicycle storage; and, (iii) all associated ancillary works necessary to facilitate the development inclusive of SuDS drainage, boundary treatments and landscaping. The proposed apartment will be directly connected to the existing property.

Area	Area 1 - South East
Application Number	WEB1686/25
Application Type	Permission
Applicant	Martin Finnegan
Location	Woodycrest , 8A, Leicester Avenue, Rathmines, Dublin 6, D06 Y1Y5
Registration Date	31/03/2025

Additional Information

Proposal: Single-storey flat roof extension to the front and side, including a new front window. Two-storey flat roof side extension with a rooflight, two upper floor windows to the front, and one to the rear.

Area	Area 1 - South East
Application Number	WEB1688/25
Application Type	Permission
Applicant	Nuala O'Brien
Location	18 Park Court, Sandymount, Dublin 4, D04 KX25
Registration Date	31/03/2025

Additional Information

Proposal: Re: FULL PLANNING PERMISSION Sought for:1. Conversion of Existing Garage (12.75Msq) to New Bedroom Space (11.30Msq) connected to existing dwelling.2. New window and door to replace garage door. Removal of existing chimney. 3. All Associated Ancillary Site Works.

Area	Area 1 - South East
Application Number	WEB1692/25
Application Type	Permission
Applicant	Andrew Gibson
Location	2 Kingsland Parade, Portobello, Dublin 8
Registration Date	01/04/2025

Additional Information

Proposal: Demolition of existing two-storey and single storey extensions to rear of house and construction of new two storey and single-storey extensions to rear, new attic dormer, changes to

front window at lower ground floor, new render and brick repointing to front elevation, widening of existing pedestrian gate to front and all associated site works including hard and soft landscaping.

Area Area 1 - South East
Application Number WEB1703/25
Application Type Permission
Applicant Sarah & Chris O'Connell
Location 6, Brendan Road, Dublin 4 , D04N7F3
Registration Date 02/04/2025
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.

Area Area 1 - South East
Application Number WEB1713/25
Application Type Permission
Applicant Paul Crawley and Elaine Hughes
Location 14 Brighton Road, Rathgar, Dublin 6
Registration Date 03/04/2025
Additional Information

Proposal: PROTECTED STRUCTURE: PERMISSION & RETENTION: Demolition of existing single storey kitchen return, attached store and outside toilet and construction of a single storey extension to the rear of the house, with minor alterations to internal layout, upgrading the plumbing and electrical installations, upgrading of existing bathrooms and heating installation, repairs to existing sash windows, miscellaneous internal and external repairs including roof and chimney repairs, new sliding gate to the existing vehicular access from Coulson Avenue and all necessary and associated site works and retention permission for timber frame garden shed in rear garden

Area Area 1 - South East
Application Number WEB1714/25
Application Type Permission
Applicant Tom & Leanne Kennedy
Location 8, Albany Road, Ranelagh, Dublin 6
Registration Date 03/04/2025
Additional Information

Proposal: The development will consist of the demolition of the existing single storey extensions to the rear. The construction of a 45.23m² ground floor kitchen and living room extension, 24.63m² first floor bedroom an en-suite extension max height of 6.06m above finished floor level and 39.06m² home office and gym garden room to the rear of the site and all associated site works.

Area	Area 1 - South East
Application Number	WEB1715/25
Application Type	Permission
Applicant	Ryan Mohan
Location	90, Larkfield Gardens, Dublin 6W, D6WYH66
Registration Date	03/04/2025

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 and gable window to side all with associated ancillary works.

Area	Area 1 - South East
Application Number	WEB1717/25
Application Type	Permission
Applicant	Richard Morris and Gillian Boyle
Location	8 Cowper Drive, Ranelagh, Dublin 6, D06 Y3K0
Registration Date	03/04/2025

Additional Information

Proposal: Richard Morris and Gillian Boyle are applying for planning permission for development at the existing, three-storey, semi-detached house at 8 Cowper Drive, Dublin 6, D06 Y3K0. The proposed works include a) demolition of the existing single-storey, 11.6sqm extension to the rear (east); b) construction of a two story extension to the side (north) above the existing garage, extending the existing front elevation and roof along with the conversion of the existing garage to habitable space and a new flat-roofed, single-storey, 22.5sqm extension to the rear (east); c) installation of three rooflights to the new extension and two new rooflights to the existing pitched roof over existing stair at second floor; d) internal reconfiguration of existing rooms, replacement of all windows with new glazed units. All with associated services and ancillary works.

Area	Area 1 - South East
Application Number	WEB1719/25
Application Type	Permission
Applicant	Tessa Power
Location	10 Bushy Park Road, Dublin 6
Registration Date	03/04/2025

Additional Information

Proposal: RETENTION AND PERMISSION: Tessa Power intends to apply for retention and permission to complete alterations to the existing roof to the previously constructed single-storey extension to the rear; works to include installation of a new central roof light and an increase in roof height, together with associated works, to the existing house at 10 Bushy Park Road, Dublin 6, D06 C5F2.

Area	Area 1 - South East
Application Number	WEB1720/25
Application Type	Permission
Applicant	Karl Byrne and Nicola Finnie
Location	29 Saint Patrick's Villas, Ringsend, Dublin 4, D04 T9P5
Registration Date	03/04/2025

Additional Information

Proposal: The development will consist of the demolition of the existing single storey extensions to the rear of the property and the construction of a new 2 storey extension with a flat roof to the rear. An attic conversion in the existing roof to the front of the property to tie in with new rear extension with roof lights to the front and a slightly raised roof ridge. New internal layout design and all ancillary site development works.

Area	Area 1 - South East
Application Number	WEB1728/25
Application Type	Permission
Applicant	Dennis Lynch
Location	31, Lennox Street, St. Kevins, Dublin 8, D08 W599
Registration Date	04/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a change of use of first floor cafe restaurant use to domestic accommodation and internal alterations to the protected structure located at 31 Lennox Street, Saint Kevin's, Dublin, D08 W599.

Area	Area 1 - South East
Application Number	WEB1729/25
Application Type	Permission
Applicant	Mark Yeomans
Location	4 Saint Broc's Cottages, Donnybrook, Dublin 4
Registration Date	04/04/2025

Additional Information

Proposal: The development will consist of the demolition of the existing single-storey rear extension and the construction of a new single-storey extension at ground level to the rear and a dormer roof at first floor. It will include lowering the existing internal ground floor by a depth of circa 750mm and the construction of a habitable room in the roof space. The development will include roof lights in the flat roof of the extension and glazed windows to a courtyard. Pedestrian access to the side will be retained and the development will include all associated site works, drainage, landscaping and site services.

Area	Area 1 - South East
Application Number	WEB1742/25
Application Type	Permission
Applicant	Paul Byrne
Location	9, Dowling's Court, Dublin 2, D02 CP30
Registration Date	06/04/2025

Additional Information

Proposal: The construction of a 3.8m wide flat roof dormer to the rear roof-pitch of the property. Note that this property is a 3-storey dwelling.

Area	Area 1 - South East
Application Number	WEB2347/24
Application Type	Permission
Applicant	Jim Donoghue

Location 5, South Hill, Dartry, Dublin 6
Registration Date 31/03/2025
Additional Information Additional Information Received
Proposal: The development will consist of the demolition of the existing side garage 25.1m2, a new single storey rear kitchen extension 22.3m2, revised internal layouts, new rear attic dormer bedroom and ensuite 19.2m2 including all elevation changes, new side garden boundary wall, alterations to vehicular entrance and all other associated site works.

Area 1 Decisions

Area Area 1 - South East
Application Number 0063/25
Application Type Section 5
Decision Exempt
Decision Date 01/04/2025
Applicant Lower Mount Street Accommodation Services Limited
Location 33-41, Mount Street Lower, Dublin 2
Additional Information Additional Information Received
Proposal: EXPP: Request for a section 5 declaration seeking confirmation that the temporary change of use from office use to accommodate or support displaced persons or persons seeking international protection (Class 20F) at 33-41, Mount Street Lower, Dublin 2, is exempted development.

Area Area 1 - South East
Application Number 0087/25
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 04/04/2025
Applicant Terry Sheridan
Location 368, Harold's Cross Road, Dublin 6w
Additional Information
Proposal: SHEC: Construct 3 storey dwelling unit attached to side of property and all associated site works.

Area Area 1 - South East
Application Number 0088/25
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 04/04/2025
Applicant Sean Hughes
Location Garville Lane and to the rear of No. 10 Garville Avenue, Rathgar, Dublin 6
Additional Information
Proposal: SHEC: One three storey mews residence (280 sqm) with four bedrooms and a home office and a car parking space, private open space to front and rear.

Area	Area 1 - South East
Application Number	0089/25
Application Type	Section 5
Decision	Exempt
Decision Date	03/04/2025
Applicant	Google Ireland Limited
Location	Boland's Mills, Barrow Street and Ringsend Road, Dublin 4.

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of existing open-out doors with sliding doors on the northern and southern elevations of Building B at ground floor level.

Area	Area 1 - South East
Application Number	0091/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	04/04/2025
Applicant	Eidolon Investments
Location	43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6YO

Additional Information

Proposal: SHEC: The development of a two storey mews dwelling house in an infill terrace site with pedestrian and vehicular access from Waterloo lane, with 1no. car parking space, new rear boundary wall, new front boundary wall and openings, bin store and bicycle store and all associated site landscaping and drainage works at the rear of 43 Waterloo Road, Ballsbridge, Dublin 4, D04 A6YO a protected structure (ref: 8288)

Area	Area 1 - South East
Application Number	0093/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	03/04/2025
Applicant	Mount Street Residents Group
Location	33-41 Mount Street Lower, Dublin 2

Additional Information

Proposal: EXPP: A question arises as to whether a temporary change of use from office use to accommodate or support displaced persons seeking international protection and associated works is development and is or is not exempted development.

Area	Area 1 - South East
Application Number	0110/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	01/04/2025
Applicant	Paul and Mary Tully
Location	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 .

Area	Area 1 - South East
Application Number	0436/24
Application Type	Section 5
Decision	Exempt
Decision Date	02/04/2025
Applicant	Kade Properties Ltd
Location	132, Rathmines Road Lower, Dublin 6
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Whether the change use of a multi-unit dwelling at No. 132 Rathmines Road Lower, Rathmines, Dublin 6, 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 building at No. 132 Rathmines Road Lower Rathmines, Dublin 6, where care is not provided, to house homeless persons, is or is not development and whether development constitutes exempted development or does not constitute exempted development?

Area	Area 1 - South East
Application Number	0447/24
Application Type	Section 5
Decision	Not Exemption
Decision Date	02/04/2025
Applicant	Coolebridge Ltd
Location	Park House, Ashdale Road, Dublin 6W
Additional Information	Additional Information Received

Proposal: EXPP: Whether the use of Park House, Ashdale Road, Dublin 6W, D6WR270 as a residential dwelling, constitutes exempt development or does not constitute exempt development? Whether the use of a residential building, where care is not provided, to house homeless persons, constitutes exempt development or does not constitute exempt development?

Area	Area 1 - South East
Application Number	3042/25
Application Type	Retention Permission
Decision	SPLIT DECISION(RETENTION PERMISSION)
Decision Date	01/04/2025
Applicant	Mark Mc Dermott
Location	14, Leighlin Road, Crumlin, Dublin 12
Additional Information	

Proposal: RETENTION: Permission for development at this site: 14 Leighlin Road, Crumlin, Dublin 12. The development consists of: a) Retention of flat roof extension (5.4sqm) to rear of dwelling at first floor level. b) Retention of the widening of vehicular entrance to 3.5m wide to facilitate off street parking c) Retention of alterations to existing entrance porch canopy. d) Retention of

alterations to existing single storey extension to rear of dwelling at ground floor including windows to side elevation and construction of a utility area (2.9sqm).

Area	Area 1 - South East
Application Number	3113/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	04/04/2025
Applicant	SASL Restaurants Ltd. (trading as Al Boschetto)
Location	1a Beatty's Avenue and 2 Merrion Road, Ballsbridge, Dublin 4

Additional Information

Proposal: RETENTION : Retention permission for existing single storey covered outdoor seating and dining area that faces Beatty's Avenue to the side of existing restaurant and all associated site works .

Area	Area 1 - South East
Application Number	3124/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/04/2025
Applicant	Emily Collins
Location	24 Serpentine Park, Ballsbridge, Dublin 4, D04R2A8

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 .

Area	Area 1 - South East
Application Number	3583/24
Application Type	Permission
Decision	
Decision Date	02/04/2025
Applicant	Health Services Executive (HSE)
Location	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

Additional Information A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: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.

Area	Area 1 - South East
Application Number	4167/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	01/04/2025
Applicant	Joseph John Codamon
Location	12A-old County Road, Crumlin, Dublin 12, D12 P7XC
Additional Information	Additional Information Received
Proposal:	For change of use of the business premisses from general food retail to restaurant/takeaway, Hop N Dine and Front signage measuring 610mm x 4880mm, ground floor.

Area	Area 1 - South East
Application Number	4778/19/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	31/03/2025
Applicant	Esprit Investments Limited
Location	(0.2695 ha) located at Brunswick Villas, Shaw Street, Townsend Street and Spring Garden Lane, Dublin 2

Additional Information

Proposal: EXT. OF DURATION: The proposed development includes construction over the rail line which traverses the site and also within the vaulted foundations supporting the rail line. The proposed development consists of the following: i. Demolition of existing structures (excluding rail line); ii. Construction of an 11 storey (over basement level and plant level at roof) with setbacks at various levels, office, retail and build to rent residential development with associated facilities, terraces and balconies. The overall development comprises 19,908 sqm GFA including basement). The proposed development bridges over the rail line at fourth floor and above; iii. Provision of two retail units (202 sqm GFA) to the corner of Shaw Street and Townsend Street and within a vaulted foundation; iv. The office element comprises 13,768 sqm. GFA v. The residential element

comprises 8 studio units, 20 1-bed units and 21 2-bed units (49 units total) with associated private and communal open space vi. Provision of residential shared facilities and two café units (105 sq.m GFA) within the vaulted foundations of the rail line; vii. The proposed residential development is a “Build to Rent” scheme in accordance with Specific Planning Policy 7 and 8 as set out in the “Sustainable Urban House: Design Standards for New Apartments 2018”. viii. Provision of a basement level with office space, plant and bicycle parking and associated facilities. Two car parking spaces are provided at street level to Brunswick Villas; ix. Public realm improvements and provision of new pedestrian street parallel to the rail line x. All associated site development and services works, landscape works, plant, substation and associated development.

Area	Area 1 - South East
Application Number	WEB1020/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/04/2025
Applicant	Noel and Irene Kelly
Location	66, Meadowbank, Terenure, Dublin 6 , D06C2P5
Additional Information	Additional Information Received

Proposal: The demolition of the existing garage and the construction of a single-storey side extension with a flat roof. The extension will accommodate a new entrance hall, relocating the front door to the front façade, and a new sitting room, which will occupy the same footprint as the former garage.

Area	Area 1 - South East
Application Number	WEB1203/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	31/03/2025
Applicant	Hibernia Real Estate Group Limited
Location	50 City Quay & ESB Substation Opposite & North of City Quay, Dublin Docklands, Dublin 2

Additional Information

Proposal: Permission for development at this site at 50 City Quay, Dublin Docklands, Dublin, D02 F588 and an ESB substation located directly opposite to the north of City Quay. The development will consist of a mural (84sqm), at the western elevation of existing property at 50 City Quay extending 3 storeys in height; and four murals (100 sqm in total), at each of the elevations of a single storey ESB substation located opposite to the north. Planning permission was granted for the development for 3 years under Reg. Ref.: 3715/21.

Area	Area 1 - South East
Application Number	WEB1210/25
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	01/04/2025
Applicant	Alan Ryan
Location	11, Cowper Road, Dublin 6, D06 R627

Additional Information

Proposal: RETENTION : retention permission of widened vehicle access and parking to front

Area	Area 1 - South East
Application Number	WEB1216/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	31/03/2025
Applicant	Eidolon Investments
Location	43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0

Additional Information

Proposal: PROTECTED STRUCTURE : The development of a two storey mews dwelling house in an infill terrace site with pedestrian and vehicular access from Waterloo lane, with 1no. car parking space, new rear boundary wall, new front boundary wall and openings, bin store and bicycle store and all associated site landscaping and drainage works at the rear of 43 Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0 a protected structure (ref: 8288)

Area	Area 1 - South East
Application Number	WEB1217/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/04/2025
Applicant	Eidolon Investments
Location	43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0

Additional Information

Proposal: PROTECTED STRUCTURE: The conservation and extension of 43 Waterloo Road, Ballsbridge, Dublin 4, a Protected Structure (Ref: 8288), to include the Removal of existing rear extensions, internal alterations and to construct a new part single, part two storey rear extension and boundary wall to include all site and ancillary works.

Area	Area 1 - South East
Application Number	WEB1224/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	31/03/2025
Applicant	Deirdre O'Malley
Location	No. 5 Shrewsbury Road (D04 C9W0) and No. 7 Shrewsbury Road (D04 V9K1), Ballsbridge, Dublin 4.

Additional Information

Proposal: The development will consist of : Partial demolition and alteration of No. 5 Shrewsbury Road and No. 7 Shrewsbury Road, extended and altered under Reg. Ref. WEB1312/15. All to provide for the amalgamation of the two dwellings, No. 5 and No. 7, to form 1 no. five-bedroom, three-storey dwelling over basement level, and 1 no. one-bedroom apartment at first-floor level. The proposed demolition works are as follows, (i) partial demolition of ground, first and attic floor levels to the front (northwest), side (southwest) and rear (southeast) of No. 5 and partial, minor demolition of ground, first and attic floor levels to the front (northwest) of No. 7 to accommodate the proposal. The proposed construction works are as follows, (ii) construction of a part-single, part-two-storey extension to the front (northwest), side (southwest) and rear (southeast) of No. 5, part of which will have a pyramidal glass roof at ground floor level to the rear; (iii) construction of a part-single, part-two-storey extension to the front (northwest) of No. 7; (iv) construction of an attic level extension at No. 5, to connect with part of the existing attic level of No. 7, and provision of attic

level dormers at front (northwest), side (southwest) and rear (southeast) elevations; (v) replacement of the existing pedestrian/vehicular entrance gates from Shrewsbury Road to No. 5 and No. 7 with new piers and railings. Removal of the boundary wall fronting Shrewsbury Road between No. 5 and No. 7 and replacement with new railing and hedging; (vi) provision of 2 no. car parking spaces for the new dwelling, and 1 no. car parking space for the apartment, all within curtilage; (vii) the apartment will be provided with a private entrance doorway via the side (southwest) elevation. The dwelling will be provided with entrance doorways to the front (northwest), side (southwest) and rear (southeast) elevations; (viii) removal of the rear separation boundary wall and hedging between No. 5 and No. 7, and provision of a shallow reflective pool, a canopy forming ground floor covered terrace, and new trees in the rear private amenity space, and; (ix) provision of new chimneys, rooflights, internal alterations, landscaping, SuDS drainage, tree removal, boundary treatments, all associated elevational changes and all associated site development works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1227/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/04/2025
Applicant	Nadine Burns and Phillip Lawler
Location	'Bramley Mews', Orchard Lane, Ranelagh, Dublin 6, D06 RY70

Additional Information

Proposal: The proposed development will consist of: • Internal modifications to the layout of the existing mews dwelling to remove the garage and reorganise the ground level space to provide a new study. • The addition of a rear extension at ground level, of gross internal area 16.5msq. • Alterations to the front and rear elevations to change the fenestration arrangement and apply an external brick-faced rendered insulation system. • The relocation of carparking from the internal garage to the front of the house, within the ownership curtilage of the applicant.

Area	Area 1 - South East
Application Number	WEB1242/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/04/2025
Applicant	Kelly Bradshaw Dalton Ltd
Location	18, Rathgar Road, Rathmines, Dublin 6, D06 K7P9

Additional Information

Proposal: The change of use of the existing Salvation Army offices, to an estate agents premises, to part of the ground floor, and provision a two bedroom residential apartment to the part of the ground floor and to the upper floors. Revised, minor internal alterations to all levels of the part 2 1/2 -storey building and revised signage to the existing ground floor fascias for the estate agent use.

Area	Area 1 - South East
Application Number	WEB1244/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/04/2025

Applicant Harry Browne Vanessa Rafael
Location 32, Cranfield Place, Sandymount, Dublin 4, D04 Y070

Additional Information

Proposal: The development will consist of widening of the existing vehicular access from street to existing off-street parking; demolition of the existing rear extension, partial demolition of the roof, and the proposed construction of: - Gable end pitched roof extension and internal stairs to existing attic. - New skylights to attic and new windows to existing walls. - Replacement of existing windows and front door. - Rear ground and first floor extension with new windows, doors and skylights. First floor setback of 1 meter from the neighbour's property to the west. - All associated site and drainage works.

Area Area 1 - South East
Application Number WEB1245/25
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 03/04/2025
Applicant OSS Software Ltd
Location Number 4 Mount Street Upper, Dublin, D02 FN23

Additional Information

Proposal: PROTECTED STRUCTURE RETENTION permission. The development will consist of: Reconstruction and repairs to rear gable wall of rear return from Basement to Ground Floor. Re-rendering and re-plastering of associated wall in lime render / plaster. And associated site works.

Area Area 1 - South East
Application Number WEB1246/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/04/2025
Applicant Donnybrook Fair Ltd
Location 11, Baggot Street Upper, Dublin 4 , D04HN92

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of: (A) Subdivision of previously amalgamated No. 11 from No.13 Baggot Street Upper at ground floor level, works will include the closing up of two internal openings at ground floor level. (B) change of use from retail use to restaurant/café use with ancillary takeaway at ground floor level.

Area Area 1 - South East
Application Number WEB1247/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/04/2025
Applicant Donnybrook Fair Ltd
Location 13, Baggot Street Upper, Dublin 4, D04 W7K5

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of subdivision of previously amalgamated No. 13 from No. 11 Baggot Street Upper at ground floor level. The works will include the closing up of two internal openings at ground floor level only resulting in 2 no. independent units. The existing retail use of the site will remain unchanged.

Area	Area 1 - South East
Application Number	WEB1257/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	03/04/2025
Applicant	Luhmann Dublin Ltd
Location	21, Fitzwilliam Place, Dublin 2, D02 Y189

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a change of use of the building above basement level from office units at ground, first and second floor and an apartment at third floor level, back to a single dwelling. The proposed works to the basement, granted under planning ref: 4771/22, are unaffected by these proposed works. The proposed works will include fire upgrades to the building instructed by Dublin City Council's Fire Officer under the Fire Services Act consisting of the following: Upgrade of a number of existing original doors and frames to increase their fire resistance and replacement of a number of modern doors and frames with fire resistant doors. Upgrade of the basement ceiling from above to provide 60-minute fire compartmentation. Installation of a domestic sprinkler system heads, pipework and tank at ground floor level and installation of a structural support platform with simple steel posts through to the basement level. Construction of a fire rated wall to separate the basement area from the ground floor level and fire stopping works under an existing wall at second floor level and to top of party walls in attic space to maintain fire separation. Upgrade works to provide a shared shower room for the dwelling.

Area	Area 1 - South East
Application Number	WEB1260/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	03/04/2025
Applicant	Esprit Investment Limited
Location	At a 0.0756 Ha site at Leeson Street Upper, Dublin 4, Co. Dublin. The site forms part of the, Molyneux Home Site, Leeson Park, Dublin 6 which is a designated Protected Structure. The lands are, bounded to the north-east by Leeson Street Upper, to the south

Additional Information

Proposal: PROTECTED STRUCTURE: Esprit Investment Limited intend to apply for permission for development at a 0.0756 Ha site at Leeson Street Upper, Dublin 4, Co. Dublin. The site forms part of the Molyneux Home site, Leeson Park, Dublin 6 which is a designated Protected Structure. The lands are bounded to the north-east by Leeson Street Upper, to the south-east by No. 18 Leeson Street Upper, to the south and south-west by Molyneux Home and to the north-west by the Romanian Orthodox Church, Leeson Park. The development will principally consist of: the construction of 1 No. single storey, two bedroom dwelling (103 sq m), hard and soft landscaping; boundary treatments; and all other associated site services and development works above and below ground.

Area	Area 1 - South East
Application Number	WEB1262/25
Application Type	Permission

Decision	REFUSE PERMISSION
Decision Date	03/04/2025
Applicant	Ciaran McCormack
Location	610, Clonard Road, Crumlin, Dublin 12, D12 X7K7
Additional Information	
Proposal:	A two storey, two bedroom detached dwelling (116m.sq.) on lands to rear of existing dwelling. Associated site works.

Area	Area 1 - South East
Application Number	WEB1265/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/04/2025
Applicant	Caroline Barron & Stefan Hyde
Location	17 Gilford Park and 8 Gilford Drive, Sandymount, Dublin 4

Additional Information

Proposal: Planning Permission is sought for reconfiguration of the shared rear garden boundary between number 17 Gilford Park and 8 Gilford Drive, Sandymount, Dublin 4 to include for demolition of the existing shared masonry boundary wall between the two properties to enable the enlargement of the rear garden to 17 Gilford Park and construction of a new blockwork boundary wall of 1.8 meters overall height to be constructed 6 metres offset from and parallel to the existing rear extension of 8 Gilford Drive. The new boundary wall will span from the existing side boundary of 6 Gilford Drive to the West and extends to the boundary of 10 Gilford Drive to the East including an angular splay adjacent 10 Gilford Drive to allow for tree retention and will result in an enlarged rear garden of 248 sq m to 17 Gilford Park and a reduced rear garden of 96 sq m to 8 Gilford Drive. No internal or external changes are proposed to either of the dwellings which remain unchanged and in use as residential dwellings and there are no changes proposed to the extent of hardstanding surface to the rear patios and gardens of both dwellings which also remain unchanged.

Area	Area 1 - South East
Application Number	WEB1547/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	04/04/2025
Applicant	Tagatoni Limited
Location	McCloskey's Public House, 83-85 Morehampton Road, Donnybrook, Dublin 4

Additional Information

Proposal: Permission is sought for change of use from Residential use at 1st/2nd floor areas to 8no. of En-suite Bedrooms, Guest Accommodation, over existing public house with internal modifications and associated site works

Area	Area 1 - South East
Application Number	WEB1612/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 31/03/2025
Applicant Tessa Power
Location 10, Bushy Park Road, Rathgar, Dublin 6, D06 C5F2

Additional Information

Proposal: RETENTION & PERMISSION: Tessa Power intends to apply for retention permission to retain and complete alterations to the existing roof to the previously constructed single-storey extension to the rear; works to include installation of a new central roof light and an increase in roof height, together with associated works, to the existing house at 10 Bushy Park Road, Dublin 6, D06 C5F2.

Area Area 1 - South East
Application Number WEB1616/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 01/04/2025
Applicant Emerald Aegis Limited
Location 2 & 3 Harrington Street, Saint Kevin's, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE :PERMISSION AND RETENTION : Permission is sought by Emerald Aegis Limited for the retention of the replacement of the (non-original) timber sash window frames and permission for the replacement of the existing double-glazed timber sliding 6-over-6 sashes with plant on-beads to be replaced with 6-over-6 sliding timber sashes with slimline double glazing, appropriate heritage timber detailing horns and mouldings to the front of No. 2 & 3 Harrington Street, Dublin 8. The subject properties are Protected Structures.

Area Area 1 - South East
Application Number WEB1620/25
Application Type Retention Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/03/2025
Applicant Margaret Courtney
Location 36 Leinster Road, Rathmines, Dublin 6, D06 WD98

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).

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

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

Area	Area 1 - South East
Application Number	WEB1636/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	01/04/2025
Applicant	Christopher Dennis and Karen Lynn
Location	Bellview, 13 Leicester Avenue, Rathgar, Dublin 6, D06 E5Y4

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.

Area	Area 1 - South East
Application Number	WEB1658/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	02/04/2025
Applicant	Old Belvedere Rugby Football Club
Location	28A Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3

Additional Information

Proposal: The development consists of demolition of a part of the ground floor of the existing building (392 m²), with associated roofs. The new proposal is for an extension to the existing clubhouse comprising 1312m² at ground floor and 124m² at first floor (1436m² in total). This provides an additional floor area of 1044m². 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.

Area	Area 1 - South East
Application Number	WEB1663/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	02/04/2025
Applicant	Mark & Anne Restan
Location	31, Heytesbury Lane, Dublin 4

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.

Area	Area 1 - South East
Application Number	WEB1669/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/04/2025
Applicant	Future Properties Wicklow Ltd
Location	Castle House, 73-83 South Great George's Street, Dublin 2, D02 VY44

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

Area	Area 1 - South East
Application Number	WEB1671/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	02/04/2025
Applicant	Sarah & Chris O'Connell
Location	6 Brendan Road, Dublin 4, D04 N7F3

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.

Area	Area 1 - South East
Application Number	WEB1672/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	02/04/2025
Applicant	Old Belvedere Rugby Football Club
Location	Old Belvedere Rugby Football Club , 28A Anglesea Road , Ailesbury Grove , Ballsbridge , Dublin 4 , D04W6Y3

Additional Information

Proposal: The development will consist/consists of: Demolition of an area of 392 m² 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.

Area	Area 1 - South East
Application Number	WEB1678/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/04/2025
Applicant	Margaret Courtney
Location	36 Leinster Road, Rathmines, Dublin 6, D06 WD98

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: I, Margaret Courtney, intend to apply 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).

Area	Area 1 - South East
Application Number	WEB2092/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/04/2025
Applicant	Clodagh Brennan
Location	81, Lansdowne Park, Ballsbridge, Dublin 4, D04 Y7E8
Additional Information	Additional Information Received

Proposal: Planning permission for an attic conversion with dormer to front & contemporary metal clad dormer to rear roof to accommodate stairs to allow conversion of attic to non habitable storage space all with associated ancillary works

Area	Area 1 - South East
Application Number	WEB2683/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/04/2025
Applicant	Breda Clifford
Location	1, Donnybrook Close, Donnybrook, Dublin 4
Additional Information	Additional Information Received

Proposal: The proposed development will consist of: 1. Demolition of existing single-storey front porch, rear sunroom and single-storey storeroom extension, and detached single-storey shed to the rear. 2. Removal of existing rooflights and proposed replacement rooflight layout to the rear. 3. Proposed infill construction of ground floor porch and extension above at first-floor level, including associated roof amendments. 4. Proposed timber cladding to the first-floor bay window. 5. Proposed construction of single-storey flat roof extension to the side (Northwest) and rear, incorporating new rooflights and proposed covered terrace area. 6. Proposed application of new sand and cement render to all external elevations of the dwelling. 7. Proposed installation of a new side & front boundary Fence/Wall with Electric Gate System with reduction in size of vehicular access. 8. Proposed amendments to all elevations. 9. Proposed internal reconfigurations and all associated site works.

Area	Area 1 - South East
Application Number	WEBDSDZ1624/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	31/03/2025
Applicant	Google Ireland (Limited)
Location	Building B, 1 Ringsend Road and Building F, Boland's Quay, Ringsend Road and Barrow Street, Dublin 4

Additional Information

Proposal: 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.

Area	Area 1 - South East
Application Number	WEBDSDZ2286/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/04/2025
Applicant	Uni Immo Ireland Public Limited Company
Location	4-5, Grand Canal Square, Dublin 2
Additional Information	Additional Information Received

Proposal: Permission for development at this site (c. 0.52 Ha), at 4-5 Grand Canal Square, Dublin 2, and otherwise bounded generally by Hibernian Road to the east, Misery Hill to the south, Cardiff Lane to the west, and 37-42 Sir John Rogerson's Quay to the north. The proposed development comprises the refurbishment of an existing 6-7 storey office building for continued office use, including the following ancillary and associated works: Creation of c. 253 sq m additional gross floor office area resulting from the proposed alteration to the Cardiff Lane building entrance area and infilling of existing voids at mezzanine level; Insertion of a new public café space (c.80 sq m) within the ground floor lobby area inside the Misery Hill building entrance; Landscape enhancement works at Misery Hill, including planters, seating and associated hardscaping; Landscape enhancement works at Cardiff Lane, including demolition of the stepped entrance and terrace, to lower the existing building entrance to street level; New building entrance at Cardiff Lane, c.9m high, with 1no. new glass revolving door, 2no. single escape doors and bicycle ramp entrance to basement. Associated demolition and replacement of the existing curtain wall façade at Cardiff Lane entrance level with new selected cladding panels; Replacement of existing double door and curtain walling adjacent to the new Cardiff Lane entrance, to include lowered door level and installation of stepped landing; New lightwell to the basement at Cardiff Lane; Replacement of the existing curved façade at Misery hill with new façade to include 1no. recessed glass revolving door, 2no. single escape doors and 1no. double door, and new selected cladding panels; Replacement of 1no. existing single door with new double door entrance on the north building elevation; 2no. new single door entrances on the east building elevation and removal of external ground level vent, adjacent to Hibernian Road; Demolition and infill of existing skylight at Level 1; Replacement of the soffit aluminium cladding along Cardiff Lane, Hibernian Road and Misery Hill with new selected cladding panels; Construction of a new demountable flood defence system along Cardiff Lane; Reduction of existing basement car parking from 149no. spaces to 35no. spaces; Provision of 423no. bicycle spaces within reconfigured basement, 26no. bicycle spaces at ground level; Replacement of 5no. existing doors with similar and installation of soft and hard landscaping, including glazed screen, to existing level 6 terrace; Installation of new roof plant (2no. energy centres) and corresponding increase in plant screening by 1m in height. Associated relocation eastwards by c.1.5m of plant screening along the eastern edge of No.4 Grand Canal Square. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3005/25
Appeal Type	Written Evidence
Applicant	B. S. Edge Property Services Ltd.
Location	1 Dartry Cottages, Dartry, Dublin 6
Additional Information	

Proposal: The development will consist of the demolition of the existing two storey house and part of the front boundary wall , the erection of two , three storey semi detached houses and ancillary site works .

Area	Area 1 - South East
Application Number	3030/25
Appeal Type	Written Evidence
Applicant	Martha and David Carroll
Location	8 Ramleh Park, Milltown, Dublin 6, D06WK44

Additional Information

Proposal: Permission sought for demolition of existing rear chimney and side garage , proposed single storey side and rear extensions comprising dining/kitchen/living room to side and a bedroom ensuite to rear . Ground floor alterations include dressing room and bathroom within existing house . First floor alterations include 2 bedrooms ensuite . First floor side elevation window widened to match north elevation window , additional window at high level to hallway to match south elevation window . New windows to existing house . Widening of existing front vehicular access from 2.6m to 3.4m .

Area	Area 1 - South East
Application Number	WEB2300/24
Appeal Type	Written Evidence
Applicant	Bridget Freyne and Richard Bowen
Location	24, Charleville Road, Rathmines, Dublin 6
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE PERMISSION The development will consist of opening up of spine wall at first floor level to hall to form new family kitchen, additional door opening to wall to first floor sitting room, existing ground floor opening in rear wall enlarged, creation of internal window in ground floor spine wall to sitting room, all existing windows to be retained and restored and existing glass to be replaced with double glazing, and the construction of new roof light on front slope of rear roof to master bedroom, internal partition walls in master bedroom, new bathroom in existing rear return, rear return rooms at ground and first floor level as well as two ground floor rear rooms to be replastered in insulating breathable plaster, external West gable wall rerendered in insulating breathable render, and a new first floor rear external access deck to existing two-story semi-detached PROTECTED STRUCTURE and associated hard and soft landscaping.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3545/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	01/04/2025
Applicant	Tanya Bailey
Location	53, Kenilworth Square South, Dublin 6
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE : Permission for reconstruction of existing upper ground floor extension to the rear, construction of a new two storey extension to the rear, new outdoor terrace to the rear at upper ground floor level, with steps down to back garden level, internal alterations, relocation of the side door on the East façade, new rooflight to the rear, removal of existing shed, construction of a new shed in the back garden and all associated site works at 53 Kenilworth Square South, Dublin 6 (a Protected Structure).

Area	Area 1 - South East
Application Number	4042/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	02/04/2025
Applicant	CAPA The Global Education Network Limited
Location	2, Iveagh Court, Block B, Harcourt Street, Dublin 2, D02R640
Additional Information	Additional Information Received

Proposal: Change of use of ground floor and lower ground floor from office to educational use consisting of four number classrooms and associated facilities. Permission also sought for new signage to internal courtyard area and modification of escape route on southern elevation on Albert Place West , Dublin 2 to allow for disabled refuge point.

Area	Area 1 - South East
Application Number	4260/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	04/04/2025
Applicant	Ampbay Limited
Location	27-32 Parliament Street, Dublin 2, 1-2 Essex Gate, Dublin 8, 7-10 Exchange Street Upper, Dublin 8
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE : Permission for development on lands at Nos. 27-32 Parliament Street (nos. 27, 28 & 31 being protected structures) Dublin 2, 1-2 Essex Gate (both protected structures) Dublin 8, 7-10 Exchange Street Upper (nos. 9 & 10 being protected structures) Dublin 8. The proposed development comprises the following: (a) change of use from office to hotel at 31 Parliament Street (a protected structure) and from vacant restaurant and residential use to hotel at 32 Parliament Street. The hotel use will integrate nos. 31 and 32 into the existing Paramount Hotel and will comprise a new hotel entrance on Parliament Street, a foyer and reception at ground floor level, administration areas at basement level and the collective amalgamation of both properties with Paramount Hotel at all existing floor levels to provide 28 no. new bedrooms from first to fourth floor levels and the addition of 5 no. bedrooms in a new setback floor behind exiting roof hips at fifth floor level; (b) the proposal involves the reconfiguration of the internal layout of 29-30 Parliament Street to incorporate a new opening in the existing wall with 31 Parliament Street resulting in a change from a double bedroom to a single bedroom and reconfiguration of the store room with the addition of hallway doors from first to fourth floor level; (c) demolition of the single storey rear extensions of nos. 31 and 32 Parliament Street and addition of a new courtyard with fully glazed roof extending across the rear of nos. 31 and 32; (d) reconstruction of the existing front facade of nos. 31 and 32 Parliament Street from first to fourth floor level (no changes proposed to existing protected bay window and ground floor shop front of no. 31); (e) internal alterations at basement and ground floor levels in all properties except for nos. 27-30 Parliament Street where no changes are proposed; (f) extension of existing setback of 7-8 Exchange Street Upper at fourth floor level to the street front to match the existing frontage to include the reconfiguration of the internal layout to provide 4 no. bedrooms and lobby; (g) addition of a setback fifth floor level with the provision of a terrace enclosed by a glass balustrade at 7-8 Exchange Street Upper to include the addition of 3 no. bedrooms, lobby, lift and new staircase. New flat roof over fifth floor with setback louvred plant area in centre of roof to be provided; (h) provision of 10 no. signage zones on frontages of Parliament Street, Essex Gate and Exchange Street Upper. The overall development will result in a hotel bedroom count of 108 no. bedrooms (66 existing and 42 proposed) and includes all associated alterations to the existing hotel services and all associated site development works above and below ground.

Area	Area 1 - South East
Application Number	5046/23
Appeal Decision	SPLIT DECISION
Appeal Decision Date	03/04/2025
Applicant	Greenfield Ideas Ltd.
Location	Ashtons Pub, 11 Vergemount, Clonskeagh Road, Dublin 6

Additional Information

Proposal: PERMISSION & RETENTION: The development will consist of: 1. Planning Permission: a) The demolition of (i) recent (unauthorised) west walls to the carpark; (ii) timber-framed, glazed, garden room at lower ground floor (220sqm), roof profile to be modified as required at (b) below; and (iii) a previously existing roofed outdoor seating area at upper ground floor level (51sqm); b) The construction of a five-storey extension (1395sqm) to the south part of the existing two-storey building, containing public house/restaurant on lower and upper ground floors and boutique hotel bedrooms on first, second and third floors. Bedrooms to be provided with balconies/terraces facing east and west; public house/restaurant to have terraces facing east at both levels. Ancillary services to include waste storage at lower ground level with service lift to upper ground floor level (street level); c) Enclosed plant room to rear (east) on roof of existing public house (first floor level); d) Associated hard and soft landscaping, including drainage and works to public sewer and 8 No. of cycle parking spaces. 2. Retention Permission: e) Alterations to the west (front) façade to provide two no. shopfronts with names over, and two storey extension (21sqm per total) to the rear, facing east; f) New window to east elevation, lower ground floor; g) Steel pedestrian gate at north-east corner of site.

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.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

13/25

(31/03/2025-06/04/2025)

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.

Area	Area 1 - South East
Application Number	0134/25
Application Type	Social Housing Exemption Certificate
Applicant	Drakebrook Limited
Location	22 Wicklow Street, Dublin 2
Registration Date	03/04/2025
Additional Information	
Proposal:	SHEC: Carry out material alterations and change of use to existing mid-terrace 4 storey building, to provide 3 no. new one-bedroom apartments at first, second and third floor levels.

Area	Area 1 - South East
Application Number	0137/25
Application Type	Social Housing Exemption Certificate
Applicant	Jerry Barnes
Location	9 Larkfield Grove, Harolds Cross, Dublin 6W, D6W AR29
Registration Date	03/04/2025
Additional Information	
Proposal:	SHEC: Removal of existing porch, garage and utility shed, the erection of a 3-bedroomed two storey end of terrace house and a two storey rear extension, attic conversion, new porch and front door to the existing house.



Dublin City Council

SECTION 5 EXEMPTIONS

13/25

(31/03/2025-06/04/2025)

WEEKLY PLANNING LISTS

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(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.

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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 0128/25
Application Type Section 5
Applicant Aidan Duggan and Ciara McDaniel
Location 20, Bushfield Terrace, Dublin 4, D04 E0Y2
Registration Date 01/04/2025

Additional Information

Proposal: EXPP: The proposed development will consist of the following: - demolition of the existing rear extension and boiler house (13sqm). - construction of a new single storey, part-flat roof and part-pitched roof extension (39sqm). - removal of the existing corrugated asbestos roof to the garage, to be replaced with a new corrugated metal roof. - temporary removal of part of the garage wall (garden facing), to be reinstated in exactly the same manner as the existing, after the construction works are complete. - all ancillary site development works.

Area Area 1 - South East
Application Number 0131/25
Application Type Section 5
Applicant Crown Capital Properties Ltd
Location 25, Leinster Road, Rathmines, Dublin 6
Registration Date 02/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Please refer to Section 4 of the AHIA Report for full details of the proposed works. Generally the proposal involves painting to the front door, upgrading of the fire detection system, replacement of internal doors with fire-resistant doors, repairs to windows and upgrading of kitchen and bathroom facilities.

Area Area 1 - South East
Application Number 0135/25
Application Type Section 5
Applicant Mount Street Residents Group
Location The International Protection Office, Immigration Service Delivery (ISD) 79-83, Mount Street Lower, Dublin 2, D02ND99
Registration Date 02/04/2025

Additional Information

Proposal: EXPP: Section 5 referral / exemption declaration at the International Protection Office, Immigration Service Delivery (ISD), Timberlay House, 79-83 Lower Mount Street, Dublin 2, D02ND99 building as an International Protection Office receiving, interviewing, examining, assessing, processing, and offering A question arises as to whether the use of the on-site support to visiting International protection applicants internal building works is development and is or is not exempted development.

Area	Area 1 - South East
Application Number	0140/25
Application Type	Section 5
Applicant	Veterinary Council of Ireland
Location	53 Lansdowne Road, Dublin 4, D04 NY29
Registration Date	04/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Roof and Chimney Repairs comprising: 1. Re-covering of inner (hidden) pitches of roof in natural slate to match existing. 2. Re-Forming of central valley gutter to correct falls & re-leading of same to match original detail. 3. Repair & re-pointing of brick chimneys.
