



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(28/04/2025-04/05/2025)

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	3181/25
Application Type	Permission
Applicant	Phill's Ireland Capital Limited
Location	Basement/Ground Floor , 17 Crown Alley / 3-4 Cope Street, Temple Bar, Dublin 2
Registration Date	29/04/2025
Additional Information	
Proposal:	Use for sale of hot food for consumption off the premises (takeaway). New shopfront signage and all ancillary works necessary to facilitate the development .

Area	Area 1 - South East
Application Number	3185/25
Application Type	Permission
Applicant	Jose Viera
Location	31-33 Gloucester Street South, Dublin 2
Registration Date	30/04/2025
Additional Information	
Proposal:	Change of use at the ground floor from a retail unit to a sports gym.

Area	Area 1 - South East
Application Number	4142/19/X1
Application Type	Extension of Duration of Permission
Applicant	James Coyle
Location	1 Sydenham Road, Ballsbridge, Dublin 4
Registration Date	30/04/2025
Additional Information	Additional Information Received
Proposal:	EXT. OF DURATION: Permission sought for detached new two storey mews with roof light, external store to rear of private open space with 2 no. bicycle spaces, provide for 6 no. bicycle spaces to rear of main house private open space to replace granted permission ref: 4481/17 for a two car garage and associated car parking spaces to main house.

Area	Area 1 - South East
Application Number	4267/24
Application Type	Permission
Applicant	Brian Murray
Location	Rear of 8 Old Mountpleasant, Ranelagh, Dublin 6, D06Y017 , fronting onto Oxford Lane
Registration Date	02/05/2025
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: The rear garden site is in, the curtilage of a protected structure. Construction of one two-storey, three-bedroom semi-detached mews dwelling with access from Oxford Lane.

Area	Area 1 - South East
Application Number	4768/19/X1
Application Type	Extension of Duration of Permission
Applicant	Office of Public Works
Location	6, Harcourt Street, Dublin 2, D02 VH98
Registration Date	28/04/2025

Additional Information

Proposal: EXT. OF DURATION : PROTECTED STRUCTURE - The development will consist of:

1. The following works to the existing 18th C Protected Structure fronting onto Harcourt Street: a) The restoration of the great staircase windows; b) The renovation and redecoration of the original building generally including insofar as is practical, the restoration and re-instatement of original architectural features that were previously removed or modified; c) The installation of new electrical and mechanical services; d) The removal of non-original internal partitions; e) The modification of existing openings at ground, first, second and third floor levels on the rear facade by lowering the cill level of these windows to create new door openings to the new atrium space; f) The reinstatement of an original double door opening between the existing front and rear main rooms at first floor level; g) Internal alterations to the existing smaller front room at second floor level; h) Brickwork repair and repointing to the existing front and rear facades; i) Modification of the existing front entrance to facilitate universal access including installation of new granite plinth and steps; j) Sundry associated works.
2. The change of use of the existing main building on the site, a four storey over basement structure, from office accommodation to use as a public museum space and educational facility on the first, second and third floors. the existing ground floor use of a bookshop will be retained and adjusted to include a café facility. The existing private club use at basement level will be retained. The change of use of the retained existing 18th C ground floor rear return for use as radio studios.
3. The demolition of an existing 19th C two storey mews building on the site together with 19th C additions to the return.
4. Construction of a new four storey over basement structure at the rear of the existing site, fronting onto, and with access from, Montague Lane at the rear of the site, with plant enclosure to the roof area. This structure will be 783sqm in area and will accommodate an auditorium space at basement level, service use at ground floor and office and administration uses on the upper floors.
5. The creation of a new glazed roof four storey atrium link space of 64sqm in floor area between the rear facade of the existing main building and the proposed new structure at the rear.
6. Sundry associated works.

Area	Area 1 - South East
Application Number	WEB1085/25
Application Type	Permission
Applicant	Red Rock Pleasants Street Ltd.
Location	49-51, Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8
Registration Date	30/04/2025

Additional Information

Additional Information Received

Proposal: The proposed development will consist of: A) The demolition of the existing building on site (c. 973.4 sqm) and the construction of a 6-no. storey (over-basement) hotel (overall height c. 19.455m) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of c. 3,916 sqm); B) Construction of 100 no. bedroom hotel from basement to fifth floor levels; C) Provision of a reception area (with pedestrian access from Pleasants Street) with ancillary café/bar/restaurant use (c. 200 sqm) and ancillary areas at ground floor level; and, D) Provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the development

Area	Area 1 - South East
Application Number	WEB1257/25
Application Type	Permission
Applicant	Luhmann Dublin Ltd
Location	21, Fitzwilliam Place, Dublin 2, D02 Y189
Registration Date	29/04/2025
Additional Information	Additional Information Received

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

Area	Area 1 - South East
Application Number	WEB1928/25
Application Type	Permission
Applicant	Gas Networks Ireland
Location	Poolbeg Power Station, Pigeon House Road, Dublin 4
Registration Date	28/04/2025
Additional Information	

Proposal: Permission for works to an existing above ground natural gas installation. The development will consist of the construction of 1 no. 8 m CCTV pole and all associated works.

Area	Area 1 - South East
Application Number	WEB1930/25
Application Type	Permission
Applicant	THE IVEAGH TRUST
Location	Blocks A , B , E , F , G and H Iveagh Trust Buildings , Patrick Street and Bride Street , Dublin 8
Registration Date	28/04/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: Planning permission for works at Blocks A,B, E, F, G and H, Iveagh Trust Buildings, Dublin 8, a protected structure (RPS No.1011). The works for which permission is sought are conservation works to the external elevations of Blocks A, B, E, F, G and H, The Iveagh Trust Buildings, Bull Alley Street, Dublin 8, involving repair of brickwork and concrete elements, local repointing, repair of chimney brickwork, painting of rainwater goods and iron window railings, and painting and repair of cladding of the attic windows and all associated works.

Area	Area 1 - South East
Application Number	WEB1932/25
Application Type	Permission
Applicant	Ciaran Reilly
Location	27-29, Pembroke Street Lower, Dublin 2
Registration Date	28/04/2025

Additional Information

Proposal: The proposed development will consist of the addition of a fire escape staircase to the rear of the building, serving the uppermost two floors of the building.

Area	Area 1 - South East
Application Number	WEB1935/25
Application Type	Retention Permission
Applicant	Gleaston Limited
Location	32 Kenilworth Square West (Protected Structure), Rathgar, Dublin 6, D06 XP38
Registration Date	29/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION :a) Widening of previous gateway from 2.1m to 3.2m to provide vehicular entrance to off-street parking and electrical charging points including relocation of gate piers. b) Alterations to existing iron railings and gate to provide automated double gate.

Area	Area 1 - South East
Application Number	WEB1940/25
Application Type	Permission
Applicant	Two Fifty Square Coffee Bar Limited
Location	Hilton House, Ardee Road, Rathmines, Dublin 6, D06 FK18
Registration Date	30/04/2025

Additional Information

Proposal: Installation of repurposed shipping container (15m2) for use as Coffee Shop with external seating area (18m2) and associated site works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1949/25
Application Type	Permission
Applicant	MOBI TECHNOLOGIES LTD
Location	Mobi Technologies Ltd, 10 Aungier Street, Dublin 2, D02 VY64
Registration Date	01/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE : PERMISSION for a new external shop fascia signage to existing shopfront and decoration to existing shopfront brickwork surround at ground floor level at retail unit at 10 Aungier Street, Dublin 2 D02 VY64, a Protected Structure.

Area	Area 1 - South East
Application Number	WEB1960/25
Application Type	Permission
Applicant	Niall Crampton
Location	2 Mount Drummond Avenue , Harold's Cross, Dublin 6, D06 N726
Registration Date	02/05/2025

Additional Information

Proposal: The development will consist of: the proposed demolition of the existing single-storey side extension; the construction of a rear extension to the existing dwelling; the construction of a 2-storey with dormer, 2-bedroom semi-detached dwelling; the provision of a new vehicular entrance to serve the existing dwelling; the infilling of the existing roof hip to adjoin the proposed semi-detached dwelling; and all associated site servicing, landscaping and development works.

Area	Area 1 - South East
Application Number	WEB2459/24
Application Type	Permission
Applicant	Originate Marketing Consultants Ltd
Location	121-123 Ranelagh Road, Ranelagh, Dublin 6, D06 H7K6
Registration Date	02/05/2025
Additional Information	Additional Information Received

Proposal: We Originate Marketing Consultants Ltd intend to apply for permission for development at this site 121-123 Ranelagh Road, Dublin 6, D06 H7K6. The development will consist of a conversion of existing flat roof at first floor level into a roof terrace with 1.8m high opaque glass screening, a retractable awning/canopy and all associated site works.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	2537/20/X1
Application Type	Extension of Duration of Permission
Applicant	Tracy Armstrong
Location	No. 58, Northbrook Avenue, Ranelagh, Dublin 6, D06 CR40
Registration Date	29/04/2025

Additional Information

Proposal: EXT. OF DURATION: Permission for development consisting of a rear extension at ground floor (12 sq.m) & first floor (12 sq.m), and an attic conversion with dormer window to the rear and the insertion of 2no. roof lights to front roof.

Area	Area 1 - South East
Application Number	3176/25
Application Type	Permission
Applicant	Ms. Michelle Benson
Location	56 Mount Drummond Square, Harold's Cross, Dublin 6, D06C9K8
Registration Date	28/04/2025

Additional Information

Proposal: Planning permission for alterations to previously approved planning application Reg Ref No. 3064/25 for the construction of a new 9 sq.m. addition to the existing 11.5 sq.m. flat roofed single storey extension at ground floor level and a new 14sq.m. flat roofed extension to the first floor of the existing two storey terraced dwelling and to include two new windows to the rear elevation at first floor level , extension to extend to boundary of No. 57 and to include ancillary works .

Area	Area 1 - South East
Application Number	3177/25
Application Type	Permission
Applicant	Emma O'Driscoll and David Gavin
Location	33 Belmont Gardens, Donnybrook, Dublin 4
Registration Date	28/04/2025

Additional Information

Proposal: The development consists of the addition of a single velux rooflight to the front roof of the house .

Area	Area 1 - South East
Application Number	3184/25
Application Type	Permission
Applicant	Sonya Opacic and Keith Power
Location	Moyliss Mews, 107 St. Mary's Lane, Ballsbridge, Dublin 4, D04N4X6
Registration Date	30/04/2025

Additional Information

Proposal: (A) Alterations to the front elevation (B) alterations to the rear elevation (C) a first floor extension to the rear and all associated site works .

Area	Area 1 - South East
Application Number	WEB1164/25
Application Type	Permission
Applicant	Sinead and Stephen Ranalow
Location	7, Fitzwilliam Way in the curtilage of 52 Leeson Street Upper, Dublin 4, D04 H1W5
Registration Date	01/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: apply for planning permission for works to include an additional bedroom, amended living areas, dormer windows, adjusted entrance door and new garden access door all at 7 Fitzwilliam Way, Leeson Street Upper, Dublin 4, D04 H1W5, within the curtilage of 52 Leeson Street Upper D04 H7X4, a protected structure.

Area	Area 1 - South East
Application Number	WEB1922/25
Application Type	Permission
Applicant	Reggie & Amy White
Location	10, Ennis Grove, Dublin 4

Registration Date 28/04/2025

Additional Information

Proposal: Permission is sought for an extension to an end of terrace dwelling. The development will consist of construction of – first floor extension over an existing ground floor extension to rear and part to side of the existing dwelling with a flat roof, feature cantilever window to rear, and. 1no. velux rooflight to rear, and associated site works.

Area Area 1 - South East
Application Number WEB1923/25
Application Type Permission
Applicant Janice Gorman
Location 13, Rathdrum Road, Crumlin, Dublin 12
Registration Date 28/04/2025

Additional Information

Proposal: The construction of a single storey extension to the front, side and rear along with a new window at first floor level of the south facing gable wall. The works will incorporate a granny flat within the side extension.

Area Area 1 - South East
Application Number WEB1929/25
Application Type Retention Permission
Applicant Liam Lynch
Location 81 Waterloo Road, Ballsbridge, Dublin 4
Registration Date 28/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION PERMISSION : Planning Application for retention for the replacement of an existing rear external staircase to the rear and the addition of a small platform coming off the staircase also at the rear at 81 Waterloo Road Ballsbridge Dublin 4 D04 X0H6, a protected structure.

Area Area 1 - South East
Application Number WEB1936/25
Application Type Permission
Applicant Nicole Molloy
Location 43, Dodder View Cottages, Dublin 4
Registration Date 29/04/2025

Additional Information

Proposal: The proposed development will consist of: 1. Demolition of existing single-storey flat roof extension to the rear. 2. Removal of existing chimney stack. 3. Removal of existing roof section to the rear with proposed replacement flat roof dormer with rooflight on attic level. 4. Proposed two storey extension with monopitch roof and rooflight to the rear. 5. Proposed reinforced fixed external glazed screen to south boundary. 6. Proposed amendments to all elevations. 7. Proposed internal reconfigurations and all associated site works.

Area Area 1 - South East
Application Number WEB1943/25
Application Type Retention Permission

Applicant Cian and Kate O'Driscoll
Location 44 Ormond Road South, Dublin 6
Registration Date 30/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION PERMISSION : The proposed development consists of: Retention of new insulated concrete floor slab to the existing ground floor level, with radon barrier and damp-proof membrane, including underfloor heating and all associated and ancillary works.

Area Area 1 - South East
Application Number WEB1945/25
Application Type Permission
Applicant Ryan Stevens
Location 14 Emerald Cottages, Dublin 4
Registration Date 30/04/2025

Additional Information

Proposal: The development will consist of provision of automated timber sheeted garage door to existing open car-port and associated works.

Area Area 1 - South East
Application Number WEB1957/25
Application Type Permission
Applicant Siobhan Dillon and Michael Hale
Location 38 Leeson Street Upper, Ranelagh, Dublin 4
Registration Date 02/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Siobhan Dillon & Michael Hale are applying for planning permission for A) single-storey 16.5sqm extension at lower ground floor level to the side of an existing non-original extension to the south-west (rear) return; B) alterations to the south-west (rear) elevation of the existing non-original extension to the south-west (rear) return; C) alterations to the existing internal layout, including the provision at lower ground floor level of a new open plan kitchen, living & dining area, a utility room and at second floor level the provision of a new walk in wardrobe & ensuite; D) the reinstating of the stairs connecting ground & first floor; E) the provision of two new skylights on the inner pitches of the original ridged roof; F) repairs to the existing original timber sash windows in the North-East (front) and South-West (rear) Elevation, and G) the cleaning & re-pointing of the brick in the North-East (front) elevation. All at 38 Leeson Street Upper, Ranelagh, Dublin 4, D04 X5P6 (protected structure ref. 4493).

Area Area 1 - South East
Application Number WEB1966/25
Application Type Permission
Applicant Hamish Richmond and Maeve McNally
Location 53, Northbrook Avenue, Ranelagh, Dublin 6
Registration Date 02/05/2025

Additional Information

Proposal: The development will consist of; the provision of a dormer extension to rear roof; the provision of 3.no rooflights to front roof; the provision of 1.no rooflight to rear roof and all associated site works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0068/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	02/05/2025
Applicant	Prime BPG Estate Holdings Limited
Location	19-21, Aston Quay, Dublin, 2, D02 VX22
Additional Information	Additional Information Received

Proposal: EXPP: Protected Structure: (i) Whether the proposed temporary use of 19-21 Aston Quay, Dublin 2, D02 VX22, on behalf of the Minister for Children, Equality, Disability, Integration and Youth for accommodation for displaced persons or persons seeking international protection is or is not exempted development. (II) Whether internal works at 20-21 Aston Quay, Dublin 2, D02 VX22 associated with the proposed temporary use of 19-21 Aston Quay, Dublin 2, D02 VX22 on behalf of the Minister for Children, Equality, Disability, Integration and Youth for accommodation for displaced persons or persons seeking international protection is or is not exempted development.

Area	Area 1 - South East
Application Number	0084/25
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	30/04/2025
Applicant	Lovisa Ireland Limited
Location	11, Grafton Street, Dublin 2
Additional Information	Additional Information Received

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

Area	Area 1 - South East
Application Number	0093/25
Application Type	Section 5
Decision	Exempt
Decision Date	29/04/2025
Applicant	Mount Street Residents Group
Location	33-41 Mount Street Lower, Dublin 2
Additional Information	Additional Information Received

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

Area	Area 1 - South East
Application Number	0128/25
Application Type	Section 5

Decision	Exempt
Decision Date	28/04/2025
Applicant	Aidan Duggan and Ciara McDaniel
Location	20, Bushfield Terrace, Dublin 4, D04 E0Y2

Additional Information

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

Area	Area 1 - South East
Application Number	0131/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	29/04/2025
Applicant	Crown Capital Properties Ltd
Location	25, Leinster Road, Rathmines, Dublin 6

Additional Information

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

Area	Area 1 - South East
Application Number	0134/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	30/04/2025
Applicant	Drakebrook Limited
Location	22 Wicklow Street, Dublin 2

Additional Information

Proposal: SHEC: Carry out material alterations and change of use to existing mid-terrace 4 storey building, to provide 3 no. new one-bedroom apartments at first, second and third floor levels.

Area	Area 1 - South East
Application Number	0135/25
Application Type	Section 5
Decision	Exempt
Decision Date	29/04/2025
Applicant	Mount Street Residents Group
Location	The International Protection Office, Immigration Service Delivery (ISD) 79-83, Mount Street Lower, Dublin 2, D02ND99

Additional Information

Proposal: EXPP: Section 5 referral / exemption declaration at the International Protection Office, Immigration Service Delivery (ISD), Timberlay House, 79-83 Lower Mount Street, Dublin 2,

D02ND99 building as an International Protection Office receiving, interviewing, examining, assessing, processing, and offering A question arises as to whether the use of the on-site support to visiting International protection applicants internal building works is development and is or is not exempted development.

Area	Area 1 - South East
Application Number	0137/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	30/04/2025
Applicant	Jerry Barnes
Location	9 Larkfield Grove, Harolds Cross, Dublin 6W, D6W AR29
Additional Information	
Proposal:	SHEC: Removal of existing porch, garage and utility shed, the erection of a 3-bedroomed two storey end of terrace house and a two storey rear extension, attic conversion, new porch and front door to the existing house.

Area	Area 1 - South East
Application Number	0138/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	02/05/2025
Applicant	Elyeib Limited
Location	32, Mount Street Upper and 32 Stepehen's Lane, Dublin 2
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Conversion or change of use of existing building from offices to the use for accommodating international protection applicants under Class 20F or Class 14H (above) that permits the use of this building for accommodating international protection applicants.

Area	Area 1 - South East
Application Number	0140/25
Application Type	Section 5
Decision	Exempt
Decision Date	01/05/2025
Applicant	Veterinary Council of Ireland
Location	53 Lansdowne Road, Dublin 4, D04 NY29
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Roof and Chimney Repairs comprising: 1. Re-covering of inner (hidden) pitches of roof in natural slate to match existing. 2. Re-Forming of central valley gutter to correct falls & re-leading of same to match original detail. 3. Repair & re-pointing of brick chimneys.

Area	Area 1 - South East
Application Number	0449/24
Application Type	Section 5

Decision	SPLIT DECISION - EXPP
Decision Date	30/04/2025
Applicant	Keywell DAC
Location	Dollard House, 2-5 Wellington Quay & 1-5 Essex Street East, Temple Bar, Dublin 2
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE: Roof repair and insulation works at Dollard House.

Area	Area 1 - South East
Application Number	3036/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	30/04/2025
Applicant	Farmer Browns Eatery Ltd
Location	170 Rathmines Road Lower, Rathmines, Dublin 6
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE PERMISSION & RETENTION : Retention permission for the continuance of use of the vent to the kitchen extractor hood and planning permission to replace existing extractor fan on roof of existing kitchen to rear of 170 Rathmines Road Lower, Dublin 6, a protected structure. The development consists of the installation on the roof of the existing kitchen a proprietary pressed metal enclosed cube having a dimension no greater than 800mm.

Area	Area 1 - South East
Application Number	3096/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	28/04/2025
Applicant	Rory Love
Location	32 Aideen Avenue, Terenure, Dublin 6W, D6WRW70
Additional Information	
Proposal:	The development consists of the creation of a new vehicular entrance and car parking space including all associated site works .

Area	Area 1 - South East
Application Number	3097/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	28/04/2025
Applicant	Michael and Eimear O'Doherty
Location	Site to the rear of 120 Rathfarnham Road, Terenure, Dublin D6W Y159
Additional Information	
Proposal:	Permission for development of a 2-storey over part basement maisonette on a 120m2 site to the rear of 120 Rathfarnham Road, Terenure, D6W Y159. Includes redesigned pedestrian and vehicular entrances formed within the existing boundary wall.

Area	Area 1 - South East
Application Number	3099/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/04/2025
Applicant	Paul and Mary Tully
Location	Site to the rear of Nos 404 , 406 , 408 and 410 Clogher Road, Crumlin , Dublin 12

Additional Information

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

Area	Area 1 - South East
Application Number	3100/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	30/04/2025
Applicant	Niamh Hutchinson and John Hayes
Location	17 Auburn Avenue, Donnybrook, Dublin 4, D04H2F8

Additional Information

Proposal: The development will consist of the demolition of the side and rear existing extensions and the construction of a new part-one and part-two extensions to the rear and side of the house , refurbishment of existing roof , front porch with cantilever canopy , installation of new skylights , new fenestration to the side and front of the house , installation of a privacy screen to the side first-floor windows , internal alterations to existing dwelling to accomodate proposed new internal layout and all ancillary site works .

Area	Area 1 - South East
Application Number	3102/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/05/2025
Applicant	Reddy Architecture and Urbanism
Location	Dartry Mills, Dartry Road, Dublin 6, D06YOE3

Additional Information

Proposal: The proposals entail the provision of essential Universal Access improvements , the construction of critical Flood Defence barriers , minor extension works and associated ancillary plant space . The essential Universal Access improvements comprise the addition of a new external Lift Core connecting the 3 floors of the existing building , Demolition of the Existing 2nd Floor Western Facade and associated 56sqm Reception Lobby Extension link to the New Lift Core and associated ancillary screened roof plant . The critical Flood Barriers comprise increased height to the site boundary walls to the River Dodder as well as elevational changes to existing ground floor window cill heights , all increasing to the established River Dodder Flood Datum . The Minor Extension Works comprise the infill of 2 No. Existing undrcroft areas at Ground Floor level , increasing the Office use area by 42.4sqm

Area	Area 1 - South East
Application Number	3170/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	29/04/2025
Applicant	Breda Howard
Location	2 Curzon Street, Dublin 8, D08A7X2

Additional Information

Proposal: The development will consist of the demolition of the existing single storey return at the rear of the existing house, the construction of a two storey return at the rear with a mono-pitched roof whose ridge will match the level of the existing ridge, the external insulation of the rear of the main house and internal alterations.

Area	Area 1 - South East
Application Number	3325/19/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	02/05/2025
Applicant	Keywell DAC
Location	Dollard House, (2-5 East Essex Street and 2-5 Wellington Quay), Dublin 2 and The Clarence Hotel, 6-8 Wellington Quay and 6-8 East Essex Street

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Planning permission for the following: (a) Interconnection of second, third and fourth floors of Dollard House with the half-landings of a late twentieth century internal staircase of The Clarence Hotel and the construction of a lightweight bridging structure/corridor in the Clarence Hotel at aforementioned three levels to connect through new openings in the external cladding of a late twentieth century stairs located in an internal lightwell, with lightweight cladding to match; (b) Dollard House only: change of use of second, third and fourth floors from vacant offices to hotel use, comprising 56 bedrooms and ancillary spaces. Dollard House was originally interconnected to and formed part of The Clarence Hotel on these three levels: the construction of new lightweight stud partitions, doors and ceilings forming bedrooms and corridors; the forming of openings at second, third and fourth floor levels in the east wall, (which had previously existing window openings); the reinstatement of a window opening on the south elevation of the north wing at second floor level; replacement of the existing late twentieth century aluminium windows with historically appropriate timber framed windows to the north elevation facing Wellington Quay and steel framed windows to the window openings facing the internal lightwell and the south elevations facing East Essex Street.

Area	Area 1 - South East
Application Number	3583/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/05/2025
Applicant	Health Services Executive (HSE)
Location	Junction of Haddington Road with Eastmoreland Lane incorporating the former Baggot Street Community Hospital,, including no.19 Haddington Road and a 3

storey, flat roofed structure fronting Haddington Road
in addition to non-original extensions, connectin

Additional Information

A.I Article 35 Received

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

Area	Area 1 - South East
Application Number	4258/24
Application Type	Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	30/04/2025
Applicant	Anita Fullerton
Location	Side Garden, No. 2 Newbridge Avenue, Sandymount, Dublin 4

Additional Information

Additional Information Received

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

Area	Area 1 - South East
Application Number	4426/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	01/05/2025
Applicant	Emgen Four Gp Limited

Location	The Old Storehouse, 3 Crown Alley, Dublin 2 and to the rear of 8 Cope Street, Dublin 2
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: PERMISSION & RETENTION: Permission in respect of a two- storey storage building (69 m ²) with undercroft, located in a yard (with vaulted cellars (29 m ²) below) to the rear of the Old Storehouse, 3 Crown Alley (Protected Structure), Dublin 2, and to the rear of 8 Cope Street (Protected Structure), Dublin 2. Retention is sought for executed demolition of: a) mono-pitch, corrugated metal roof and flashings on timber rafters and ceiling joists below, b) first floor brick gable wall on northern boundary, c) yard façade wall at ground and first floor built of random-rubble, brick, and concrete block plus rainwater goods, d) external concrete stairs, landing, box-metal handrail and double- door timber enclosure below, e) 2 no. window openings with concrete cills, timber window frames and casements, one with metal security grill on inner face, f) first floor timber entrance door and frame in external stud wall of timber cladding on timber stud with 1 no. window of fixed pane and two casements and rainwater goods, g) ground floor entrance door, frame and wall. h) internal flush-doors, architraves, plasterboard-finished timber stud walls and ceilings. Plus, for retention of executed construction of: i) 3 no. double glazed rooflights and mono- pitch felt roof, timber rafters and wall plate, lead flashings, and rainwater goods j) northern boundary gable wall reinstated at first floor in concrete block, k) new yard façade of concrete block-backed walls faced in salvaged and supplemented random-rubble stone and brick with segmented brick arch heads to 2 no. window openings, l) new yard façade brick wall with segmented salvaged brick arch heads to 2 no. window openings and 2 no. stone cills, m) first floor steel columns and beam support to roof, n) ground level new yard façade timber beam- effect cladding at undercroft and over 2 no. openings with timber cills below. Also, Permission is sought for development to complete the works to include: o) stone parapet copings to façade to yard and to northern boundary gable wall, p) external render and lead flashings to first floor northern boundary gable blockwork, q) first floor 2 no. stone window cills and 4 no. double-glazed timber sliding-sash windows, r) at ground floor reduce 2 no. openings with infill insulated timber stud wall with stained t&g timber cladding boards to form 2 no. casement timber window openings, and 1 no. flush timber door, s) removal of temporary internal timber open-riser ladder staircase and handrail and closing-up of the stairwell opening, t) making of new internal stairwell opening in first floor and fitting of new timber staircase and handrails, u) first floor repair and renewal of structural timbers and floorboards over, v) new walls, doors, and ceilings, ventilated dry-lining, thermal insulation and fire protections, w) mechanical and electrical services. Plus all associated works.

Area	Area 1 - South East
Application Number	4429/24
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	02/05/2025
Applicant	Emmet and Fiona Mullins
Location	39 Orwell Park, Dublin 6
Additional Information	Additional Information Received
Proposal:	PERMISSION/RETENTION : Planning permission is sought to square off the foot print of the existing dwelling at the west corner of the existing house at No. 39 Orwell Park , Dublin 6 , plus the inclusion of minor elevational changes to the front . The new extension will contain a new study bedroom plus small bathroom at ground floor plus a walk in closet at first floor . It is also proposed to reconfigure the the existing roof so that it matches symmetrically with that of the north east section of the dwelling . In addition Retention permission is sought to retain an existing window complete with sand blasted glass located to the rear south-east elevation .

Area Area 1 - South East
Application Number WEB1432/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 28/04/2025
Applicant Robert Gleeson
Location 2, Raphoe Road, Dublin 12, D12 YV66
Additional Information
Proposal: The development seeking permission will consist of the provision of a 3.3m wide vehicular entrance to the front of the property.

Area Area 1 - South East
Application Number WEB1447/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2025
Applicant Paula Farrell
Location 13 Hope Street, Ringsend, Dublin 4
Additional Information
Proposal: The development will consist of the construction of 3 no. velux type roof windows to the front of the main roof, minor modifications to elevations of rear first floor dormer window as previously permitted under Reg.Ref: WEB1757/20 and all associated site works.

Area Area 1 - South East
Application Number WEB1453/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2025
Applicant Orla Fleury
Location 297 Harold's Cross Road, Dublin 6W, Dublin, D6W DY62
Additional Information
Proposal: The development will consist of the demolition of the part single storey, part two-storey structure to the rear (totalling approx. 23sqm) and the construction of a part single-storey, part two-storey extension to the rear (totalling approx. 39sqm) with associated rooflights. The development will also include alterations to internal layouts, installation of 3 no. rooflights, installation of solar panels and all associated site works.

Area Area 1 - South East
Application Number WEB1456/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/04/2025
Applicant Optimise Design Ltd.
Location 35, Dartmouth Square North, Ranelagh, Dublin 6, D06 XR77
Additional Information
Proposal: PROTECTED STRUCTURE: The development will consist of (i) the raking and

repointing of the existing brick cladding on the front elevation. (ii) all necessary ancillary works to facilitate this development. This building is a protected structure.

Area	Area 1 - South East
Application Number	WEB1459/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/04/2025
Applicant	Kevin McEvoy
Location	24 Devenish Road, Sallins Park, Kimmage, Dublin 12
Additional Information	
Proposal:	Conversion of existing attic space comprising of modification of existing roof structure, new access stairs and flat roof dormer to the rear.

Area	Area 1 - South East
Application Number	WEB1462/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	30/04/2025
Applicant	Yongheng Xu & Di Zhang
Location	34A Nutley Avenue, Ballsbridge, Dublin 4, D04 N2X6
Additional Information	
Proposal:	Permission is sought for replacement of existing roof to create new two storey house with new roof, 2 storey side and rear extension, relocation of existing vehicular access, and associated site works.

Area	Area 1 - South East
Application Number	WEB1469/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/04/2025
Applicant	Niamh and Gordon Elliott
Location	18 Olney Crescent, Terenure, Dublin 6W, Co. Dublin
Additional Information	
Proposal:	The development for permission will consist of: •Construction of a new dormer extension to the rear roofslope including demolition of existing chimney to rear roofslope. •Single storey extension to the rear of the existing dwelling. •External insulation to the existing dwelling. All associated internal and external alterations, site, ancillary and landscaping works.

Area	Area 1 - South East
Application Number	WEB1471/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	01/05/2025
Applicant	Tottoria Trading Limited
Location	Stable Lane, accessed off Leeson Street Lower, adjacent to 82 – 85 Leeson Street Lower, Dublin 2, to

the rear of 19 and 20 Pembroke Street, Upper and 79,
80 and, 81 Leeson Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at a site on Stable Lane, accessed off Leeson Street Lower, Dublin 2, adjacent to the Institute of Education campus building at 82 – 85 Leeson Street Lower, Dublin 2, to the rear of 19 and 20 Pembroke Street Upper, Dublin 2 (Protected Structure RPS Ref No's. 6667 and 6668 respectively), and 79, 80 and 81 Leeson Street Lower, Dublin 2 (Protected Structure RPS Ref No's. 4441,4442 and 4443 respectively). The proposed development consists of: Part demolition and alteration of original and non-original building fabric associated with the existing double garage and adjoining building on site to provide a classroom facility (c. 59.8 sq.m), associated accessible toilet and shower room (c.9.1 sq.m) and attic storage space (c.19.4sq.m). The proposed development includes the internal and external modifications to the existing buildings including replacement roofs, new window & door joinery, internal & external re-plastering, the removal of a section of laneway wall, provision of a plaza area to the front of the development along the southern side of Stable Lane with railings and replacement gate replacing 2 no. existing private car parking spaces. The proposal also includes the removal of 1 no. existing private car parking space along the northern side of Stable Lane to provide cycle parking for 10 no. bicycles. The proposal includes for provision of plant, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 0.015ha.

Area	Area 1 - South East
Application Number	WEB1481/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	01/05/2025
Applicant	Bernard McGowan
Location	174-180 Harold's Cross Road, Harold's Cross, Terenure, Dublin 6W

Additional Information

Proposal: The proposed development will consist of the following: Demolition of existing part 1 and 2-storey buildings including basement on site ; Construction of part 3,4, and 5 -storey residential building, containing a total of 26 No. apartments comprising of 5 No. Studio Apartments, 8 No. 1-Bed Apartments, 9 No. 2-Bed Apartments and 4 No. 3-Bed Apartments and 1no. substation at ground floor level; communal amenity spaces on the ground level, third and fourth floor level. All with associated site works, bicycle store, landscaping and services.

Area	Area 1 - South East
Application Number	WEB1489/25
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	02/05/2025
Applicant	Ian Weldon and Alison Mc Ginley
Location	9 Newbridge Avenue, Sandymount, Dublin 4, D04 H2T2

Additional Information

Proposal: PERMISSION for proposed development comprising widening of existing pedestrian gate involving alteration to the front boundary railings to create a new vehicular entrance to facilitate 1no. off-street parking space to the front of the dwelling, together with the provision of a bin storage area, landscaping and all associated site works.

Area	Area 1 - South East
Application Number	WEB1492/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/05/2025
Applicant	Rodney & Gillian O'Donnell
Location	Site to the Rear of No 71 Kenilworth Square East, Dublin 6, D06 DK60

Additional Information

Proposal: PROTECTED STRUCTURE: The construction of a new 2-storey, 3-bed mews dwelling, with off-street parking, at a site to the rear of No.71 Kenilworth Square East, Rathgar, Dublin 6. The proposed development is within the curtilage of a protected structure (Ref. 4166)

Area	Area 1 - South East
Application Number	WEB1504/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	02/05/2025
Applicant	Hilary Godson
Location	18, Morehampton Road, Donnybrook. Dublin 4, D04 P2N5

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the addition of new garden pavilion (39.5 sqm) to the rear garden including shower room, associated conservation works, site works and ancillary works.

Area	Area 1 - South East
Application Number	WEB1505/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/05/2025
Applicant	Con and Joyce Feighery
Location	4 Wilfield Park, Sandymount, Dublin4, D04 TP60

Additional Information

Proposal: PERMISSION to widen the existing vehicular entrance and carry out ancillary contingent works at 4 Wilfield Park, Sandymount, Dublin 4 D04 TP60.

Area	Area 1 - South East
Application Number	WEB1507/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/05/2025
Applicant	Hibernia Real Estate Group Limited
Location	7-11, Sir John Rogerson's Quay and Windmill Lane, Dublin 2

Additional Information

Proposal: The development will consist of amendments to permission DCC Reg. Ref.:

WEB1632/24 and will comprise an enlarged area of signage on the northern elevation at ground floor level (fronting Sir John Rogerson's Quay) extending to 2.05 sqm, to provide for a surface mounted internally illuminated aluminium and vinyl sign depicting the name of the Observatory building. There are no other changes proposed to the development as permitted.

Area	Area 1 - South East
Application Number	WEB1837/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	01/05/2025
Applicant	Chantal Cotter
Location	19 Beechwood Park, Ranelagh, Dublin 6 ,D06C803
Additional Information	
Proposal:	Development to 19, Beechwood Park, Ranelagh, Dublin 6, D06C803 to include single storey extension to side, single and two storey extension to rear, dormer to existing attic. Ancillary alterations to include opening of new window to side elevation at ground floor, alteration to first floor rear window, replacement windows, alterations to internal layout, new mechanical and electrical services and redecoration throughout.

Area	Area 1 - South East
Application Number	WEB1863/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	01/05/2025
Applicant	Siobhan Dillon and Michael Hale
Location	38, Leeson Street Upper, Ranelagh , Dublin 4 , D04X5P6
Additional Information	
Proposal:	PROTECTED STRUCTURE: Planning permission for A) single-storey 16.5sqm extension at lower ground floor level to the side of an existing non-original extension to the south-west (rear) return; B) alterations to the south-west (rear) elevation of the existing non-original extension to the south-west (rear) return; C) alterations to the existing internal layout, including the provision at lower ground floor level of a new open plan kitchen, living & dining area, a utility room and at second floor level the provision of a new walk in wardrobe & ensuite; D) the reinstating of the stairs connecting ground & first floor; E) the provision of two new skylights on the inner pitches of the original ridged roof; F) repairs to the existing original timber sash windows in the North-East (front) and South-West (rear) Elevation, and G) the cleaning & re-pointing of the brick in the North-East (front) elevation.

Area	Area 1 - South East
Application Number	WEB2671/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/04/2025
Applicant	Keywell DAC
Location	No. 1 Essex Street East, Dollard House, Nos. 2-5 Essex Street East & Nos. 2-5, Wellington Quay, The Clarence Hotel, Nos. 6-8 Wellington Quay & Nos. 6-8 Essex

Additional Information**Additional Information Received**

Proposal: PROTECTED STRUCTURE: Keywell DAC intends to apply for Permission at this site (c.0.17 ha) at No. 1 Essex Street East, Dollard House, Nos. 2-5 Essex Street East and Nos. 2-5 Wellington Quay (Protected Structure), The Clarence Hotel, Nos. 6-8 Wellington Quay and Nos. 6-8 Essex Street East (Protected Structure) and Anne's Bar, No. 8 Essex Street East, Temple Bar, Dublin 2. For development comprising proposed hotel refurbishment, conservation and alteration (c.8,544 sq m gfa total), and vertical roof and infill building extension (c.841 sq m gfa total), to accommodate the addition of 104no. new hotel keys (resulting in 162no. total existing and proposed) and ancillary hotel amenities including retail-bakery, licenced restaurants, bars and event spaces, as follows: - Clarence Hotel: Removal of existing Clarence dormer roof (L04) and plant room (L06) and addition of 1-storey dormer extension (c.256 sqm, L05) above No.6-8 Essex Street East (southern) elevation and Clarence Hotel east elevation, and alteration (subdivision) and refurbishment of Levels 01 to 06 inclusive, to accommodate 37no. additional hotel keys. Ancillary hotel lounge bar/reception area (c.177 sq m), refurbished Octagon Bar (c.78 sq m) and Stout Bar (c.45 sq m) and contemporary music bar (c.133 sq m) at ground floor (L00), and hotel gym (c.88 sqm) and live music venue (c. 269 sq m) at basement level. - Dollard House: Change of use of existing upper floors, from L01 to L04 inclusive, to accommodate 46no. hotel keys; change of ground floor (L00) to use as ancillary restaurant (c.232 sq m), retail bakery-coffee shop (c.96 sqm) and associated kitchen and back-of-house facilities; and new event and banqueting space (c.320 sq m total) at L01. Removal of existing eastern wing dormer roof (L04) at Dollard House and replacement with 1-storey dormer extension (c.95 sq m) to accommodate 2no. new hotel keys (L05) at eastern interface with Clarence Hotel. - No.1 Essex Street East: Change of use of existing upper floors, from L01 to L03 inclusive, to accommodate 3no. hotel keys, and removal of existing roof structure (L04) and addition of 2-storey dormer extension (c.69 sq m) to accommodate 1no. hotel key (duplex, L04-L05), above No.1 Essex Street East. - Anne's Bar, No.8 Essex Street East: Demolition of existing Anne's Bar (c.214 sq m gfa) and construction of a new 6-storey hotel extension (c.635 sq m), to accommodate 15no. hotel keys (L01-L05), replacement licenced bar (c.44 sq m) at ground floor (L00) and back of house facilities at mezzanine level, at No.8 Essex Street East. And all associated and ancillary alteration, refurbishment, repair, conservation, restoration and fit out works, including: Internal reconfiguration works at the Clarence Hotel and Dollard House, including: the reconfiguration of floor plans, partial demolition of load-bearing and non-load bearing walls and partitions, partial stripping back of non-original finishes and features across all floors to both buildings; integration of new services, structural strengthening works and creation of new circulation and service connections through existing walls and floors between all buildings including Dollard House, Clarence Hotel, No.1 Essex Street East and No.8 Essex Street East. Fire resistant lining and enclosure of existing roof timbers and structure of existing Dollard roof. Alterations to the existing Wellington Quay (north) façade to include: replacement of existing fire escape door to reinstate a new window to match existing historic windows at the Clarence at 6-8 Wellington Quay, integration of new wall vents, and replacement of existing service entrance with an additional hotel entrance at Dollard House at 2-5 Wellington Quay. 2no. new dormer roof windows to the north elevation and new windows to east and south elevations at L06 of the Clarence Hotel. Relocation of external plant space to roof (c.90 sq m, L07) and associated external access stairs at the Clarence Hotel. Location of external plant to roof (c.28 sq m, L02) and associated screen to Dollard courtyard. Extension and recladding of 2no. existing ventilation ducts at Clarence east elevation. Replacement and extension of external fire stairs at Clarence roof level (L05-L06). Modification of existing entrance door to form escape route at ground floor of No.1 Essex Street East. Repairs to existing roof fabric including; valleys, gutters, linings, structural timbers, existing dormers, rainwater goods and chimneys and provision of thermal upgrades at both Clarence and Dollard House. Replacement of Dollard House existing upper floor windows on Wellington Quay facade and existing aluminium windows on courtyard and upper floors of East Essex Street façade, with double-glazed windows to match existing. Restoration of existing ground

floor windows to the north elevation of The Clarence Hotel, at 6-8 Wellington Quay, to reinstate lead came detailing. Modification of existing finishes to the southern elevation of The Clarence Hotel at L03. Addition of new wall vents to the southern elevation of The Clarence Hotel to match existing. Reconsolidation works post integration of structural and service interventions.

Area	Area 1 - South East
Application Number	WEB2738/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/05/2025
Applicant	Luke Fegan
Location	3, Prince Of Wales Terrace, Dublin 4
Additional Information	Additional Information Received
Proposal: PROTECTED STRUCTURE. A three-storey terraced protected structure (RPS Ref. 6861), containing 3 one-bed apartments. Works to include construction of 22.9sq.m single-storey extension to the rear (northeast) of the existing ground floor one-bed apartment, along with alterations to non-original internal partitioning, and associated upgrading works including mechanical and electrical installations, and ancillary services on the ground floor.	

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	0447/24
Appeal Type	Written Evidence
Applicant	Coolebridge Ltd
Location	Park House, Ashdale Road, Dublin 6W
Additional Information	Additional Information Received
Proposal: EXPP: Whether the use of Park House, Ashdale Road, Dublin 6W, D6WR270 as a residential dwelling, constitutes exempt development or does not constitute exempt development? Whether the use of a residential building, where care is not provided, to house homeless persons, constitutes exempt development or does not constitute exempt development?	

Area	Area 1 - South East
Application Number	WEB1260/25
Appeal Type	Written Evidence
Applicant	Esprit Investment Limited
Location	At a 0.0756 Ha site at Leeson Street Upper, Dublin 4, Co. Dublin. The site forms part of the, Molyneux Home Site, Leeson Park, Dublin 6 which is a designated Protected Structure. The lands are, bounded to the north-east by Leeson Street Upper, to the south
Additional Information	
Proposal: PROTECTED STRUCTURE: Esprit Investment Limited intend to apply for permission for development at a 0.0756 Ha site at Leeson Street Upper, Dublin 4, Co. Dublin. The site forms part of the Molyneux Home site, Leeson Park, Dublin 6 which is a designated Protected Structure. The lands are bounded to the north-east by Lesson Street Upper, to the south-east by No. 18 Leeson Street Upper, to the south and south-west by Molyneux Home and to the north-west by the	

Romanian Orthodox Church, Leeson Park. The development will principally consist of: the construction of 1 No. single storey, two bedroom dwelling (103 sq m), hard and soft landscaping; boundary treatments; and all other associated site services and development works above and below ground.

Area	Area 1 - South East
Application Number	WEB2301/24
Appeal Type	Written Evidence
Applicant	Niall Vaughan
Location	28, Daniel Street, Portobello, Dublin 8, D08 X7DD
Additional Information	A.I Article 35 Received

Proposal: Conversion of attic to bedroom/storage with an increased ridge height of 430mm to 5530mm, dormer extension to rear, 2no. proposed Velux windows to the front of the dwelling, removal of ground level rear window, 1no. opaque window to rear, and associated site works at 28 Daniel Street , Dublin 8 , D08 X7DD

Area	Area 1 - South East
Application Number	WEB2683/24
Appeal Type	Written Evidence
Applicant	Breda Clifford
Location	1, Donnybrook Close, Donnybrook, Dublin 4
Additional Information	Additional Information Received

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

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	WEB2274/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	29/04/2025
Applicant	Carmen Munoz
Location	70, Devenish Road, Dublin 12
Additional Information	

Proposal: The construction of a single storey porch extension to the front and two storey extension to the rear and side of existing dwelling.

Area	Area 1 - South East
Application Number	WEB2373/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	30/04/2025
Applicant	Alex Martin Sylvia O'Keefe
Location	14A, Garville Road, Rathgar, Dublin 6
Additional Information	
Proposal:	Consisting of works to the existing boundary wall to create a new vehicular driveway 3.5M wide, all associated alterations, siteworks and ancillary works.

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.

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

17/25

(28/04/2025-04/05/2025)

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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 1 - South East
Application Number	0179/25
Application Type	Social Housing Exemption Certificate
Applicant	Martin Henchion & Elizabeth Wheeler
Location	No. 24 & 26, Fitzwilliam Street, Dublin 4
Registration Date	02/05/2025
Additional Information	
Proposal:	SHEC: Demolition of 2 no. 1-storey structures & the construction of 2 no. 3-bed terraced houses, 3 storey and 2-storey.



Dublin City Council

SECTION 5 EXEMPTIONS

17/25

(28/04/2025-04/05/2025)

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Area Area 1 - South East
Application Number 0166/25
Application Type Section 5
Applicant Aidan Hora
Location 32, Mount Street Upper, Dublin 2
Registration Date 29/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use of protected structure from offices to use for accommodating International Protection applicants under Class 20F or Class 14H. This is a protected structure and therefore may require a full planning application in accordance with S. 57 of the Planning and Development Act.

Area Area 1 - South East
Application Number 0167/25
Application Type Section 5
Applicant Aoife Harrison
Location 32, Mount Street Upper, Dublin 2
Registration Date 29/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use from offices to use for accommodating International Protection applicants under Class 20F and 14H.

Area Area 1 - South East
Application Number 0168/25
Application Type Section 5
Applicant Channor Real Estate Group
Location 32, Mount Street Upper and 32 Stephen's Lane, Dublin 2
Registration Date 30/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the conversion or change of use of existing buildings from offices to the use for accommodating International Protection applicants under Class 20F or Class 14H can be undertaken by way of exempted development or whether such development requires planning permission.

Area Area 1 - South East
Application Number 0169/25
Application Type Section 5
Applicant Katy McGuinness
Location 32, Mount Street Upper, Dublin 2
Registration Date 30/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use of protected structure from offices

to use for accommodating Internantional Protection applicants under Class 20F or Class 14H. This is a protected structure and therefore may require a full planning application in accordance with S. 57 of the Planning and Development Act.

Area Area 1 - South East
Application Number 0173/25
Application Type Section 5
Applicant PLK Chicken Ireland Limited
Location 11-12 Westmoreland Street, Dublin 2
Registration Date 30/04/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the following works to the interior of the existing restaurant premises comprise development which would come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) and would not materially affect the character of the Protected Structure: 1. Removal of existing fit out works including the mezzanine structure, bar area, floor finishes, wall linings, ventilation, air conditioning condensers, loose tables and fixtures, kitchen equipment, lighting, sanitary ware and electrical cables. 2. Provision of new wall linings using a mixture of coloured wall lining panels, mock white brick slips, painted plasterboard and whiterock lined walls to the kitchen areas. 3. Provision of new heating, ventilation and air conditioning ductwork and kitchen extract (using existing openings). 4. Replacement of air conditioning cassettes with external condensers located within lightwell. 5. Provision of new floor finishes. 6. Installation of demountable partition walls and ceiling to create larger kitchen area and customer service counter (not full height to ensure that the framed glazing panel in the ceiling is retained and visible). 7. Provision of a new commercial kitchen. 8. Provision of a new track and feature lighting, fire alarm system and small power and data cabling. 9. Installation of acoustic ceiling rafts suspended from the ceiling. 10. Installation of internal raised stepped seating area along the rear (Prices Lane) wall. 11. Installation of banquette seating and seating booths. 12. Provision of a free-standing drink station and recycling bins. 13. Provision of internal signage, digital displays, and digital artwork wallpaper. 14. Redecoration of previously decorated walls and exposed ceilings and structure. 15. New sanitary ware and wall/floor tiles to toilets in basement.

Area Area 1 - South East
Application Number 0177/25
Application Type Section 5
Applicant James Kenny
Location 32, Mount Street Upper, Dublin 2
Registration Date 01/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use of protected structure from offices to accommodation for International Protection applicants. Application seeks exemption from Section 7 Planning and Development Act 1990. Listed buildings and conservation areas)
