



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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PLANNING INFORMATION SESSIONS

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

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

Area 2 COMMERCIAL

Area Area 2 - South Central
Application Number 4117/24
Application Type Permission
Applicant Sean O'Liathain
Location 37 Thomas Street, The Liberties, Dublin 8
Registration Date 27/03/2025
Additional Information Additional Information Received
Proposal: RETENTION PERMISSION for development at this site 37 Thomas Street The Liberties, Dublin 8. A Protected Structure RPS Ref: No: 8154). The development will consist of Retention permission sought for change of use from hairdressing salon to pizza restaurant/takeaway at ground floor and associated site works,

Area Area 2 - South Central
Application Number WEB1622/25
Application Type Permission
Applicant National Paediatric Hospital Development Board
Location Unit 1, Ground Floor, Block A, Herberton, James's Walk, Rialto, Dublin 8
Registration Date 24/03/2025
Additional Information
Proposal: Renewal of the previously approved temporary permission for the use of the approved retail unit as a display sample room for New Children's Hospital equipment (under Reference 2200/19) for a further period of five years.

Area Area 2 - South Central
Application Number WEB1623/25
Application Type Permission
Applicant National Paediatric Hospital Development Board
Location Units 4 and 7 and the retail anchor unit, Ground Floor, Block A, Herberton, Jame's Walk, Rialto, Dublin 8
Registration Date 24/03/2025
Additional Information
Proposal: The renewal of the previously approved temporary permissions for the use of the approved retail units as offices together with an adjoining storage room and loading bay (under References 2838/16 and 2199/19) for a further period of five years and associated works comprising the replacement of 6 no. existing doors with 6 no. fixed glazed screens on the Reuben Plaza, St Anthony's Road, James's Walk and Reuben Plaza frontages.

Area Area 2 - South Central
Application Number WEB1632/25
Application Type Permission
Applicant Blue Tree Convenience Ltd
Location Centra, 50 Thomas Street, Dublin 8
Registration Date 25/03/2025

Additional Information

Proposal: Beer Wine Spirits Retail Off Licence subsidiary to main retail use.

Area Area 2 - South Central
Application Number WEB1634/25
Application Type Permission
Applicant Watfore Limited
Location Site at Long Mile Road (R110) and Walkinstown Avenue (R112),, Walkinstown, Dublin 12
Registration Date 25/03/2025

Additional Information

Proposal: The development will consist of: (1) amendments to the existing footpath / cyclepath (c.40m in length) along the Long Mile Road; and (2) provision of a new wastewater sewer extension (c.360m) along Walkinstown Avenue between the junction with the Long Mile Road (R110) and the Naas Road (R810). The proposed upgrade works are to facilitate a concurrent Large-Scale Residential Development (LRD) planning application proposed by the Applicant on adjoining lands at Parkmore Industrial Estate within the administrative area of South Dublin County Council (SDCC).

Area Area 2 - South Central
Application Number WEB1645/25
Application Type Permission
Applicant Real Estate Acquisitions and Sales Limited
Location 8 & 8A St Marys Road, Crumlin, Dublin 12
Registration Date 27/03/2025

Additional Information

Proposal: The development comprises the following: Demolition of the existing 2 storey commercial buildings at 8 & 8A St Mary's Road and associated commercial shed units and structures (c. 465 sq.m). Construction of a 2 – 7 storey mixed use development, comprising a licensed supermarket at ground floor level (c. 416 sq.m), 34 no. 1 bed apartment units at 1st to 6th floor level and associated roof garden at 6th floor roof level (c. 247 sq.m). All apartment units are provided with private open space in the form of balconies. All apartment units are intended to provide housing for independent living for older residents (55 years plus). Pedestrian access points to the proposed development will be from St Mary's Road and Drimnagh Road. The development also proposes associated secure bicycle parking and bin storage, an ESB substation, residential switch room, commercial unit switch room, generator room, sprinkler tank room, plant room, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 807 sq.m.

Area Area 2 - South Central
Application Number WEB1670/25
Application Type Permission
Applicant WP Heuston Developments Limited
Location Nos 23, 24 & 29 Parkgate Street, Dublin 8
Registration Date 28/03/2025

Additional Information

Proposal: The proposed development will consist of the demolition of all existing buildings on site including the former motor sales buildings, forecourt, car parking building and no.29 Parkgate

Street (with the exception of the facade either side of the existing gate). Construction of a mixed-use hotel and residential development as follows: A hotel building (4 to 6 storeys over basement) which will comprise 155-no. bedrooms (all en-suite), with a licensed restaurant, public bar and all ancillary facilities/ services/plant associated with the hotel. The development will also include a separate apartment block (2 to 5 storeys) comprising 22 no. units (11 no.1-beds and 11 no.2-beds) all with private open space.-The construction of a single residential dwelling (3 bed townhouse, 3 storeys in height) to replace existing No. 29 Parkgate Street. Access to the apartment development will be via the existing access from Parkgate Street. The development will also include the provision of a new loading bay outside No. 29 Parkgate Street and the expansion of the existing loading bay outside 23, 24 Parkgate Street. All associated site development works, plant areas, landscaping, open spaces, bike store, waste management areas and services provision. A Nature Impact Statement (NIS) has been prepared in respect of the proposed development.

Area	Area 2 - South Central
Application Number	WEBLRD6080/25-S3
Application Type	Large Residential Development-3
Applicant	Ruirside Developments Ltd
Location	42A Parkgate Street, Dublin 8
Registration Date	26/03/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Ruirside Developments Limited intends to apply for Permission for Large-Scale Residential Development, at this site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8. The proposed development sits within the eastern apex of the wider LRD6074/24-S3 planning unit, for the redevelopment of the brownfield site of the former Parkgate Printing Works, now known as Parkgate House, which includes Protected Structures (a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The LRD6074/24-S3 site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The LRD6074/24-S3 site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. The proposed development comprises amendments to strategic housing development, pertaining to Block A and Block B2 permitted under ABP-310567-21 (as amended by planning permission LRD6042/23-S3A), with a life of 8 years, to include:

- Increase in the footprint (from 479sqm to 569sqm) and gross floor area of Block A (from 14,364sqm to 16,693sqm), to accommodate a second internal fire core extending from ground level to Level 27 inclusive.
- Minor internal layout reconfiguration at ground and mezzanine levels, to accommodate the new fire core, also resulting in:
 - o An increase in floor area of permitted café/restaurant unit at ground floor of Block A from c. 223sqm to c.282sqm
 - o A decrease in floor area of permitted community facility at ground floor of Block B2 from c. 52sqm to c. c.49sqm
 - o An increase in floor area of permitted café/restaurant unit at ground floor of Block B2 from c. 229sqm to c.295sqm.
- Consequent reconfiguration of 198no. permitted 'Build-to-Rent' apartments (73no. studios, 97no. 1-bed, 27no. 2-bed and 1no.3-bed) located at Block A Levels 01 to 27 inclusive, resulting in an altered mix to 26no. studio, 118no. 1-bed, 53no. 2-bed and 1no. 3-bed apartments, with no change to the total number (i.e. 198no.) within Block A.
- Insertion of 8no. new 2-bed apartments (1no. in each of Levels 01 to 08 inclusive) and 1no. studio apartment and 1no. 1-bedroom apartment in lieu of 2no. 2-bed apartments at level 09 in Block B2. This results in total 48no. permitted and proposed apartments in Block B2 (1no. studio, 1no. 1-bed and 46no. 2-bed).
- Associated adjustments to facade treatments at the north and south elevations of Block B2, including altered or additional private balconies.
- Ancillary provision of 42no. additional bicycle parking spaces.
- Localised adjustments to permitted ancillary site and landscape works, including to public plaza area (minor reduction from 1,430 sq m to 1,148sq m)

Beyond localised

adjustments, no other changes are proposed to the associated and ancillary demolition, conservation, landscaping and site development works, including works to the river wall subject of separate planning reference LRD6074/24-S3. This application for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStBlocksAB2Amendments.com.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	WEB1629/25
Application Type	Permission
Applicant	Wayne Killeen
Location	136, Claddagh Road, Cherry Orchard, Dublin 10, D10 EF40
Registration Date	24/03/2025

Additional Information

Proposal: 1. Construction of a 50 sq/m garden room in the rear garden of existing dwelling. The purpose of the proposed room is to provide a shed, games room, office and toilet. 2. Widening of existing vehicle entrance and alterations to existing driveway.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	WEB1170/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	25/03/2025
Applicant	Pat Nolan & Aislinn Mackey
Location	27, Emmet Road, Kilmainham, Dublin 8, D08 Y6Y5

Additional Information

Proposal: New two storey extension to the rear of the existing house.

Area	Area 2 - South Central
Application Number	WEB1177/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	25/03/2025
Applicant	Mill Street Projects Limited
Location	Emmet Lodge, Emmet Court, Saint Vincents Street West, Dublin 8, D08 YK63

Additional Information

Proposal: RETENTION: The development seeks permission for the retention of a single storey 9m2 lean to extension at Emmet Court to provide shelter to the building's water tank.

Area Area 2 - South Central
Application Number WEB1191/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/03/2025
Applicant Amy Sheils & Shane Griffin
Location 12, Blackpitts, Dublin 8
Additional Information

Proposal: Permission is sought for construction of two storey residential extension to side of existing dwelling including part demolition of existing rear extension, dormer to rear, proposed Juliet balcony to rear dormer, garage at ground floor, with vehicular access onto St. Kevin's Avenue, relocation of existing front door to side gable of extension, new pedestrian access gate to rear garden from Blackpitts Road and associated siteworks.

Area Area 2 - South Central
Application Number WEB1192/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 25/03/2025
Applicant Ciaran Beegan
Location 119, Thomond Road, Dublin 10
Additional Information

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

Area Area 2 - South Central
Application Number WEB1645/25
Application Type Permission
Decision APPLICATION WITHDRAWN
Decision Date 28/03/2025
Applicant Real Estate Acquisitions and Sales Limited
Location 8 & 8A St Marys Road, Crumlin, Dublin 12
Additional Information

Proposal: The development comprises the following: Demolition of the existing 2 storey commercial buildings at 8 & 8A St Mary's Road and associated commercial shed units and structures (c. 465 sq.m). Construction of a 2 – 7 storey mixed use development, comprising a licensed supermarket at ground floor level (c. 416 sq.m), 34 no. 1 bed apartment units at 1st to 6th floor level and associated roof garden at 6th floor roof level (c. 247 sq.m). All apartment units are provided with private open space in the form of balconies. All apartment units are intended to provide housing for independent living for older residents (55 years plus). Pedestrian access points to the proposed development will be from St Mary's Road and Drimnagh Road. The development also proposes associated secure bicycle parking and bin storage, an ESB substation, residential switch room, commercial unit switch room, generator room, sprinkler tank room, plant room, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 807 sq.m.

Area 2

Appeals Notified

None

Area 2

Appeals Decided

Area	Area 2 - South Central
Application Number	3642/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	27/03/2025
Applicant	Catherine Dunne and David Entwistle
Location	Mull Lodge, Chapelizod Road, Dublin , D20F672
Additional Information	Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: For demolition of a bungalow and construction of replacement, part single, part two storey, part three storey dwelling and family annex and all associated drainage and landscaping works.

Area	Area 2 - South Central
Application Number	3695/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	25/03/2025
Applicant	PZ Digital Ltd
Location	Nos. 3-4 Usher's Quay, Dublin 8 (D08 VOF9 and D08 N9YV)

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: For development on this site at Nos. 3-4 Usher's Quay, Dublin 8 (D08 VOF9 and D08 N9YV) (Protected Structures RPS Ref. Nos. 8199 and 8200). The development will consist of the replacement of a 6.6m x 7.7m conventional advertising poster (including a 150mm wide frame and 1.25m apron) (i.e. 50.82 sq m) with overhead lights having an overall height of 10.95m off the ground, by the erection of a 5m x 7m digital advertising display unit (including a 100mm wide frame) (i.e. 35 sq m) without overhead lights, and with an overall height of 11.5m off the ground, on the side (east) elevation of No. 3 Usher's Quay (D08 VOF9) (i.e. the 'host wall' to Lower Bridge Street, Dublin 8, on the corner with Usher's Quay, Dublin 8). If granted, in accordance with Section 1.0 of Appendix 17 (i.e. the Outdoor Advertising Strategy 'bartering' system) of the Dublin City Development Plan 2022-2028, the permission would be on the basis of removing and decommissioning the 2 No. 48-sheet advertising displays on the gable wall of No. 145 Parnell Street, Dublin 1, D01 W634 (a Protected Structure RPS No. 6433) (18.58 sq m each), together with 1 No. advertising display at No. 1A Fairview Strand, Fairview, Dublin 3, D03 HF95 (13.01 sq m).

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

12/25

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

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Area	Area 2 - South Central
Application Number	0115/25
Application Type	Social Housing Exemption Certificate
Applicant	Barry McHugh
Location	Rear of 66, La Touche Road, Bluebell, Dublin 12
Registration Date	26/03/2025
Additional Information	
Proposal:	SHEC: The development will consist of a proposed detached dormer bungalow with vehicular entrance on to Bluebell Road and all associated site works.

Area	Area 2 - South Central
Application Number	0125/25
Application Type	Social Housing Exemption Certificate
Applicant	Real Estate Acquisitions and Sales Limited
Location	8 & 8A St Marys Road, Crumlin, Dublin 12
Registration Date	27/03/2025
Additional Information	
Proposal:	SHEC: Mixed use development comprising a supermarket at ground floor and 34 No.1 bed apartment at 1st to 6th floor.
