



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 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 3010/25  
**Application Type** Retention Permission  
**Applicant** Amarition Ltd.  
**Location** 31A Stoneybatter, Dublin 7, D07 DP63  
**Registration Date** 03/04/2025  
**Additional Information** Additional Information Received

**Proposal:** Retention planning permission for a single storey cafe space to unit 31A located to the rear open yard area accessed through an alleyway off Stoneybatter with a signage panel above the entrance doors facing the main road, including all ancillary site works.

---

**Area** Area 3 - Central  
**Application Number** 3133/25  
**Application Type** Permission  
**Applicant** Michele Synnott  
**Location** Doreen House, Blackhorse Avenue, Dublin 7  
**Registration Date** 01/04/2025  
**Additional Information**

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

---

**Area** Area 3 - Central  
**Application Number** WEB1677/25  
**Application Type** Permission  
**Applicant** Diarmaid O'Ceallaigh  
**Location** Unit 10A Blessington place, Blessington Place, Dublin 7  
**Registration Date** 31/03/2025  
**Additional Information**

**Proposal:** The development will consist of new two storey terraced one bedroomed townhouse and ancillary site works to replace an existing storage building.

---

**Area** Area 3 - Central  
**Application Number** WEB1708/25  
**Application Type** Permission  
**Applicant** PI Hotels & Restaurants Ireland Ltd  
**Location** Former Clerys' warehouse building site, at Nos. 13, 14 and 15 Earl Place, Dublin 1  
**Registration Date** 03/04/2025  
**Additional Information**

**Proposal:** PI Hotels & Restaurants Ireland Ltd intends to apply for permission for development of 4 No. illuminated external signs and building façade lighting at the former Clery's warehouse building site at Nos. 13, 14 and 15 Earl Place, Dublin 1. This external signage and lighting application

---

relates to a previously permitted hotel development (Dublin City Council Reg. Ref. 5479/22 and amended by DCC Reg. Ref. 3616/24) that is currently under construction. The proposed development consists: of the erection of (a) 2 No. high level internally illuminated signs of c. 3.77 sq.m each, located on the north and south elevations (b) 2 No. low level internally illuminated signs of c. 0.88 sq.m and 0.56 sq.m on the west elevation (c) All signage is single sided consisting of aluminium panel powder coated purple, with applied vinyl graphics. (d) the provision of building façade lighting, comprising LED spotlight uplighters on the western elevation.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1710/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Bridge Living Development Limited
<b>Location</b>	Marshall Yards, 1-4 East Road, Dublin 3
<b>Registration Date</b>	03/04/2025

**Additional Information**

**Proposal:** The proposed development consists of minor amendments to the permitted and under construction Marshall Yards Development, as permitted under ABP-304710-19. The proposed amendments relate to the ground floor units, podium car parks and plant areas and not relating to any residential unit. The proposed amendments include: 1. Amendments to the permitted Ground Floor of the Northern Podium (below Blocks A1, A2, A3, B1, E1 & E2) as follows: •Revisions to car park to include revised access route to apartment stair cores, access to bin stores, rearrangement of plant rooms, fire rated enclosure to electric scooter storage to meet fire certificate compliance. This results in an additional 1 no. car parking space in the northern podium bringing total to 164 no. spaces (inc. 2 car club and 6 accessible spaces). •Amendment to permitted access doors, below Block A1, to East Road frontage to include for recessed entrance doors to meet DAC compliance. •Amalgamation and change of use of units (identified as Office Units 1 & 2) of permitted commercial units to Tenant Management Office & Co-Working Space of 217 sq.m. •Removal of unused comms room and external plantroom. •Change of use of unit (identified as Office 5) from permitted commercial space to a tenant amenity space to accommodate a gym of 202.9 sq.m. •Use of previously identified mechanical plant room below Block A1 as staff facilities including, a kitchenette, locker room, accessible bathroom and accessible shower room. •Subsequent revisions to external facade doorways on the southern elevation of the Northern Podium as a result of the above changes. 2. Amendments to the permitted Ground Floor of the Southern Podium (below Blocks D1, D2, B2, C1 & C2) as follows: •Relocation of access stair route to podium level of Blocks D1/D2 and C2. •Relocation of permitted ESB Substation, meters and switch room from ground floor of Block D1 to ground floor of Block C2 and replacement with dry good store related to food hub unit and addition of additional ESB substation and switch room under podium between Block C1 and B2 resulting in a minor reduction in the floorspace of permitted office space. •Amendments to car park to include fire rated enclosure provided from electric scooter storage and charging, rearrangement of plant room below Block D1/D2, addition of wet riser room below Block D2 for fire certificate compliance. The addition of the wet riser room has resulted in the removal of some bike parking at this location however this has been accommodated in other locations so there is no reduction in permitted cycle parking provision. •Removal of unused comms room resulting in a minor increase in the tenant amenity space below Block C2. •The reconfiguration of the internal podium layout results in the loss of 5 no. car parking spaces bringing the total in the southern podium to 66 no. spaces (inc. 5 accessible spaces). •Subsequent revisions to external facade doorways on the southern elevation of the Northern Podium as a result of the above changes. The above minor amendments have resulted in some alteration to permitted floor areas in the ground floor units however there is no increase in overall permitted floor area.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1732/25
<b>Application Type</b>	Permission
<b>Applicant</b>	WP Heuston Developments Limited
<b>Location</b>	Nos 23, 24 & 29 Parkgate Street, Dublin 8
<b>Registration Date</b>	04/04/2025

**Additional Information**

**Proposal:** Permission for development at this site of number 23 to 24 Parkgate Street (former Westbrook Motors property) D08 WF6W, Dublin 8 and No. 29 Parkgate Street D08 PN77, Dublin 8. The site is located adjacent/proximate to protected structures 17-22 Parkgate Street (RPS Ref. 6314) and 28 Parkgate Street, Ryan's of Parkgate Street (RPS Ref. 6315). 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 stores, waste management areas, and services provision. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1735/25
<b>Application Type</b>	Permission
<b>Applicant</b>	EPIC Ireland CHQ DAC
<b>Location</b>	The Chq Building, (formerly Stack A), Custom House Quay, Dublin 1
<b>Registration Date</b>	04/04/2025

**Additional Information**

**Proposal:** The works are located at the southern end of The chq Building within the EPIC Irish Emigration Museum at basement / vault level. The development will consist of the removal of existing walls dividing Vault I-3 / H-3, Vault I-4/ H-4 and Vault I-5 / H-5 at basement level and the introduction of glazed screen walls at the southern gable entry of each of the three vaults. Ancillary works include the reinstatement of floor in each vault in the position of the existing walls, removal of existing and provision of new floor in Vaults I-4 and I-5, extended ceiling trusses, exhibition features and associated repairs. Provision of mirror surface (5.3m width x 3.2m height) at modern external retaining wall within lightwell aligned with and south of Vault I-3. All repairs and alterations to be carried out in compliance with conservation best practice.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2346/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Tuath Housing Association
<b>Location</b>	38-48A Broombridge Road, Cabra, Dublin 7
<b>Registration Date</b>	04/04/2025

**Additional Information****Additional Information Received**

**Proposal:** The development consists of: (i) the demolition of an existing two-storey block containing ten studio apartments for older persons and a single storey maintenance depot including boundary walls, fences and other site works; (ii) the erection of a three-storey block consisting of two wings containing nineteen one-bedroom apartments for older persons, with private terraces to ground floor and balconies to upper floors, accessed by a lift, stairs and external walkways; (iii) single storey plant, refuse and mobility store to include 11 no. cycle spaces; (iv) a landscaped courtyard with pergola structure, boundary walls, gates and fencing and all associated site works above and below ground.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEBGSDZ1684/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Grangegorman Development Agency
<b>Location</b>	Site of c.0.2ha to the north of Rathdown House (a Protected Structure,, RPS Ref.3283 - formerly 'The Female House'), and Orchard House (a Protected Structure,, RPS No. 3286 – formerly 'The, Mortuary' Grangegorman Lower, Dublin 7
<b>Registration Date</b>	31/03/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The proposed development will consist of the continuation of the permitted and in place temporary sports changing and welfare facilities and estate accommodation facilities (as permitted under GSDZ4601/19 and amended by GSDZ3064/20) for a period of 5 years. The existing permitted development consists of multiple single-storey modular prefabricated buildings (combined GFA c.621 sq.m.) used as sports changing and welfare facilities and estates accommodation including changing and welfare facilities and office use with associated plant rooms, minor landscaping works and bicycle parking.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEBLRD6085/25-S3
<b>Application Type</b>	Large Residential Development-3
<b>Applicant</b>	Bartra ODG Limited
<b>Location</b>	Former O'Devaney Gardens site and lands previously part of St. Bricin's Military Hospital and the rear access to No. 43 Montpelier Gardens, Dublin 7
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** The development consists of modifications to the permitted Blocks 8C and 8D and the rear access to No. 43 Montpelier Gardens within the SHD approved under Ref. ABP-310327-21. The development involves the addition of a 3 storey infill element, incorporating 1no. 3 bed duplex unit and 1no. 2 bed duplex unit with associated private amenity areas between Blocks 8C and 8D to create a single Block 8C/D, closing off of the access to the rear of No. 43 Montpelier Gardens and provision of a boundary wall to the rear of the proposed Block 8C/D. The modified Block 8C/D will accommodate 16no. duplex units comprising 7no. 2 bed units and 9no. 3 bed units in lieu of the previously permitted 14no. duplex units comprising 6no. 2 bed units and 8no. 3 bed units. Permission is also sought for all associated site and development works. The application is a large-scale residential development and is available for inspection at the following web address [www.odg-lrd1.com](http://www.odg-lrd1.com)

---

---

### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1681/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Fionnan Groome
<b>Location</b>	52 Villa Park Gardens, Navan Road, Dublin 7
<b>Registration Date</b>	31/03/2025

**Additional Information**

**Proposal:** Permission sought by Fionnan Groome for extension and refurbishment of existing house to include (a) Conversion of existing ground floor garage with single storey extension to front (b) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy (c) first floor extension to side over former garage with dutch type hipped roof and velux type windows to front and rear (d) first floor extension to rear with flat roof (e) conversion of attic with dormer to rear (f) associated internal alterations, drainage and external works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1687/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Diarmuid Fallon
<b>Location</b>	7, Temple Court, Arbour Hill, Stoneybatter, Dublin 7, D07 W4F3
<b>Registration Date</b>	31/03/2025

**Additional Information**

**Proposal:** The conversion of an attic into a habitable space, with the construction of a dormer roof to the rear of the existing dwelling, rooflight to the front and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1689/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Fionnan Groome
<b>Location</b>	52 Villa Park Gardens, Navan Road, Dublin 7
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** Permission sought by Fionnan Groome for extension and refurbishment of existing house to include (a) Conversion of existing ground floor garage with single storey extension to front (b) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy (c) first floor extension to side over former garage with dutch type hipped roof and velux type windows to front and rear (d) first floor extension to rear with flat roof (e) conversion of attic with dormer to rear (f) associated internal alterations, drainage and external works all at 52 Villa Park Gardens Navan Road Dublin 7. D07 E6W3.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1691/25

---

<b>Application Type</b>	Permission
<b>Applicant</b>	Fionnan Groome
<b>Location</b>	52, Villa Park Gardens, Navan Road, Dublin 7, D07 E6W3
<b>Registration Date</b>	01/04/2025
<b>Additional Information</b>	

**Proposal:** Permission sought by Fionnan Groome for extension and refurbishment of existing house to include (a) Conversion of existing ground floor garage with single storey extension to front (b) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy (c) first floor extension to side over former garage with dutch type hipped roof and velux type windows to front and rear (d) first floor extension to rear with flat roof (e) conversion of attic with dormer to rear (f) associated internal alterations, drainage and external works all at 52 Villa Park Gardens Navan Road Dublin 7. D07 E6W3.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1695/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Joe & Sabine Cahill
<b>Location</b>	70 Aughrim Street, Stoneybatter, Dublin 7
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** The development will consist of the construction of an extension to the existing ground floor dining/sitting room at the rear of the property by 15.7m2 with associated site works and the construction of an extension at first floor level, over the existing ground floor dining/sitting room area, of 16.2m2 to provide a bedroom, with associated internal alterations. Total extension area is 31.9m2. Ground and First floor extensions to have low pitched roofs, with finishes to be visually consistent with the existing house.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1699/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ionatán De Búrca
<b>Location</b>	43 Saint Joseph's Place, Dorset Street Upper, Dublin 7
<b>Registration Date</b>	02/04/2025

**Additional Information**

**Proposal:** The demolition of an existing 9sqm extension to rear and construction of a 15sqm single storey flat roofed extension to rear with rooflight; a dormer window to rear, and one rooflight to front.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1702/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Siobhan and Patrick McLaughlin
<b>Location</b>	12 Slemish Road, Dublin 7 , D07K0H3
<b>Registration Date</b>	02/04/2025

**Additional Information**

**Proposal:** The development seeking permission will consist of the provision of widening the existing vehicular entrance to 3.6m, the construction of a part single, part two, storey side

---



extension, the construction of a part single, part two, storey rear extension, the construction of a bin-store in the front garden, the demolition of the existing garage and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1725/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Josephine and Jennifer O Connor
<b>Location</b>	38, Glendhu Road, Navan Road, Dublin 7
<b>Registration Date</b>	03/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission is sought for 2 storey extension to rear, side and front of existing house, removing garage at ground floor and 2 new bedrooms at first floor level, permission also sought for single storey porch extension to front of existing house and all associated site works

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1734/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Snackton Limited
<b>Location</b>	35-35a Parkgate Street, Stoneybatter, Dublin 8, D08 PY74
<b>Registration Date</b>	04/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Permission to construct 1 no. 1-bed apartment at third floor level on an existing 3-storey building and all associated site works

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1739/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Sinead O'Connor
<b>Location</b>	96, Drumfinn Road, Drumfinn, Dublin 10, D10K V76
<b>Registration Date</b>	04/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Attic conversion for storage, including a rear dormer with two windows and a new side gable window.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2103/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Gavin and Laura Molloy
<b>Location</b>	34 Ratra Park, Navan Road, Dublin 7, D07 T263
<b>Registration Date</b>	03/04/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Application for the construction of new 2 storey side annex/granny flat structure fully connected to existing house and associated works. Access to building will be through new porch structure and consists of kitchen/living, bedroom and WC at ground floor and bedroom, store, landing and WC at first floor. Widening of the existing pedestrian entrance on 34 Ratra Park to a

---

vehicular entrance for 2 vehicles is also sought as well as new 1.8m high side wall pedestrian access to the south-west.

---

### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0050/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	CDK Properties Ltd
<b>Location</b>	Rawlton House, Sherrard Street Lower, Dublin 1, D01 T953
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: Internal layout changes to facilitate a change of use from commercial to housing of persons seeking international protection- Exemption 20(f) Applies.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0085/25
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION - EXPP
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	Glendale Ventures Limited
<b>Location</b>	54, Mountjoy Street, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: PROTECTED STRUCTURE: Whether the upgrading of existing bathroom facilities in existing locations, utilising existing service routes only, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the upgrading of existing kitchenette facilities in existing locations, utilising existing service routes only, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the upgrading of electrical circuits, rewiring within the existing service ducts and runs, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the provision of fire upgrade works to include compartmentalisation of floors, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether replacement of modern floor finishes throughout , is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the provision of fire rated door sets in place of existing non-original doors, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether general redecoration works, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the repainting of the lower and upper ground floor front wall, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the removal of modern dropped ceilings, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the replacement of non-original top-hung windows on a like-for-like basis, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the minor adjustment of existing modern partition wall to

rationalise the bathroom/kitchen layouts where noted, is or is not development and whether development constitutes exempt development or does not constitute exempt development?

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0090/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	04/04/2025
<b>Applicant</b>	Inner City Enterprise
<b>Location</b>	49/50 Coleraine Street, Smithfield, D07 XW62
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Lowering of 3 No. window sills on the south elevation to increase the size of the windows.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0446/24
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION - EXPP
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Ideal Rentals Management Ltd.
<b>Location</b>	54, Arbour Hill, Stoneybatter, Dublin 7
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: The change of use of a multi-unit dwelling at 54 Arbour Hill, to use as a single residential dwelling; and the use of a residential building at 54 Arbour Hill, where care is not provided to house homeless persons.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3047/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	REFUSE RETENTION PERMISSION
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	Shane Murphy & Aideen Keenan
<b>Location</b>	44, Home Farm Road, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION PERMISSION for development at this site 44 Home Farm Road, Drumcondra, Dublin 9, D09 Y7K4 The development will consist/ consists of retaining the existing electric car charging arm to the front garden of 44 Home Farm Road, Drumcondra, Dublin 9

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3049/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Stormborn Capital Acquisition Two Limited
<b>Location</b>	21-23, Bolton Street, Dublin 1
<b>Additional Information</b>	
<b>Proposal:</b>	The proposed development consists of amendments to the previously approved

---

planning permission, register reference 3628/23. The changes combine five single and seven double bedrooms into six triple bedrooms. The total number of hotel bedrooms will be reduced from 90 to 84, whilst maintaining the total number of bed spaces.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4211/24
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Grangegorman Development Agency
<b>Location</b>	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30

**Additional Information**

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

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4440/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Liam Fleming
<b>Location</b>	26A,26A Montpelier Hill, Arbour Hill, Stoneybatter, Dublin 7, D07 R6X7Arbour Hill, Dublin 7

**Additional Information**

Additional Information Received

**Proposal:** Permission for alterations and extensions to the existing two- storey split level semi-detached house at 26A Montpelier Hill Arbour Hill, Dublin 7. D07 R6X7 comprising reconstruction and extension of the existing lower ground floor level with a new flat roof, extension of the existing

upper ground floor level, addition of new first floor level and second floor level extensions, with screened balcony terraces to the rear at upper ground floor level, first floor level and second floor level, plus new rooflights to the existing pitched roof, new solar panels on the flat roof reconfiguration of the existing front elevation fenestration associated internal alterations and site development, plus a new single storey gym in the back garden.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1239/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Bon Secours Health System CLG
<b>Location</b>	41-41A Glasnevin Hill and on lands at Bons Secours Hospital, Dublin 9

**Additional Information**

**Proposal:** Bon Secours Health System CLG intend to apply for permission for development at 41-41A, Glasnevin Hill and on lands at Bon Secours Hospital, Dublin 9. The proposed development will consist of the demolition of the existing 2-storey building on site and construction of a 6-storey (5th storey set back), multi-disciplinary medical clinic building located on the Bon Secours hospital campus and fronting Glasnevin Hill. The building will include the following: - • A retail/café unit, main entrance area, medical and procedure suites at ground floor level; • Medical and procedure suites at the first to fourth floor levels; • Bon Secours administration space including offices at fifth floor level; • Vehicular access to the new medical facility will be via the existing Bon Secours Hospital entrance off Glasnevin Hill and a new pedestrian entrance is included; • The proposal includes dedicated car parking, bicycle parking, vehicular set-down, reconfiguration and creation of a hospital plaza to provide connectivity between the proposed clinic building and the existing main hospital buildings; • Landscaping, boundary treatment, bin storage, plant and all associated site works and services.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1241/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Peter Kennedy
<b>Location</b>	126 Broombridge Road, Dublin 7, D07 C7V2

**Additional Information**

**Proposal:** RETENTION permission for the following works to the existing dwelling house at 126 Broombridge Road, Dublin 7. The development consists of a single-storey shed having blockwork walls and an asphalt-finished flat roof at the rear of the property.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1613/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	31/03/2025
<b>Applicant</b>	Anne Young
<b>Location</b>	No 42 Aughtrim Street, Stoneybatter, Dublin 7, D07 X3Y4

### Additional Information

**Proposal:** The development will consist of the demolition of a single storey shed and rear boundary onto Lucky Lane and the construction of one new 74sq.m two-storey mews house comprising of one bedroom and one study/bedroom on the ground floor and a kitchen/living/dining space on the first floor to the rear of No. 42 Aughtim Street, with one off-street car parking space with access via Lucky Lane, one external first floor front terrace facing Lucky Lane and a rear ground floor garden and sundry other minor works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1619/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	31/03/2025
<b>Applicant</b>	Bureau Beta Ltd
<b>Location</b>	The Capel Building, St Mary's Abbey, Dublin 7

### Additional Information

**Proposal:** The erection of signage to a section of the front elevation of The Capel Building.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1630/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	31/03/2025
<b>Applicant</b>	Peter Dee
<b>Location</b>	69 Russell Avenue, Drumcondra, Dublin 3, D03 TX66

### Additional Information

**Proposal:** Construction of flat roof dormer and removal of redundant chimney to rear, roof windows to front and internal alterations to upgrade attic storage space at 69 Russell Avenue, Drumcondra, Dublin 3.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1638/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/04/2025
<b>Applicant</b>	CQ Properties Ltd
<b>Location</b>	6 Aughtim Street, Stoneybatter, Dublin 7, D07 RX79

### Additional Information

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

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1640/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID

**Decision Date** 01/04/2025  
**Applicant** Joe & Sabine Cahill  
**Location** 70 Aughrim Street, Stoneybatter, Dublin 7, D07 E0P4

**Additional Information**

**Proposal:** The development will consist of the construction of an extension to the existing ground floor dining/sitting room at the rear of the property by 15.7m<sup>2</sup> with associated site works and the construction of an extension at first floor level, over the existing ground floor dining/sitting room area, of 16.2m<sup>2</sup> to provide a bedroom, with associated internal alterations. Total extension area is 31.9m<sup>2</sup>. Ground and First floor extensions to have low pitched roofs, with finishes to be visually consistent with the existing house.

---

**Area** Area 3 - Central  
**Application Number** WEB1670/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/04/2025  
**Applicant** WP Heuston Developments Limited  
**Location** Nos 23, 24 & 29 Parkgate Street, Dublin 8

**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 3 - Central  
**Application Number** WEB1681/25  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 01/04/2025  
**Applicant** Fionnan Groome  
**Location** 52 Villa Park Gardens, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission sought by Fionnan Groome for extension and refurbishment of existing house to include (a) Conversion of existing ground floor garage with single storey extension to front (b) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy (c) first floor extension to side over former garage with dutch type hipped roof and velux type windows to front and rear (d) first floor extension to rear with flat roof (e) conversion of attic with dormer to rear (f) associated internal alterations, drainage and external works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1687/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Diarmuid Fallon
<b>Location</b>	7, Temple Court, Arbour Hill, Stoneybatter, Dublin 7, D07 W4F3

**Additional Information**

**Proposal:** The conversion of an attic into a habitable space, with the construction of a dormer roof to the rear of the existing dwelling, rooflight to the front and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1689/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	01/04/2025
<b>Applicant</b>	Fionnan Groome
<b>Location</b>	52 Villa Park Gardens, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Permission sought by Fionnan Groome for extension and refurbishment of existing house to include (a) Conversion of existing ground floor garage with single storey extension to front (b) construction of single storey flat roof extension to rear with flush glaze type roof lights and projecting canopy (c) first floor extension to side over former garage with dutch type hipped roof and velux type windows to front and rear (d) first floor extension to rear with flat roof (e) conversion of attic with dormer to rear (f) associated internal alterations, drainage and external works all at 52 Villa Park Gardens Navan Road Dublin 7. D07 E6W3.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1699/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/04/2025
<b>Applicant</b>	Ionatán De Búrca
<b>Location</b>	43 Saint Joseph's Place, Dorset Street Upper, Dublin 7

**Additional Information**

**Proposal:** The demolition of an existing 9sqm extension to rear and construction of a 15sqm single storey flat roofed extension to rear with rooflight; a dormer window to rear, and one rooflight to front.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2214/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	31/03/2025
<b>Applicant</b>	OBA Chancery Limited

---



<b>Location</b>	Site of approx. 0.09 ha on lands at Fegan's, 13-18, Chancery Street and 1-1a St. Michan's Place, Dublin 7, D07 A275
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	<p>The site is generally bounded by a Dublin City Council car park and multi-use games area to the north; Chancery Street to the south; 19-20 Chancery Street and St. Michan's Place to the west; and 8-12 St. Michan's Street and St. Michan's Street to the east. The development will consist of: a) The demolition of all existing buildings and structures on site (1-4 storeys) including reconfiguration of part basement level (total GFA approx. 1,794 sq m) and the construction of a 7 - 8 storey (approx. 26.4 m overall height) over part basement level building (total GFA approx. 5,635 sqm) accommodating 12 no. residential apartment units (approx. 1,180 sq m) and a 96 no. bedroom tourist hostel (approx. 4,455 sq m) with additional plant, tank room and ESB substation. b) The 12 no. residential apartment units will consist of 6 no. 1-bed units and 6 no. 2-bed units located across first to sixth floor level, each with an associated private open space area in the form of a balcony. Pedestrian access to the residential apartment units is proposed via St. Michan's Street. Communal open space (approx. 76 sqm) for the residential units is provided at seventh floor level in the form of a roof terrace. A total of 28 no. bicycle parking spaces are proposed for the residential units (22 no. at basement level and 6 no. at ground floor). c) Provision of a 96 no. bedroom tourist hostel accommodating 599 no. bedspaces in a mixture of accessible, twin and 4 - 10 no. person bedrooms from first to seventh floor level. The hostel development will comprise a reception / lobby amenity area with ancillary café / bar / co-working space (with a main entrance via Chancery Street and secondary service entrance points at Chancery Street, St. Michan's Place and St. Michan's Street) (approx. 196 sq m), a gym (approx. 54 sq m), staff office (approx. 9 sq m) and a WC, luggage area (approx. 8 sq m), a kitchen (approx. 32 sq m), food and beverage area (approx. 12 sq m), laundry store (approx. 12 sq m), comms room (approx. 10 sq m), bicycle store (approx. 14 sq m) providing for 20 no. bicycle spaces, refuse store (approx. 35 sq m), plant level (approx. 38 sq m) with generator, tank room (62 sq m) all at ground floor level. The first floor level will accommodate a guest kitchen / dining area (approx. 79 sq m), cinema room (approx. 33.5 sq m), guest laundry room (approx. 35 sq m), staff lounge (approx. 24 sq m), staff room (approx. 22 sq m) and linen store (approx. 7 sq m). Additional linen stores are proposed from second to seventh floor levels. d) Reconfiguration of the existing basement level (approx. 115 sq m) is proposed to accommodate a new tank / plant room and a bicycle store (approx. 54 sq m). The development will also provide for all associated site development works and infrastructure including ESB substation and switch room (approx. 30 sq m), green roofs, roof plant, PV panels, site services and connections for foul drainage, surface water infrastructure and water supply.</p>

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2315/24
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	31/03/2025
<b>Applicant</b>	Academy Plaza Hotel Partnership
<b>Location</b>	86-87 Parnell Street, Dublin 1, D01KN77 and D01AK16 (relating to the Academy Plaza Hotel, at Nos. 10-14 Findlater Place and 83-85 Parnell Street, Dublin 1, D01 X2X0)

#### **Additional Information**

**Proposal:** Academy Plaza Hotel Partnership is applying for permission for development at Nos. 86-87 Parnell Street, Dublin 1, D01 KN77 and D01 AK16 (relating to the Academy Plaza Hotel, at Nos. 10-14, Findlater Place and Nos. 83-85 Parnell Street, Dublin 1, D01 X2X0). The development will consist of the demolition of existing structures at Nos. 86 and 87 Parnell Street (547 sqm Gross

Floor Area (GFA)) and the construction of a seven storey extension to Parnell Street, comprising: -36 No. hotel bedrooms at 1st to 6th floor levels (with the associated omission of 6 No. existing hotel bedrooms), associated hotel storage / plant area at basement level and new internal access to existing Academy Plaza Hotel basement level; -2 No. retail units at ground floor level (c.79.1 sqm GFA and c. 74.43 sqm GFA respectively) including new opening to Strong's Court. The development will also include: sedum/green roof and plant at roof level; signage at ground floor level; and all associated site excavation and development works above and below ground. The proposed extension results in an increase in total GFA of c. 1,442.8 sqm (inclusive of c.1289.3 sqm GFA of proposed hotel and c.153.5 sqm GFA of proposed retail) resulting in a hotel building of 13,270.8 sqm (inclusive of permitted hotel floorspace (860 sqm GFA) at 9th floor level (DCC Reg. Ref. 4150/23 refers)). The proposed extension results in a net increase of 30 No. hotel bedrooms, resulting in a hotel building with 362 No. hotel bedrooms (inclusive of permitted 28 No. hotel bedrooms at 9th floor level (DCC Reg. Ref. 4150/23 refers); the inclusion of retail, retail store, hotel store use at ground and basement levels. The overall extended building (inclusive of permitted (DCC Reg. Ref. 4150/23 refers) extension at 9th floor level will range from five to nine storeys with roof plant, over basement level.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2500/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/04/2025
<b>Applicant</b>	Dublin Port Company
<b>Location</b>	Former Trim Transport Ltd Yard, Tolka Quay Road, Dublin Port, Dublin 1

**Additional Information** Additional Information Received

**Proposal:** For development at this site at the former Trim Transport Ltd yard, Tolka Quay Road, Dublin Port, Dublin 1, D01 H977. The subject site comprises of c. 0.147ha within the overall former Trim Transport Ltd site. The development will consist of: •The construction of a single storey modular office building (180sqm) with 2 no. solar photovoltaic panel arrays at roof level and external heat pumps to the rear; •The provision of a storage container (28sqm) to accommodate ancillary storage and a secure sheltered bicycle store; •The provision of site lighting and utility connections;•The replacement of existing access gates with a new 2.25m high vehicular double swing gate and a new 2.25m high pedestrian double swing gate with a 2.5m high concrete wall panel and pier;•The provision of a 2.5m high chain link fence along the northern boundary;•Repairs to / renewal of existing boundary treatments where required; and;•The provision of ancillary car parking, landscaping, servicing and all associated site works.

---

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2747/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/04/2025
<b>Applicant</b>	Aleksandar Gjinoski
<b>Location</b>	42, Rathlin Road, Drumcondra, Dublin 9 , D09FC61
<b>Additional Information</b>	Additional Information Received

**Proposal:** Construction of a two storey rear extension comprising additional kitchen, dining, living and bedroom spaces. The works will also include for the provision of a front extension on ground floor only to provide a new entrance porch and enlarged living room area. The works are to be carried out in conjunction with all associated and necessary internal alterations, modifications and

external site works as indicated on the submitted drawings. The proposal also seeks to widen the existing vehicular access width to 3M in order to provide safer and more accessible off street parking to the existing driveway.

---

**Area 3**  
**Appeals Notified**  
**None**

---

**Area 3**  
**Appeals Decided**  
**None**

---

## WEEKLY PLANNING LISTS

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

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

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

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

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

(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

### **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.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0129/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Nicole Blankson
<b>Location</b>	No. 68/68A Prussia Street, Dublin 7, (Corner of St Josephs Road)
<b>Registration Date</b>	31/03/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Demolition of existing building & construction of 2 dwellings.

---