



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 5 COMMERCIAL

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3127/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hilda Wynne
<b>Location</b>	21 Hollybrook Road, Clontarf West, Dublin 3, D03PT88
<b>Registration Date</b>	31/03/2025

**Additional Information**

**Proposal:** The proposed development will consist of 1) Subdivision of existing site 2) Demolition of existing single storey garage in rear garden 3) The erection of a detached two-storey 1 bedroom pitched roof dwelling (165m<sup>2</sup>) in rear garden, together with 4 no. rooflights, an integral carport with vehicular and pedestrian access off the rear lane (Hollybrook Mews) and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1721/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Miriam & Thomas Murphy
<b>Location</b>	No. 32, Shanrath Road, Santry, Dublin 9, D09X956
<b>Registration Date</b>	03/04/2025

**Additional Information**

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

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1737/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Matriciana Ltd.
<b>Location</b>	110 & 114 Howth Road, Dublin 3
<b>Registration Date</b>	04/04/2025

**Additional Information**

**Proposal:** We, Matriciana Ltd., intend to apply for Planning Permission for development at this site: 110 & 114, Howth Road, Clontarf, Dublin 3. The development will consist of: 1. The demolition of 2 no. existing, detached residential dwellings on the subject site, 110, Howth Road, Dublin 3, D03 KV60 (single storey dwelling, 168.7 m<sup>2</sup> GFA) and 114, Howth Road, Dublin 3, D03 DE48 (dormer dwelling, 274.5 m<sup>2</sup> GFA) plus ancillary outbuildings (47 m<sup>2</sup> GFA overall). 2. The construction of a residential development (9,953.66 m<sup>2</sup> GFA) consisting of 86 no. apartment units (3 no. studios, 35 no. 1 – bed units, 41 no. 2 – bed units, and 7 no. 3 – bed units) ranging between 4 to 7 storeys in height over basement level. 3. Provision of resident's communal area (38 m<sup>2</sup> GFA) at ground floor level. 4. Provision of 1 no. Crèche Facility at ground floor level (75 m<sup>2</sup> GFA) with capacity for 20 no. children and associated, secure, open play area (120.8 m<sup>2</sup>). 5. Provision of 1 no. Café Unit (50 m<sup>2</sup> GFA) at ground floor level with associated outdoor seating area. 6. Removal of 2 no. existing vehicular site entrances off Howth Road (R105) and provision of new site access off Howth Road (R105) to serve the development with vehicular, cycling and pedestrian access. 7. The construction of a basement to be accessed off Howth Road (R105) with provision for 46 no. car parking spaces, including accessible and electric vehicle spaces, 2 no. motorcycle

parking spaces and 142 no. 'long stay' residential secured bicycle parking spaces. 8. 4 no. surface level car parking spaces (consisting of 2 no. employment parking spaces in connection with the crèche and café and 2 no. additional parking spaces as shared GoCar/ Visitor parking spaces), 1 no. set down area and 1 no. parking space for delivery/ services vehicles. 9. Provision of 142 no. 'long stay' residential secured bicycle parking spaces at basement level together with additional 50 no. visitor bicycle parking spaces in secure locations at surface level throughout the site. 10. All apartments are provided with private terraces / balconies. 11. The scheme provides a total of 3,059.51 m2 of open space, consisting of 2,075.55 m2 of Communal Open Space (44% of overall site area), 467.86 m2 of Public Open Space for community use (10% of overall site area), and 516.1 m2 of communal roof terrace gardens at 4th, 5th and 6th floor level for residents (11% of overall site area). 12. Total non-residential use is 163 m2 (1.6 % of overall development). 13. Provision of 63.6 m2 of Bin Storage, 30 m2 of Storage, 34.2 m2 of CHP Room and 40 m2 of Communications Room (all at basement level). 14. The development will also provide for all associated ancillary site development infrastructure including: public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments and all associated site development and excavation works above and below ground necessary to facilitate the development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1738/25
<b>Application Type</b>	Permission
<b>Applicant</b>	PAMES Developments Limited
<b>Location</b>	144, Harmonstown Road, Dublin 5
<b>Registration Date</b>	04/04/2025

**Additional Information**

**Proposal:** PAMES Developments Limited intends to apply for planning permission for a residential development of 43 later living apartment units, designed to the requirements of Fold Housing Association, comprising two linked 6 storey Apartment blocks at 144 Harmonstown Road, Harmonstown, Dublin 5 (D05 AY07). The proposed development will comprise of: (a) the demolition of the existing 2 storey detached light industrial building; (b) construction of 43 gallery accessed one-bedroom apartments in 2 blocks as follows – Block A, a 6-storey building facing Harmonstown Road consisting of 20 one-bedroom apartments with north facing external access galleries and private balconies to the southern elevation at floors 1 to 5, a communal room, office, 22 covered bicycle stands and 1 covered motorbike parking space at ground floor level; Block B, a 6-storey building consisting of 23 one-bedroom apartments with north easterly facing external access galleries and south westerly facing balconies, bin storage enclosure, enclosed parking / charging spaces for 3 mobility scooters and 8 enclosed bicycle spaces at ground level. (c) landscaping, communal open space, internal access road, vehicular turning head and boundary treatments including a 2m high block wall to the railway cutting on the southern boundary; (d) provision of 8 car parking spaces all at surface level, 4 of which will have electric vehicle charging points, (e) roof level plant area; and (f) all ancillary site development works necessary to facilitate the development, including new vehicular and pedestrian access and egress from Harmonstown Road.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1740/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Matriciana Ltd.
<b>Location</b>	110 & 114 Howth Road, Dublin 3
<b>Registration Date</b>	05/04/2025

**Additional Information**

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

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2207/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Kavco OKR Ltd
<b>Location</b>	Lands at Grattan Lodge, Hole In The Wall Road, Dublin 13
<b>Registration Date</b>	02/04/2025

**Additional Information** Additional Information Received

**Proposal:** Planning permission for a proposed residential development on lands at Grattan Lodge, Hole In The Wall Road, Dublin 13.

The proposed development will consist of the construction of 1 no. 7-storey apartment block comprising 62 apartment units (24 no. 1 bed units, 32 no. 2 bed units and 6 no. 3 bed units) with balconies to the north, east, south and west elevations. The proposed development will also provide for 33 no. car parking spaces at surface level, 107 no. resident bicycle parking spaces (including cargo bike and e-bike spaces) within a bike store in the building and 24 no. visitor bicycle parking spaces at surface level, bin/waste store and a plant room at ground floor level; 1 no. detached ESB substation. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping and boundary treatment.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEBLRD6055/25-S3A
<b>Application Type</b>	Permission
<b>Applicant</b>	Banner a Cuig Limited
<b>Location</b>	No.19 Esmond Avenue (D03 P5C7 & D03 Y2R2), No.21 Esmond Avenue (D03 P923), & at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3
<b>Registration Date</b>	02/04/2025

**Additional Information**

**Proposal:** Large Scale Residential Development - Banner A Cuig Limited, intend to apply for planning permission for development at this site of 0.161 ha at No.19 Esmond Avenue (D03 P5C7 and D03 Y2R2) and No.21 Esmond Avenue (D03 P923) and at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3. The development will consist of a new apartment block (Block C) and constitutes an amendment to the permitted Large Scale Residential Development granted permission per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). The site of Proposed Block C is bounded by Esmond Avenue to the west, by the laneway at rear of No's 1-17 (odd) Torlogh Gardens to the north, by No's 19-27 (odd) Philipsburgh Avenue to the east and by No. 17 Esmond Avenue to the south. The site also includes part of the public road of Esmond Avenue (0.0289 ha). Proposed Block C (GIFA 1804 sqm) will be three storeys high, with blue-green roof and roof mounted solar p.v. and balconies to front and rear. The buildings will contain 21 apartments [12 one bedroom, 8 two bedroom (one of which is a 3 person unit) and 1 three bedroom], internal bin store and bicycle parking (31 spaces includes 1 No. Cargo Space) in the ground floor, with additional external cycle parking to the front (16 No includes 2 N. Cargo Spaces). There will be an ancillary plant/water storage tank to the rear of No.19 Philipsburgh Avenue. Communal open space of 586 sqm will be provided to the rear of the new block and include a children's play area. The proposed development also includes all enabling and site development works, open spaces, landscaping, paving, boundary treatment, external lighting, plant areas, services provision and connections, drainage and surface water attenuation, waste management facilities and all other ancillary works. The proposed development includes demolition of existing warehouse building at No. 21 Esmond Avenue (234.60 sqm), two storey business centre, single storey temporary building and warehouse building at No.19 Esmond Avenue (418.31 sqm), as permitted per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). A Natura Impact Statement will be submitted to the planning authority with the application and the Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the office of Dublin City Council. The LRD application may also be inspected online at the following website set up by the applicant [esmondaveblockc.ie](http://esmondaveblockc.ie).

## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3128/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Stephen and Triona Taaffe
<b>Location</b>	33 Glenayle Road, Raheny, Dublin 5, D05E6H2
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** The development will consist of a new first floor extension over the existing garage space to the side of the existing house . A new attic conversion to the existing and new attic spaces , to include a new dormer roof structure to the rear plane of the house and two no. roof lights to the front plane of the roof . A new canopy over the front door and garage plus minor alterations to the front fenestration of the house to include the extending of the hall into the existing porch and replacement of front door . Plus all associated site works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3129/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Huan Zhang
<b>Location</b>	253 Swords Road, Santry, Dublin 9, D09 CD83
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** Permission for demolition of existing single storey rear temporary extension and to construct a new replacement single storey rear extension having two roof lights, added roof light over existing rear extension.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3130/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Chris and Tanya Wlld
<b>Location</b>	63, Saint Brendan's Avenue, Dublin 5 . D05N2T7
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** Planning Permission for development at this site, 63 St Brendan's Avenue. Artane, Dublin 5 - DO5N2T7. The development will consist of the construction of a single storey full width ground floor extension to the front of the existing dwelling house - comprising an enlarged living room, an extended hallway and a toilet area.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3136/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Clare And David Quinn
<b>Location</b>	77, Seapark Road, Clontarf, Dublin 3 , D03V4H5
<b>Registration Date</b>	03/04/2025

**Additional Information**

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

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**Area** Area 5 - North Central  
**Application Number** 3139/25  
**Application Type** Permission  
**Applicant** Conor Bates and Alison McMahon  
**Location** 55 Clontarf Park, Clontarf, Dublin 3, D03XC93  
**Registration Date** 04/04/2025  
**Additional Information**

**Proposal:** The development consists of a single storey extension to the rear of the dwelling to provide a new kitchen/dining room together with internal alterations to the ground floor , partial demolition of the existing kitchen , the demolition of the existing garage to the rear and the construction of home office/studio with external hard landscaping and planting to the rear garden . The application of external wall insulation and painted render finish to the front elevation and the widening of existing vehicular front boundary entrance .

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**Area** Area 5 - North Central  
**Application Number** 3140/25  
**Application Type** Permission  
**Applicant** Brian Walsh and Roisin Ellison  
**Location** 102 Edenmore Avenue, Raheny, Dublin 5, D05F3F4  
**Registration Date** 04/04/2025  
**Additional Information**

**Proposal:** The development will consist of the construction of: 1. 2 Storey extension to side of house 2. Single storey extension to front and rear of house and 3. all associated works .

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**Area** Area 5 - North Central  
**Application Number** 4448/24  
**Application Type** Permission  
**Applicant** Brian and karen Supple  
**Location** 16 Hazelwood Park, Artane, Dublin 5, D05E2K1  
**Registration Date** 01/04/2025  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the construction of a single storey tiled roof extension to rear of house, also all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1019/25  
**Application Type** Permission  
**Applicant** Anthony Cullen  
**Location** 129, Clontarf Road, Clontarf, Dublin 3  
**Registration Date** 03/04/2025  
**Additional Information** Additional Information Received

**Proposal:** The development will consist of the construction of a single-storey detached rear garden room, with home gym, home office, storage and plant room, PV panels and 2 no. south-facing rooflights, including associated landscaping and siteworks.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1694/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Martin Hunt & Niamh Blount
<b>Location</b>	62, Maryfield Crescent, Beaumont, Dublin 5, D05 R2F5
<b>Registration Date</b>	01/04/2025

**Additional Information**

**Proposal:** The development will consist of the construction of new single storey flat roof garden room to the northeast boundary of the rear garden and includes shed, gym and WC. The application is to include all ancillary site works, drainage & landscaping as required.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1698/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Matias Sebastian Gonzalez & Daniela Francisca Gutierrez Guzman
<b>Location</b>	615A Howth Road, Blackbanks, Raheny, Dublin 5, D05 YR52
<b>Registration Date</b>	02/04/2025

**Additional Information**

**Proposal:** The development will principally consist of the conversion of the existing single-storey detached garage to 1 No. bedroom living accommodation, the construction of a first-floor extension with a gable roof over the existing garage, and all associated landscaping and ancillary site development works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1701/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Richard Byrne & Annemarie Fleming
<b>Location</b>	114, Foxfield Grove, Raheny, Dublin 5 , D05CV08
<b>Registration Date</b>	02/04/2025

**Additional Information**

**Proposal:** The development will consist of the following: (a) The construction of a single storey ground floor extension to the rear with rooflights. (b) The change in roof profile from hipped roof to dutch gable ended roof to accommodate a conversion to the existing attic space. (c) The addition of an opaque gable end window. (d) New dormer window to the rear with Juliet balcony. (e) The alteration of the front porch roof design and height. (f) The installation of 3 number rooflights to the front roof slope. (g) The development is to include for internal alterations, drainage and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1707/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Frank Newman & Holly Brennan
<b>Location</b>	No.27 Dunluce Road, Clontarf, Dublin 3
<b>Registration Date</b>	02/04/2025

## Additional Information

**Proposal:** The construction of a single storey bay window to the front elevation, and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1711/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Emer O'Donnell
<b>Location</b>	6 Hazel Lane, Hazel Lodge, Dublin 3, D03 YX28
<b>Registration Date</b>	03/04/2025

### Additional Information

**Proposal:** RETENTION: Retention of : (i) existing fence to the rear (south) and sides (east & west) of existing dwelling; (ii) higher boundary solid walls to the front side walls; (iii) relocation of entrance doors to side west elevation; (v) pushed back external walls on north and west ground floor plan; (v) new, amended and relocated windows on all elevations; (vi) New and relocated rooflight; (vii) Z cladding on first floor front element; (viii) acrylic render finish on ground floor house side walls; (ix) general internal layout changes. Retention permission refers to granted planning reg. reference 2366/15.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1712/25
<b>Application Type</b>	Permission
<b>Applicant</b>	James Connolly and Mary Ryan
<b>Location</b>	268, Clontarf Road, Clontarf, Dublin 3, Dublin 3, D03 N6V4
<b>Registration Date</b>	03/04/2025

### Additional Information

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

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1718/25
<b>Application Type</b>	Permission
<b>Applicant</b>	John Flanagan
<b>Location</b>	51, Ardcollum Avenue, Artane, Dublin 5, D05 E5X4
<b>Registration Date</b>	03/04/2025

### Additional Information

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

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1723/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ciara Walsh & Patrick Furness
<b>Location</b>	8 Copeland Avenue, Clontarf West, Dublin 3

**Registration Date** 03/04/2025

**Additional Information**

**Proposal:** New front vehicular access with a dropped kerb, partial boundary wall removal, and a new pillar. Rear single-storey extension demolition. New single and two-storey flat-roof rear extension with first-floor rear and side windows. New side roof attic rooflight.

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**Area** Area 5 - North Central

**Application Number** WEB1727/25

**Application Type** Permission

**Applicant** Neil & Julie Loftus

**Location** Fairyhouse, 55 Seafield Road East, Clontarf, Dublin 3

**Registration Date** 04/04/2025

**Additional Information**

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

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**Area** Area 5 - North Central

**Application Number** WEB1731/25

**Application Type** Permission

**Applicant** Noel McKiernan

**Location** 15, Avondale Park, Raheny, Dublin 5

**Registration Date** 04/04/2025

**Additional Information**

**Proposal:** The development will consist of (1) Construction of a single storey flat roofed porch to front of existing two storey mid terrace dwelling (2) placement of external wall insulation to entire front and rear of existing two storey mid terrace dwelling complete with new rendered facade (3) and all ancillary site work.

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**Area** Area 5 - North Central

**Application Number** WEB1733/25

**Application Type** Permission

**Applicant** Michelle O'Brien and Frank Ryan

**Location** 32 Cooleen Avenue, Beaumont, Dublin 9, D09 KH60

**Registration Date** 04/04/2025

**Additional Information**

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

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## Area 5 Decisions

**Area** Area 5 - North Central

**Application Number** 0086/25

**Application Type** Section 5

**Decision** SPLIT DECISION - EXPP

**Decision Date** 02/04/2025

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**Applicant** Pat Keating  
**Location** 122 Raheny Road, Donaghmede, Dublin 5, D05A785  
**Additional Information**  
**Proposal:** EXPP: New side gate to rear garden. Repair and replacement of existing roofs. Repair and replacement of existing walls. New external doors to rear walls. Internal alterations to room layouts. New roof lights to ground floor flat roofs.

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**Area** Area 5 - North Central  
**Application Number** 3043/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/04/2025  
**Applicant** Derek Coleman  
**Location** 24 Kilbarrack Avenue, Kilbarrack, Dublin 5, D05 PW53  
**Additional Information**  
**Proposal:** The development will consist of 1. demolition of existing conservatory roof to rear, 2. construction of new single storey extension to rear with wheelchair ramp access & 2no. rooflights, 3. relocate existing rear bay window to proposed extension, 4. construction of new home office to rear garden with flat roof, 5. all associated drainage connections.

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**Area** Area 5 - North Central  
**Application Number** 3044/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 02/04/2025  
**Applicant** Martyn & Tara Moore  
**Location** 123, Riverside Park, Dublin 17  
**Additional Information**  
**Proposal:** RETENTION PERMISSION For development at this site 123 Riverside Park, Dublin 17, D17 PW64. Retention Development will consist of flat roof dormer to the rear of the existing house roof. A Velux window to the front of the existing house roof. Retention of side gable wall with window at attic level. Retention of ground floor only building attached to existing garage to the rear of the existing site been used as home office/gym & storage and all ancillary works.

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**Area** Area 5 - North Central  
**Application Number** 3045/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 02/04/2025  
**Applicant** Stephanie Molloy & Brian Capper  
**Location** 10 Springdale Road, Dublin 5, D05 PY01  
**Additional Information**  
**Proposal:** The development will consist of changes to planning application approved 3042/24. Changes are the finished floor level of new house to lower by 350mm. The raising of the central element roof height by 700mm from 4.8m approved to 5.5m. The central element of the new dwelling to get wider 700mm at the front & rear. The central element roof profile of the infill house to change from hipped roof to hipped/partial flat with gable walls on both ends. 2no. proposed flat roof dormers to the rear of the new roof and all ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3046/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	Gareth Bowden
<b>Location</b>	131 Riverside Park, Clonsaugh, Dublin 17, D17 YF80

**Additional Information**

**Proposal:** Development will consist of a new gable wall to the side of the existing house. A new window at attic level on side elevation. A new flat roof dormer to the rear of the existing house roof. Demolish existing garage and replace with new ground floor only extension to the rear/side of the existing house creating new habitable space & 1No. bed granny flat and all ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3053/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Colm and Aoife Dwyer
<b>Location</b>	15 Castilla Park, Clontarf, Dublin 3

**Additional Information**

**Proposal:** RETENTION: Retention planning permission is sought for demolition of the previous single storey garage/storage structure fronting on to the rear laneway off Castilla Park , and erection of a single storey garage/storage structure incorporating bin store , replacement of rear access gate and associated site services and ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3055/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	John Everard and Roisin Marrinan
<b>Location</b>	27 Coolatree Road, Beaumont, Dublin 9, D09FH90

**Additional Information**

**Proposal:** The development will consist of the construction of : 1. 1 St. Floor extension to side of house . 2. single storey extension to rear and 3. all associated works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3123/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Rory Maginn & Clíodhna O'Carroll
<b>Location</b>	139 The Stiles Road, Clontarf, Dublin 3, D03 W6W8

**Additional Information**

**Proposal:** The development will consist of (1) the demolition of the existing single storey garage to

the side of the house, the existing chimney to the side of the house, the existing single storey extension to the rear of the house and the existing single storey rear garden shed, (2) the removal of the existing first floor landing widow to stairs in the side gable wall and replacement of same with a repositioned first floor landing window of similar area to the stairs in the side gable wall but with a more vertical rectangular shape, (3) the construction of a new part single storey, part two storey extension to the side of the house and a new single storey extension to the rear of the house, (4) a proposed new single storey recreational and home office garden room in the rear garden, (5) the formation of a new pedestrian entrance in the existing rear boundary wall from the rear garden to the rear laneway, (6) widening the driveway entrance at the front of the house, (7) all ancillary site, drainage and landscaping works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3517/24
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	01/04/2025
<b>Applicant</b>	Garrett Connolly and Christine Lowry
<b>Location</b>	5 Castle Avenue, Clontarf, Dublin 3, D03WD85
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRUCTURE Planning Permission for a development at the rear of No.5 Castle Avenue, Clontarf, Dublin 3, DO3 WD85, (a protected structure) and fronting onto existing unnamed vehicular access laneway to the rear of the property. The development will consist of the demolition of a single storey domestic garage and the construction of a two storey domestic garage, home gym and home office and for all associated siteworks.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	4039/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	David Denham
<b>Location</b>	42 Lorcan Crescent, Whitehall, Dublin 9, A09 A589
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	RETENTION / PERMISSION : For single storey shed/garage to rear garden . Planning permission for 1. single storey extension to rear 2. first floor extension to side over existing garage with extension of existing roof profile. 3. conversion of existing garage, 4. new window to side of existing porch with new extended canopy to porch.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1222/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	Fiona Lavelle & James Philbin
<b>Location</b>	76 Shelmartin Ave, Marino, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	A proposed one & two-storey extension to rere, incorporating alterations to 2 no first floor rere windows

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1231/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	31/03/2025
<b>Applicant</b>	Cabernet Properties Limited
<b>Location</b>	24 and 26 Howth Road, Dublin 3

**Additional Information**

**Proposal:** Retention Permission for: 1. the addition of 1 external ground floor door from the ground floor apartment No.3 in the rear return of No.24 and the addition of 1 water tank enclosure located in the rear garden of No 24. 2. the addition of 1 external ground floor door from the ground floor apartment No.3 in the rear return of No.26 and the addition of 1 water tank enclosure located in the rear garden of No 26. 3. all associated site works. At: 24 and 26 Howth Road, Dublin 3, D03 FV44 & D03 N2K7.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1234/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/04/2025
<b>Applicant</b>	Sorcha Power and Stephen Darling
<b>Location</b>	17 Dromeen Avenue, Beaumont , Dublin 9

**Additional Information**

**Proposal:** PERMISSION The development will consist of: garage conversion to front of house and new single storey kitchen extension to rear of house allowing new home office and larger kitchen area and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1237/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	Aleana O'Shea and Niall Caffrey
<b>Location</b>	102 Mount Prospect Avenue, Clontarf, Dublin 3, D03 W860

**Additional Information**

**Proposal:** PERMISSION for proposed removal of existing side extension, shed and garage, construction of a new two-storey extension with hipped roof to the side of existing house, proposed increase in size of first floor window to front, changes to ground floor windows to rear and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1249/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	03/04/2025

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**Applicant** Ronan Clare  
**Location** 353 Griffith Avenue, Whitehall, Dublin 9, D09 XV38  
**Additional Information**  
**Proposal:** The development will consist of: New front vehicular access with dropped kerb including partial removal of front boundary wall.

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**Area** Area 5 - North Central  
**Application Number** WEB1261/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/04/2025  
**Applicant** Dermot Carney & Emilie Sibi  
**Location** 115 Larkhill Road, Dublin 09, D09TC59

**Additional Information**

**Proposal:** The proposed development comprises: Permission for construction of new part single storey and part two storey extension to rear (North West) of existing dwelling, with flat roof to ground floor extension and hipped roof with velux rooflights and parapets to first floor extension, and 2 No velux rooflights to rear roof hip (north west) of existing dwelling, internal modifications at ground floor and first floor level of existing dwelling, landscaping, drainage including rainwater planter and ancillary site works to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB1531/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/03/2025  
**Applicant** Noel McKiernan  
**Location** 15 Avondale Park, Raheny, Dublin 5, D05K064

**Additional Information**

**Proposal:** The development will consist of (1) Construction of single storey flat roofed porch to front of existing two storey mid terrace dwelling (2) placement of external wall insulation to entire front and rear of existing two storey mid terrace dwelling complete with new rendered facade (3) and all ancillary site work

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**Area** Area 5 - North Central  
**Application Number** WEB1641/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/04/2025  
**Applicant** Yvonne Ward  
**Location** 24 Foxhill Park, Baldoyle, Dublin 13, D13 C5V6

**Additional Information**

**Proposal:** The development will consist of partial demolition of the existing garage and proposed installation of a single storey light gauge steel framed structure residence and all ancillary works.

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**Area** Area 5 - North Central  
**Application Number** WEB1673/25



<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/04/2025
<b>Applicant</b>	Miriam & Thomas Murphy
<b>Location</b>	No. 32, Shanrath Road, Santry, Dublin 9
<b>Additional Information</b>	

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

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**Area 5**  
**Appeals Notified**

**None**

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**Area 5**  
**Appeals Decided**

**None**

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

13/25

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

## WEEKLY PLANNING LISTS

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

**Area** Area 5 - North Central  
**Application Number** 0127/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Emer O'Donnell & Tanya Sherlock  
**Location** 181, Mount Prospect Avenue, Dublin 3  
**Registration Date** 02/04/2025  
**Additional Information**  
**Proposal:** SHEC: Demolition of existing dwelling & construction of 2 houses

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**Area** Area 5 - North Central  
**Application Number** 0130/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Hilda Wynne  
**Location** Rear 21 Hollybrook Road, Clontarf West, Dublin 3, D03PT88  
**Registration Date** 31/03/2025  
**Additional Information**  
**Proposal:** SHEC: Mews House at rear of 21 Hollybrook Road, Clontarf West, Dublin 3, D03PT88.

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**Area** Area 5 - North Central  
**Application Number** 0136/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Croydon Developments Ltd  
**Location** Site to rear of No. 13 Windsor Avenue, on Windsor Lane, Fairview, Dublin 3  
**Registration Date** 02/04/2025  
**Additional Information**  
**Proposal:** SHEC: The provision of a 76m<sup>2</sup> 2-bed 2-storey mews dwelling with garden to rear.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

13/25

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

## WEEKLY PLANNING LISTS

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

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0132/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Mark Hughes & Louise Davis
<b>Location</b>	32, Fairview Strand, Fairview, Dublin 3, D03 C525
<b>Registration Date</b>	03/04/2025

**Additional Information**

**Proposal:** EXPP: The proposed works comprise of a single storey extension to the rear of existing dwelling and associated minor modifications to internal layout.

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